



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 18, 2026, at 4:00 PM**

Present

Mayor Zack Stratton
Councilmember Parker McCumber
Councilmember Jacob Wood
Councilmember Jacob Holdaway
Councilmember David Lauret
Councilmember Ezra Nair

Absent

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, City Manager Brian Voeks, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Finance Director Evan Smith, City Attorney Jesse Riddle, and Deputy City Recorder Tony Lara

Others Speaking: Ryan Bybee with Cadence Homes, Vineyard residents Tanner Rhodes, Daria Evans, Chip Price, Kim Smith, Karen Cornelius, David Pearce, Caden Rhoton, Isaac Hipple, Bryce Brady, Tim Blackburn, Chris Aldous, Daniel Vela, Jake Kendall, Jacob Schooley, Chris Judd and Aaron Aldous

1. CALL TO ORDER

 Mayor Stratton called the meeting to order at 4:02PM

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

 Vineyard resident Tanner Rhodes offered a prayer and led the pledge of allegiance.

3. WORK SESSION

3.1. Discuss 400 South Road Design Proposals

 Councilmember McCumber provided an overview of the ongoing discussions regarding the 400 South road design and clarified concerns surrounding the potential use of eminent domain. He presented two revised design options intended to address resident and Council feedback while balancing safety, existing infrastructure, private property impacts, development needs, and

costs to the City and developer. Councilmember McCumber compared the proposed bicycle and pedestrian facilities, roadway alignment, green space, right-of-way requirements, and other differences between the two alternatives and encouraged continued evaluation of both options based on their merits and anticipated construction costs.

 Ryan Bybee, with Cadence Homes, discussed the importance of maintaining consistent roadway, curb, bicycle, and pedestrian alignments to improve safety along 400 South. He presented a third design alternative intended as a compromise between the previously discussed options, which would reduce the amount of property needed from the Holdaway family while maintaining wider travel lanes, bike lanes, pedestrian facilities, green space, and a landscaped buffer. Mr. Bybee stated that the alternative would require some additional right-of-way but believed it would provide a safer and less costly option by minimizing reconstruction and changes to existing improvements.

 The Council discussed the proposed third roadway option in the broader context of ongoing negotiations with Cadence Homes regarding the Holdaway Fields development agreement. Discussion included disputed impact fees, potential credits for developer-installed infrastructure, preservation and City control of the proposed Heritage Park and silos, development phasing, park construction requirements, and a possible adjustment to the development layout that would allow six additional residential lots.

The Council had questions regarding the proposed increase in residential lots and characterized it as a concession in exchange for the developer paying higher impact fees and preserving other project elements. Mr. Bybee responded that the existing development agreement had contractually fixed the applicable impact fees in exchange for other development concessions, including the absence of multifamily housing, and explained that the current negotiations were an effort to resolve the approximately \$1.5 million difference between the contracted and current impact fees through mutually agreeable amendments to the development agreement.

 The Council continued discussion of the proposed roadway alternatives. Councilmember Wood encouraged Cadence Homes and the Holdaway family to meet directly to reach a mutually acceptable solution, while Councilmember McCumber discussed the broader financial considerations associated with the development agreement negotiations.

Councilmember Holdaway outlined the Holdaway family's priorities for any potential property donation, emphasizing pedestrian and youth safety, physical separation between certain bicycle/pedestrian facilities and vehicle traffic, protection of neighboring properties, and consistency with the City's adopted right-of-way width.

3.2. Discuss ALPR (Automatic License Plate Reading Cameras)

 Chief Deputy Rockwell provided an overview of the City's use of automated license plate

reader (ALPR) cameras and the Sheriff's Office's proposal to expand the existing system from five to ten cameras. He acknowledged concerns regarding privacy and civil liberties and reviewed applicable Fourth Amendment principles, case law, Utah statutes, Sheriff's Office policies, and safeguards governing how ALPR information may be accessed and used.

Chief Deputy Rockwell also demonstrated the Flock system and explained the information the cameras do and do not collect, data retention and auditing requirements, access controls, and restrictions on the use and sharing of information. He provided several examples of cases in Vineyard in which ALPR data assisted deputies in identifying vehicles and resolving criminal and traffic investigations. He concluded by emphasizing the value of ALPR technology as an investigative tool while recognizing the importance of maintaining appropriate safeguards against misuse.

 The Council discussed the proposed expansion of the City's Flock camera system, with members expressing differing views regarding the balance between the cameras' demonstrated law-enforcement value and concerns regarding privacy, surveillance, data sharing, and potential misuse. Some councilmembers expressed confidence in the safeguards employed by the Sheriff's Office and viewed the addition of five cameras as a reasonable expansion of the existing system, while others favored additional restrictions or oversight before expanding its use.

The City Attorney discussed potential Fourth Amendment concerns and evolving case law regarding location tracking and recommended that the Council consider additional limitations, particularly regarding data retention. Chief Deputy Rockwell distinguished ALPR data from continuous cell-phone location tracking and stated that the Sheriff's Office would comply with any future legal requirement to obtain warrants before searching ALPR information. Councilmembers also discussed possible City-specific safeguards, including more frequent audits and limiting data-sharing authorization on a case-by-case basis.

3.3. Discuss Vineyard City Fiscal Year 2026-2027 Budget

 Councilmember McCumber outlined a proposed budget amendment that would remove certain employee raises that had been included in error and reduce additional library funding that was inconsistent with previous Council direction regarding cost recovery. He explained that projected library revenues would remain available to support hiring one additional library aide and potentially increase eligibility for state funding and grants.

Councilmember McCumber also reviewed other budget areas being scrutinized for potential reductions and sought Council feedback on items that could be incorporated into the upcoming amendment. Potential reductions discussed included Council and administrative memberships, travel, training and miscellaneous expenses; non-departmental contract services; vehicle fuel and related costs; and portions of the special events budget, while preserving funding for Youth Council programming, communications equipment improvements, Vineyard Days, and

Christmas activities.

 The Council continued reviewing potential budget reductions, including non-departmental expenditures, lobbying and economic development expenses, administrative memberships and travel, communications and promotional expenses, and the possibility of bringing landscape maintenance services in-house in a future budget year. The Council also discussed reducing funding for special events and relying more heavily on sponsorships, fundraising, cost recovery, and grants while retaining some funding for major events and startup expenses.

Discussion also addressed City subsidies for outside library and recreation services. Councilmember McCumber suggested discontinuing reimbursement for Orem Library cards as a way to encourage greater use of Vineyard's library and strengthen its eligibility for grants and state funding, while the Council also considered whether to continue subsidizing residents' use of the Orem Recreation Center.

4. PUBLIC COMMENTS (3 MINUTES)

400 South Related Comments

 Daria Evans, living in the Villas neighborhood, expressed her opinion that negotiations concerning impact fees, the Heritage Park and silos, and development phasing should be considered separately from the roadway design and addressed during a separate work session.

 Kim Smith, living in the Elms neighborhood, expressed support for finding a compromise on the 400 South design that prioritizes the safety of children while also addressing the concerns of affected property owners, stating that she believed the newly presented Cadence proposal offered the best compromise. She also raised concerns regarding the use of personal interests by elected officials, emphasized the importance of accountability.

 Karen Cornelius, living in the Villas neighborhood, compared the ongoing 400 South discussion with previous changes made to 600 North and 400 North, questioning what she viewed as inconsistencies in the City's approach to roadway design, bicycle facilities, traffic calming, and resident safety concerns. She also expressed frustration with the length of time taken to resolve the 400 South issue and stated that impact fee negotiations should be considered separately from the roadway decision, while raising concerns about the potential financial impact to taxpayers.

 David Pearce, living in the Cascade neighborhood, expressed frustration with the length of time taken to resolve the 400 South roadway issue and stated that an earlier alternative had been presented that would avoid use of the Holdaway property. He expressed support for the City's original design or, alternatively, the newly presented Cadence proposal, citing concerns about child safety with other proposed designs, and criticized the delay in moving the project forward

and the influence of a Councilmember's property interests on the process.

 Caden Rhoton, Vineyard resident, expressed frustration with the length of time and disagreement surrounding the 400 South issue, particularly with school beginning, and encouraged the Council to reach a decision. As a cyclist, he expressed support for the newly proposed Cadence design, stating that maintaining bike lanes on both sides of the roadway would provide safer and more consistent east-west travel than consolidating the cycle track on the north side.

 Issac Hipple, living in the Shores neighborhood, shared his perspective as a frequent cyclist, stating that he preferred bike lanes on both sides of the roadway and believed they provide a safer environment for cyclists. However, he emphasized that if a choice must be made between dedicated bike lanes and providing safer routes for children traveling to and from school, he would prioritize the safety of children.

 Bryce Brady, living in the Elms neighborhood, expressed support for the original roadway plan and emphasized the importance of creating consistent, connected bicycle and pedestrian pathways throughout the City rather than allowing trails to repeatedly transition or dead end. He encouraged the City and affected property owners to work together on a solution that maintains a consistent long-term transportation plan while placing children traveling to and from school as far from vehicle traffic as possible.

ALPR Related Comments

 Tim Blackburn, living in the Sleepy Ridge neighborhood, expressed support for the City's use of ALPR cameras, citing his personal experiences as a victim of crime and the importance of providing law enforcement with tools that can assist in solving crimes. He acknowledged the potential for technology to be misused but expressed confidence in existing checks and balances and encouraged the City to utilize available technology to enhance public safety.

 Chris Aldous, living in the Elms neighborhood, expressed concerns regarding the privacy and civil-liberty implications of the City's use and potential expansion of Flock cameras, emphasizing that the system collects information on law-abiding residents as well as criminal suspects. He questioned who may access and share the data, raised concerns about potential misuse by future officials or law-enforcement agencies, and encouraged the Council to establish strong limitations on access, use, retention, and sharing of ALPR data or reconsider continued use and expansion of the system.

 Daniel Vela, Vineyard resident, expressed concerns regarding the privacy and Fourth Amendment implications of ALPR technology, arguing that a network of interconnected cameras could collectively reveal an individual's movements in ways that differ from isolated surveillance cameras or other records requiring additional legal process. He also questioned the adequacy of access and data-security safeguards, raised concerns regarding Flock's handling of

data and the potential for continued expansion of the camera network, and encouraged the City to consider where limits should be placed on the technology's use.

 Jake Kendall, Vineyard resident, citing his professional experience in cybersecurity, requested that the City discontinue its use of Flock cameras and delete associated surveillance data, expressing concerns regarding data security, privacy, and the collection of residents' travel patterns without warrants or prior public consent. He also requested additional information regarding the data collected and retained, entities with access to the information, security and breach histories, controls and audits intended to prevent unauthorized searches, and the legal circumstances under which ALPR data may be disclosed.

 Chip Price, Vineyard resident, acknowledged both the public-safety benefits and privacy and cybersecurity concerns associated with ALPR technology, drawing on his own experiences with automated traffic enforcement. He emphasized that the effectiveness and appropriateness of such technology depends largely on strong policies and meaningful oversight and encouraged the City to focus on regular auditing and enforcement of policies to identify and address potential misuse quickly.

 Jacob Schooley, living in the Lakefront neighborhood, expressed concerns regarding the privacy implications of ALPR technology, comparing the collection and sharing of individuals' travel patterns to surveillance and distinguishing it from voluntarily provided location data. He also raised concerns regarding Flock's data practices, security, accuracy, and the sharing of information with other agencies, and argued that protections governing the collection, access, use, and sharing of ALPR data should be established in law rather than relying solely on policies that may be changed.

Budget Related

 Chris Judd, Vineyard resident, encouraged the Council to continue funding the Orem Library reimbursement program, emphasizing the importance of access to physical books for residents who may not make the same use of digital library resources. He noted that his family currently utilizes the library reimbursement rather than the recreation center benefit and suggested maintaining access to outside library resources until Vineyard's physical collection is more developed.

 David Pearce, living in the Cascade neighborhood, expressed support for discontinuing the Orem Library reimbursement program, stating that City funds would be better directed toward strengthening Vineyard's own library rather than subsidizing use of another city's system. He noted that he personally pays the full cost for an Orem Library card and encouraged the City to invest available funding in expanding local library services and usage.

 Aaron Aldous, living in the Shores neighborhood, expressed support for discontinuing the Orem Library reimbursement program and directing City resources toward building and improving Vineyard's own library. He stated that residents who choose to use library services in another city should be responsible for those costs themselves.

5. ADJOURNMENT

The meeting was adjourned at 6:47

MINUTES APPROVED ON: August 25, 2026

CERTIFIED CORRECT BY: 
TONY LARA, DEPUTY CITY RECORDER



APPROVED