



**MINUTES OF A SPECIAL SESSION OF
THE VINEYARD TOWN COUNCIL
January 20, 2015 at 4:30 pm**

Present

Mayor Farnworth

Councilmember Dale Goodman

Don Overson, Public Works Director/Engineer

Jacob McHargue, Treasurer

Pamela Spencer, Recorder

Ryan Clark, Economic Development Director with Orem City

Jamie Davidson, City Manager with Orem City

4:30 Meeting with Orem City Officials

Mayor Farnworth started the meeting at 4:35 pm

1. BUSINESS ITEMS:

1.1 DISCUSSION AND ACTION – Lakeside Park Expansion

Jamie Davidson with the City of Orem requested a meeting with the Mayor to discuss the use of the Fisher Property and the Lakeside Park expansion. All Councilmembers are invited to attend.

Jamie Davison introduced Ryan Clark, the Economic Development Manager for Orem. He said that parking has been a concern with the park and a topic of conversation for many years now. He mentioned that Orem attempted to purchase the Roper property, which did not go through. He said that they had an opportunity to purchase the Fisher property. He stated that from Orem's perspective, to be able to do something on the same side of the road and keep it contiguous with the park made a lot more sense. He said they wanted to talk about three items, the first one being the concept they have for parking and how it will work with existing parking. He said the second item is to subdivide the property, leave the home as a standalone residence, rezone it to a 15,000 sq. ft. lot, and develop the remainder of the property into parking. He mentioned they have a detailed construction plan for the parking lot. Mr. Davison stated that they do not have all of the funds to finish the parking lot. He said that it will cost about \$1 million to build it. He said the third thing they would like to talk about is that they are hoping to use CARE dollars (Cultural Arts and Recreation). He said this money can only be spent within the municipality, unless there is an interlocal agreement with the adjacent municipality where you would like to use the money.

Mayor Farnworth introduced Councilmember Dale Goodman, Treasurer Jacob McHargue, Engineer Don Overson, and Recorder Pamela Spencer, and stated that the public is welcome to attend. He said that he is excited to have something done about the parking issues.

Mr. Clark presented the concept that their engineer developed. He said that he took the Fisher property, split off the 15,000 sq. ft. lot, and set the remainder for the parking lot. He mentioned that parking was always envisioned, but due to lack of funding it did not get finished. He said that they are just finishing the original concept. He explained that they will eliminate the small fields and put it behind the Fisher home. He said that whoever purchases the home will be aware of the use of the park and parking lot. He mentioned that there will be a third access onto 400 South. He mentioned that they executed a boundary line agreement with the home to the west and they are on target to close on the Fisher property on February 2, 2015.

Mayor Farnworth said that one of the concerns about the home is that it is not on the sewer. Mr. Clark said they will be hooking it up to the sewer system before they sell it. He said that they are going to abandon the

wells. Mayor Farnworth asked if that is the well on the five foot easement. Mr. Clark said that they would have to abandon that well and he was not sure where the other well is on the property.

Councilmember Goodman asked how much on the water rights there are. Mr. Clark said that there are four water rights.

Councilmember Goodman asked why the 15,000 sq. ft. lot, why not 12,000 or 10,000 sq. ft. lots. Mr. Clark said if they went any less then it would create a pocket zone. Mr. Davidson said they wanted to be respectful of the surrounding homes, and keep consistent with rest of the neighborhood.

Councilmember Goodman mentioned that the area is currently zoned agricultural and will need to be rezoned.

Mr. Davidson said that the plan is to try to get a reasonable amount of money out of the home and put it back into the overall project.

Mayor Farnworth mentioned that if they were adding another field it would add another 25 cars. Mr. Davidson said that if they were to put youth fields in there would be an appropriate buffer. He said that they have had four fields and would be losing one. He said that they could potentially keep the four fields depending on how they stripe them.

They discussed the boundary line agreement, and that it may not have followed the fence line.

Mr. Clark said that they have had the home inspected and there was work done on it without permits. He mentioned that the home has an old furnace and water heater, and it will need some things done to it. He also stated that they might sell the home as is.

Mayor Farnworth said that it looked like there were eight ft. on the west side from the fence to the house. Mr. Davidson said that the plans were done before the boundary line adjustment and it is most likely greater footage. Mr. Overson said that it looks there are eight ft. and 22 ft. setbacks for a combination of 30 ft. of setbacks.

Mr. Davison said that they will run the plans through the normal planning process.

Mr. Overson asked if there was a reason they left the driveway the way it was. Mr. Clark said they wanted to leave a landscape buffer between the parking lot and property line.

Mr. Davison said that they would be adding 150 stalls. Mr. McHargue asked how many stalls are there currently. Mr. Overson said that where they have the parking is the best place for it.

Councilmember Goodman asked if they are going to have parking on the street when there are softball games. Mr. Davison said that there is a residential neighborhood on that side of the park and people will park where it is convenient.

Mr. Overson asked if they are going to put a fence across the existing driveway and along the side and back of the lot. Mr. Clark said they have not gotten that far on the details. He said it does mention that they would honor the existing code and put in a six-foot vinyl fence.

Mr. Clark said that they could add some additional road base until the lot is built.

Mr. Davidson mentioned that with the cost of property acquisition and development of the parking lot, they would like to approach Orem's City Council to pay for it over three years.

Mr. Davidson said that they put together a tentative budget. Mr. Clark handed out the budget and discussed the fees and the costs to bring the house up to code before selling it. He said they would like to get around \$225,000 for it.

Mayor Farnworth said that what the Council has discussed is that if they sell the home for more it will bring the numbers down. Mr. Clark said that they would share all of the cost information with the Vineyard.

Mayor Farnworth mentioned that the town gets no revenue out of the park so it is just a cost to them. Mr. Davidson said that Orem would continue to maintain the park. Mayor Farnworth said they hope that the number will go down. He asked Mr. McHargue if it would that work with the budget if they pay for it over four years.

Mr. Davidson said that with what he knows that the Orem City Council wants to do with the CARE money, they might be able start the project around 2018. He said that he hopes the home is sold quickly because they had to take money out of the General Fund to pay for the property. He mentioned that an interlocal agreement would allow them to use CARE money. He said that the agreement would include Vineyard being able to see all of the documentation and the process.

Mr. Davidson said that he gets calls from Councilmembers about complaints from the school district, and the residents of both Orem and Vineyard. He stated that in the short term they would like to use road base to increase the parking area and added that it might take a significant bite out of the parking issues. He said that they have talked with the people who have been running the programs and they will run the same level of oversight they had in 2014.

Councilmember Goodman asked about the existing park plan being 44 percent for Orem and 10 percent for Vineyard and with the proposed park plan Orem's does not go up. Mr. Davidson said that ideally, they would like all of the park property to be in Orem, but Mayor Farnworth wants to keep the property in Vineyard.

Mr. McHargue mentioned that they said they were adding about the 1.34 acres but on the sheet it shows you are adding 1.7 acres. He asked if this were not counting where the road is coming in. Mr. Clark said that would be changed with the final purchase of the property.

Mayor Farnworth mentioned that every time there is a boundary adjustment the town gets nothing back. He said that they need to maintain some base or lose the tax base, etc. He mentioned that they are willing to do an interlocal agreement instead. He stated that the parking was to be done when the park was originally built, and now they are asking for money to complete it. Mr. Davidson said that they have accessibility to the park and the quality of the neighborhood is enhanced. He said that they do not charge a different fee for non-residents.

Councilmember Goodman asked if there was a way they could have a contract that they always charge Vineyard residents the same fee as Orem residents or let them run their own programs. Mr. Davidson said they could but then they would have to charge Vineyard to help maintain the park. He suggested they just keep things how they are for now.

Mayor Farnworth stated that what Councilmember Goodman's concern is that at build out, Vineyard could be around 70,000 people, and something will need to change.

Councilmember Goodman said that this is something that enhances the quality of life for Vineyard residents and if they charge more, then that changes things. Mr. Davidson said that in Lehi they charged a resident and non-resident fee, which was about \$7.00 more. He said that Saratoga Springs and Eagle Mountain residents did not originally pay more and the Lehi residents complained that they were not paying property taxes to Lehi so they changed the fees. Councilmember Goodman said that these cities did not own any of the parks. Mr. Davidson said that they gave them the option to pay a flat fee or access the customers for the costs and they chose to access the customers.

Mayor Farnworth said that coming from a business standpoint it is a fair deal. He mentioned that we know the Orem budget for fire is 13 percent and we feel if we are going to use that service we need to meet that or better, in maintenance and upkeep and that it is a tough line to draw until it comes to a breaking point where program begin to fail. Mr. Davidson mentioned that Vineyard is at a different point of maturity than Orem is. He said that we have customers from Vineyard who check out books from the library, use the rec center, and use the cemetery. He said that they charge \$1,200 for the cemetery no matter where you come from, and they will have to look at things differently in the future with Vineyard's growth. He said that right now with recreation they are doing all they can to drive people to their facilities.

Mayor Farnworth said that having the parking on the same side of the road as the park alleviates the children from running across the road. He said that they would need to discuss the cost more.

Councilmember Goodman said that it is not a personal interest for him but he does not know if they will have the same questions from other council members. Mr. Davidson said that he assumes the town has other open space in the master plan.

Mayor Farnworth said that his only concern is the costs from Orem's engineers. Mr. Davison said it all depends on the costs. Councilmember Goodman suggested that they bid in November or December.

Mayor Farnworth asked about the interlocal agreement. Mr. Davidson said that the agreement needs to include items such as: not to exceed a certain price, share all documentation, and involve Vineyard in the review process and that Vineyard acknowledges that Orem is using CARE dollars. He said that this would keep them within the State law.

Mayor Farnworth stated that they need to get the Council comfortable with how much they are willing to pay. He said that it sounded like Orem has already made the commitment and the project will go forward. Mr. Davidson said that they might not go forward in the time-period and with the current concept based on finances available. Mayor Farnworth asked them what would be the concept or process changes. Mr. Davidson said that the City Council would be comfortable to set aside three years of CARE money for the project. He said that if they don't have the partnership they are hoping to have with Vineyard then they would have to cut costs somewhere and that would be in the size of the improvements. Mayor Farnworth stated that they need to put in the maximum parking.

Mr. McHargue asked if they looked at the cost of leaving the soccer fields where they are and putting the parking in the back. Mr. Clark said that they looked at it and it would be cheaper but they would have to add

an access road that ties all of the parking together and the exit would be next to the homes. He said it would separate the fields. Mr. McHargue mentioned that they are demolishing four soccer fields and are rebuilding them in the current plan. Mayor Farnworth said that they do not want people running across the access road to get to the fields. Mr. Clark showed the alternate design and said that they would save about \$128,000 but only get 112 stalls, so you are losing 30 stalls. He mentioned that there is a lot of wasted space with this other design as well.

Councilmember Goodman asked if they had looked at other properties on Holdaway Road. Mr. Clark said that they have looked for a few years for other property on Holdaway Road. Councilmember Goodman discussed the property for sale on Holdaway Road and how it would be contiguous to the park and that it would keep people from parking on the street. Mayor Farnworth said there would be pushback from the residents.

Mayor Farnworth said that the information he got out of this meeting is that these are high estimates, and if it could go out to bid and get a better cost. He mentioned if they could pay for it in three or four payments rather than pulling it out of the General Fund.

Mayor Farnworth said that they would discuss it during the retreat.

Mr. Davidson asked that if they have any additional questions to contact Mr. Clark.

Mr. Davidson mentioned that they are ready to schedule a meeting to discuss the fire agreement. He said that they are working on a model agreement.

Mayor Farnworth said that we are now an MS4 City and have only five years to comply and that they need to address concerns such as storm water.

Mr. Davidson mentioned that they have historically held joint meetings with both city councils. He said that maybe they should schedule meetings every couple of months and address some of the concerns.

Mayor Farnworth said that they are looking at the Geneva site for a fire station and are meeting with K.C. Shaw about the water storage.

The meeting ended at 5:35 PM. The next regularly scheduled meeting is January 28, 2015

Because there was not a quorum present, these minutes are for informational purposes only.

CERTIFIED CORRECT BY: /s/ Pamela Spencer

P. SPENCER, TOWN CLERK/RECORDER