MINUTES OF A REGULAR
CITY COUNCIL MEETING
October 13, 2026, at 6:00 PM

Present	**Absent**
Mayor Zack Stratton	
Councilmember Parker McCumber	
Councilmember Jacob Wood	
Councilmember Jacob Holdaway	
Councilmember David Lauret	
Councilmember Chip Price	

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sherrif's Office, Deputy Mayor David Kyle Herring, City Manager Brian Voeks, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Chief Building Official Cris Thomas, City Planner Paul Douglass, Finance Director Evan Smith, City Attorney Jesse Riddle, Media Specialist Brailee Tyler, Code Enforcement Officer Ed Kennedy, Environmental Utilities Manager Devan Peterson and Deputy City Recorder Tony Lara

Others Speaking:

1. CALL TO ORDER

Mayor Stratton called the meeting to order at 6:00pm

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

Councilmember Price offered an invocation and led the pledge of allegiance.

3. PUBLIC COMMENTS (3 MINUTES PER PERSON)

There were no public comments during this meeting.

4. WORK SESSION

4.1 Discuss Short-Term Rentals (Ed Kennedy – 10 Minutes)

Code Enforcement Officer Ed Kennedy provided an update on the City's efforts to identify and address unauthorized short-term rentals operating through platforms such as Airbnb and VRBO. He explained the challenges associated with identifying properties when listing addresses are concealed and outlined his process for locating properties, contacting owners, and monitoring compliance with City ordinances.

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Mr. Kennedy reported that enforcement efforts had resulted in the closure of 26 unauthorized short-term rentals, with seven additional properties remaining under review. He noted that most property owners voluntarily complied after being contacted, with only one citation issued to date. He also clarified that three properties remain legally authorized to operate as short-term rentals under provisions predating the City's 2017 ordinance and that some inactive rental listings remain visible online despite no longer accepting reservations.

The Council expressed appreciation for Mr. Kennedy's enforcement efforts and discussed the reduction in complaints regarding unauthorized short-term rentals. Mr. Kennedy noted that identifying rentals in apartment and condominium complexes remained challenging and encouraged residents to report suspected violations. Councilmembers suggested using City Communications and social media to publicize enforcement results and educate residents about reporting procedures. Discussion also included potential updates to City code to clarify short-term rental restrictions and provide additional guidance and discretion regarding enforcement procedures and penalties.

5. CONSENT ITEMS

5.1. Approval of the September 15, 2026, City Council Meeting Minutes

Motion: COUNCILMEMBER PRICE MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. COUNCILMEMBER LAURET SECONDED. COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR THE MOTION PASSED UNANIMOUSLY.

6. APPOINTMENTS AND REMOVALS

6.1. Appoint ARCH Commission Member (Brian Vawdrey - 5 Minutes)

Parks and Recreation Director Brian Vawdrey presented the proposed appointments of Bryce Gandy and Alexander Teamsma to the Vineyard Arts Commission following staff interviews with both applicants. He recommended appointing Mr. Gandy effective immediately and Mr. Teamsma to a four-year term beginning January 1, 2027

Motion: COUNCILMEMBER HOLDAWAY MOVED TO APPROVE THE PROPOSED APPOINTMENTS TO THE ARCH COMMISSION. COUNCILMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7. BUSINESS ITEMS

7.1. Approve RES 2026-40 - Awarding the Parking Enforcement Bid to EZ Park (5 Minutes)

Councilmember Wood presented a resolution awarding the parking enforcement services contract for the Providence and Springs neighborhoods to EZ Park following a competitive bidding process. He explained that a committee of City staff and Councilmembers evaluated the submitted proposals and identified EZ Park as the highest-scoring bidder. The resolution would authorize Councilmembers Wood and Price to work with staff and the City Attorney to

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finalize the agreement and allow enforcement services to begin following execution of the contract by the Mayor.

Councilmember Wood also noted that he and Councilmember Price had met with residents of both neighborhoods to discuss enforcement priorities and preferred hours of operation. He stated that those conversations would continue as the contract was finalized to ensure enforcement services addressed neighborhood needs.

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE RESOLUTION 2026-40 AWARDING THE PARKING ENFORECEMENT BID TO EZ PAK. COUNCILMEMBER WOOD SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.2. Approve RES 2026-41 Establishing the Vineyard Economic Development Partnership (VEDP) (5 Minutes)

Councilmember Wood presented a resolution establishing the Vineyard Economic Development Partnership (VEDP), a voluntary, no-cost, City-led initiative intended to support existing businesses, encourage business growth, and attract new employers and investment to Vineyard. He explained that the partnership would be coordinated by Economic Development Director Stephen Proud and would provide a forum for local businesses to communicate with City leadership, discuss economic conditions, and identify opportunities for collaboration.

The resolution would also authorize development of an economic development portal highlighting Vineyard's demographics, workforce, and economic indicators to assist prospective businesses in evaluating opportunities within the city. Councilmember Wood also encouraged completion of the City's previously initiated economic development strategic plan and noted that the partnership would be developed over time, with implementation anticipated in the following year.

The Council expressed support for establishing the Vineyard Economic Development Partnership as a means of strengthening relationships between the City and local businesses. Discussion emphasized the importance of creating regular opportunities, potentially through quarterly meetings, for business owners to provide feedback on City policies, taxes, fees, and other factors affecting their operations. Councilmembers also discussed the need to establish clear responsibilities for coordinating the partnership and ensuring continued communication with the business community.

Councilmembers further emphasized the value of understanding why certain businesses have closed or struggled in Vineyard and using that feedback to identify potential improvements to City policies and practices.

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE RESOLUTION 2026-41 ESTABLISHING THE VINEYARD ECONOMIC DEVELOPMENT PARTNERSHIP.

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COUNCILMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.3. Approve ORD 2026-12 Renaming the Active Transportation Commission (ATC) as the Pedestrian Safety Commission (PSC) (5 Minutes)

Councilmember Wood presented a proposed ordinance to rename and reorganize the Active Transportation Commission as the Pedestrian Safety Commission, citing recent traffic-related incidents and the need for a broader focus on public safety. He explained that the proposed changes would expand the Commission's responsibilities beyond bicycle advocacy to include pedestrian, bicycle, scooter, and other transportation safety concerns, with particular emphasis on protecting children and improving safe routes to schools. He also proposed a sunset date of December 31, 2027, allowing the Council to evaluate the Commission's effectiveness and determine whether to extend its operations.

The Council discussed the proposed expansion of the Active Transportation Commission's scope to address broader transportation safety concerns. Councilmembers expressed concern regarding several recent serious traffic incidents and emphasized the need for a more comprehensive approach to protecting pedestrians and other roadway users.

Councilmembers acknowledged the accomplishments of the existing Active Transportation Commission and clarified that the proposed changes were intended to build upon its work rather than eliminate its focus on bicycle and pedestrian infrastructure.

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE ORDINANCE 2026-12 RENAMING THE ACTIVE TRANSPORTAION COMMISSION AS THE PEDESTRIAN SAFETY COMMISSION. COUNCILMEMBER PRICE SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.4. Membership in the North Utah County Aquifer Council (NUCAC) (5 Minutes)

Consideration and approval of a resolution authorizing Vineyard City's membership in the North Utah County Aquifer Council (NUCAC), at an initial cost of $12,000 and approximately $6,000 annually thereafter.

Environmental Utilities Manager Devan Peterson presented a resolution authorizing Vineyard City to join the North Utah County Aquifer Council (NUCAC), a regional organization established to coordinate groundwater management, aquifer recharge, and long-term water supply planning. He explained that Vineyard's Drinking Water Master Plan projects a water supply shortfall of approximately 5,000 acre-feet annually at buildout, emphasizing the importance of identifying additional reliable water sources to accommodate future growth.

Mr. Peterson outlined the benefits of membership, including participation in regional water supply planning, access to technical studies, and coordination with neighboring municipalities and water

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providers while retaining City control over its water rights and infrastructure. The proposed membership would require an initial payment of $12,000, covering two years, followed by annual dues of $6,000, with funding already included in the City's approved budget.

The Council discussed the proposed membership, with several Councilmembers questioning the direct benefits to Vineyard relative to the membership costs. Concerns included whether participation would meaningfully address the City's projected water shortage, whether similar resources and studies were already available through existing water providers, and whether membership could create additional financial obligations or affect the City's authority over future water decisions. Councilmembers also discussed the responsibility of developers to secure sufficient water resources to support future development.

Councilmembers requested greater clarification regarding the specific benefits of membership and how the organization would assist Vineyard beyond its existing relationships. Rather than proceeding immediately, a recommendation was made to schedule a work session with representatives of the Aquifer Council to present their ongoing studies, proposed projects, and anticipated benefits to the city.

Motion: COUNCILMEMBER LAURET MOVED TO STRIKE THE ITEM AND TO SCHEDULE A WORK SESSION IN A FUTURE MEETING TO DISCUSS THE PROPOSED MEMBERSHIP. COUNCILMEMBER PRICE SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.5. Accept Resolution 2026-36: Opposing The Geneva Retention Pond Exchange And Requesting A Public Management Plan (5 Minutes)

Councilmember Holdaway expressed concerns regarding a proposed land exchange and lease agreement between Geneva Acquisitions LLC and the Utah Division of Forestry, Fire and State Lands (FFSL), which would allow the developer to lease the settling ponds in exchange for other lakefront property. He reviewed the RDA Board's previous conditional approval of remediation funding, noting that the associated agreement had never been executed, and requested clarification from the City Attorney regarding the Board's obligations.

Councilmember Holdaway also raised concerns regarding potential residential development on the leased property and whether the proposed use of RDA funds would provide sufficient public benefit. He emphasized the need to clarify the conditions of the previous funding approval and recommended continuing the item until the City Attorney could review the matter and the Council could provide further direction.

Councilmembers noted the challenges of evaluating cleanup costs and public benefits before a final development plan is available, while also recognizing that the developer may need to secure the lease before preparing a detailed plan.

Discussion also addressed the need for greater transparency regarding the use of RDA funds and the anticipated benefits to the City. Concerns were raised about the wording of the proposed letter,

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including whether it appropriately characterized the role of private development in facilitating remediation. Councilmembers expressed support for further legal review and discussion in a work session before proceeding.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO TABLE THE ITEM UNTIL THE NEXT MEETING AND ADD IT AS A WORK SESSION FOR FURTHER DISCUSSION. COUNCILMEMBER WOOD SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

8. ADJOURNMENT

The meeting was adjourned at 7:01pm

SEAL

MINUTES APPROVED ON: October 27, 2026

CERTIFIED CORRECT BY: _____

TONY LARA, DEPUTY CITY RECORDER

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