

**MINUTES OF THE VINEYARD TOWN  
WORK SESSION AND COUNCIL MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
May 27, 2015, 6:00 PM**

**6:00 PM WORK SESSION**

**PRESENT:**

Mayor Randy Farnworth  
Councilmember Julie Fullmer  
Councilmember Dale Goodman  
Councilmember Nathan Riley

**ABSENT:**

Councilmember Sean Fernandez

**Staff Present:** Public Works Director/Engineer Don Overson, Planner Nathan Crane, Deputy Sheriff Collin Gordon, Treasurer Jacob McHargue, Town Clerk/Recorder Pamela Spencer

**Others Attending:**

**6:10 PM –**

Mayor Farnworth reviewed staff reports and agenda items. Ms. Spencer mentioned that a resident requested a garbage can at the end of Gammon Road near the trail, trail maintenance, lights installed on pillars, and cement replacement on sidewalks. Staff discussed the trash near the trail by the lake and the need for a dumpster or garbage can. They agreed that the garbage service company would be contacted to discuss options for trash receptacles. It was mentioned that there was never an intent to install lights on the pillars.

Mayor Farnworth and staff discussed the progress of the at-grade crossing. They discussed upcoming meetings with Orem City. They discussed the need for a process so residents could make requests regarding light poles, speed humps, signs, and other issues. They discussed ways that residents were informed about the recent speed hump decision and how to move forward on the issue.

The work session adjourned at 6:55 PM.

**7:00 PM COUNCIL MEETING**

**PRESENT:**

Mayor Randy Farnworth  
Councilmember Sean Fernandez (*arrived at 7:09 PM*)  
Councilmember Julie Fullmer  
Councilmember Dale Goodman  
Councilmember Nathan Riley

**ABSENT:**

**Staff Present:** Planner Nathan Crane, Deputy Collin Gordon, Planning Commission Chair Wayne Holdaway, Water Operator Sullivan Love, Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Town Clerk/Recorder Pamela Spencer

**Others Attending:** Residents Tim Blackburn, Kelly Godbold, Jan Blackburn, Doug Drury, Melissa Henkel, Christy Noble, James Noble, Curtis Fullmer, Chris Judd; WatersEdge Representative Pete

Evans, Orem City Representatives Ryan Clark and Jared Penrod; Gerald Anderson with Anderson Development; Cort Lambson with CUWCD.

**Regular Session** - The meeting was called to order at 7:00 PM. The invocation was offered by Mayor Farnworth.

**CONSENT ITEMS:**

There were no items for consent.

**PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:**

Planning Commission Chair Wayne Holdaway reported that the Planning Commission recommended approved of the three public hearing items on the agenda.

Councilmember Fernandez arrived at 7:09 PM.

**STAFF REPORTS:**

Planner – Nathan Crane – Mr. Crane mentioned that a TAC meeting would be held this Friday at 8:30 AM for the purpose of reviewing district descriptions. He hoped to have a draft ready for the June 16th Planning Commission meeting. Councilmember Riley asked that the draft also be sent to the Council when it was available for the Planning Commission.

Public Works Director /Engineer– Don Overson - Mr. Overson said Vineyard Connector from Geneva Road to Mill Road would be open in a week. He said the connection to Main Street was scheduled to be finished by July 4<sup>th</sup>. He said the restroom was scheduled to be done and open in two weeks. Mr. Overson mentioned that the site plan bid would be awarded in two weeks. He said Public Works was working on weed control and mentioned that the tractor needed to be fixed; he hoped to have it going next week. He reviewed landscaping that would be started next week.

Councilmember Fullmer asked about the mailboxes. Mr. Overson said he received a bid from Skip Dunn. He said there needed to be a little redesign, but it should be started next week.

Attorney – David Church - Mr. Church was not present at the meeting.

Utah County Sheriff Department – Collin Gordon - Deputy Gordon mentioned that the Teens Against Graffiti (TAG) fax line had been discontinued. He mentioned that the inmates would come in mid-June to help clean up. He hoped to utilize them once a month, if possible. Deputy Gordon mentioned that the fire department would do a controlled burn next week.

Treasurer – Jacob McHargue – Mr. McHargue had new items to report.

Town Clerk/Recorder – Pamela Spencer - Ms. Spencer reminded everyone that the declaration of candidacy was from June 1 - June 8. She mentioned that interested individuals needed to talk to her in person and that there were two town council seats needing to be filled.

## **COUNCILMEMBERS' REPORTS:**

Councilmember Fernandez – Councilmember Fernandez read a portion of a letter received from TSSD (Timpanogos Special Service District) regarding sewer limits. He suggested changing the current sewer ordinance to reflect the new limits.

Councilmember Riley - Councilmember Riley had no new items to report.

Councilmember Goodman – Councilmember Goodman had no new items to report.

Councilmember Fullmer – Councilmember Fullmer had no new items to report.

## **MAYOR'S REPORT:**

Mayor Farnworth reported that the North Pointe Solid Waste Special Service District changed the entrance to the northwest. He mentioned that he had a MAG (Mountainland Association of Governments) meeting coming up and that his Utah Lake Commission meeting was tomorrow. Mayor Farnworth mentioned that meetings with Orem City were scheduled.

## **OPEN SESSION: *Citizens' Comments***

Mayor Farnworth asked for public comment.

Resident Tim Blackburn from Sleepy Ridge complimented the Mayor and Council for the work they do. He said he had concerns with issues he felt were unresolved - the painting of the curbs red in the Sleepy Ridge area, the incomplete landscaping on 400 South, and a decision regarding snow removal and cars parked on the street. Mr. Blackburn offered to paint the curbs if supplies were provided. He suggested getting residents involved with ordinances, community improvement and helping out.

Mayor Farnworth thanked Mr. Blackburn and addressed his concerns. He said the town was ready, but the weather had been too wet to paint curbs. He said the town had been trying to keep ahead of the weeds and that it had not been advantageous for planting. He said the snow removal had not been postponed and it was something that was continually discussed. Mayor Farnworth explained that a lot of things were happening in the town that needed to be prioritized. He said it was important for residents to attend meetings so they knew what was happening in the town. He encouraged the public to contact the town if they were interested in helping out.

Councilmember Riley suggested posting the draft ordinances to the website and encouraged individuals to make comment. Discussion ensued regarding having a work session to have residents give comments before the next meeting. They discussed the ordinances that needed to be adopted and the possibility of assembling a citizen committee to review them.

Kelly Godbold voiced support of the Council. She said she had attended a lot of meetings recently and thought that she had always been heard. She encouraged residents to discuss issues with the Council.

Jan Blackburn voiced concern regarding the venue in which residents found out what was going on. She suggested adding information to utility bills. She thought Facebook was not a good venue.

Councilmember Fullmer talked about Facebook and other forums used. She mentioned that a group was helping to clean up the website and make it easier to find information.

Mayor Farnworth pointed out that there was never a public meeting held without a posted agenda. He encouraged residents to look on the agendas to see what was being discussed and to request items to be addressed.

Regarding the flashing lights by the school, Mr. Overson explained that they were trying to accommodate Orem City who wanted to do a warrant study first. He mentioned that a meeting was scheduled for June 9th with Orem City to discuss the warrant study. He said his direction from the Council was that Vineyard would install lights regardless of what Orem decided to do, but hoped to work with Orem. Mr. Overson mentioned that the corner on 620 East would be finished with an east/west crosswalk.

Councilmember Fernandez mentioned that a lot of the information was discussed during staff meeting. He wondered if a report could be given out after each staff meeting. Mr. Overson suggested posting weekly status reports of current projects on the website. Mayor Farnworth said that the weekly public works task list could be posted to the website.

Deputy Gordon elaborated on his previous report and said the project scheduled for mid-June was painting the curbs with a tentative date of June 17th.

Resident Doug Drury from the Sleepy Ridge subdivision asked how many people in attendance were concerned with the recent decision regarding speed humps. He voiced concern about the timing of posting the minutes to website. He suggested that the Town come up with a better system to get the minutes published so the public could be informed. Mr. Drury said he and a few others conducted a preliminary survey regarding the speed humps. He said most residents were not in favor of them, and they were not in favor of how it was decided. He thought the period for public comment was unacceptable and said he would present a petition to reopen the discussion.

Mayor Farnworth said the speed humps had been a big discussion and had been on multiple agendas. He said the only people in attendance at the meetings were in favor of them. He said they moved forward with approving them, but also got accused of not moving fast enough on issues. He thought something needed to be done, and the speed humps were important to those who were in attendance at the meeting. He said he was not opposed to having more discussion.

Councilmember Fullmer understood that the minutes had been behind. She explained that they had been short staffed and hired someone outside the office to help them with the minutes. She mentioned that residents could get the recording of the meeting. She said people were having trouble finding information on the website so things were changed and Facebook, Instagram, and Twitter accounts were created. She mentioned that information was sent out in online bill express pay as well as in a newsletter through email or mail. She said the speed hump discussion had been going on for about a year. She said the traffic study was discussed in July, August, September, and then voted on October 8th. She said there were a lot of ways to be involved and to find information. She encouraged residents to call the office staff if they needed help.

Mr. Drury pointed out that the issue came up about a year and a half ago with a survey that had a "nay" result.

Mayor Farnworth said it had been brought up again. He talked about the process of democracy and mentioned his experience with the Orem fencing ordinance. He talked about doing what the majority wanted and said at the time of vote, no one at the meeting was against it. He said the Council was trying to be more methodic about their decisions.

Councilmember Riley said it was important to note that it was not the majority every time that determined the outcome. He said there were plenty of situations in the County and State where decisions were made that ultimately were not determined the majority. He said the

Council was presented with some public safety issues, and it was one of the cases where sometimes a public safety issue was such a concern that it outweighed a majority. He thought maybe they would now have additional input on how to go about solving the problem because more people were now aware of it.

Mayor Farnworth thanked Councilmember Riley for his comments concerning a majority and said he agreed.

Kelly Godbold said she attend most of the meetings. She said attending meetings was not the only way to find out about the issues. She explained that she did a petition from the residents who were affected by the speeding and 100% were in favor of speed humps, which was not their first choice. She said stop signs were considered but not possible because of the design of the subdivision. She said the speed limit had been lowered and things had not changed. Ms. Godbold said she could distribute copies of her research, which included understanding the difference between speed bumps and speed humps. She said none of the solutions thus far had worked and it was important to protect the kids. She felt like it was discussed for a year and voted on after ample time.

Resident Melissa Henkel said everyone agreed that the number one concern was the safety of the kids. She said the petition was not seen or signed by everyone on the loop. She thought that installing the speed humps or speed bumps would encourage children to play in the road and use it as a bike ramp. She thought the sheriff had done a fantastic job of having a presence in the neighborhood to decrease the speed of drivers. She said it was not only speeders coming from 400 South. She talked about the straight portion of the road from her house on the north side of Sleepy Ridge and said drivers went way too fast. She talked about getting the petition so the Council would discuss the issue again.

Resident Christy Noble understood there were other things that were going to be done before installing the speed bumps or humps and they had not been done yet. She talked about marking one side of the road red. She said it would be a problem because there was a car and trailer parked on the road for weeks. She said those vehicles made it hard to not only drive around, but to also see kids. She talked about the importance of teaching kids not to play in the street and how to cross the street. She talked about kids chasing her car on 400 South. She said she was not against the speed bumps or humps, but thought the other options needed to be addressed first.

Resident James Noble said he attended a meeting a month ago and was not in favor of the speed humps, but talked about the red strips on the road. He said he did research and found out that 25% of accidents happened in parking lots because of not being able to see kids. He talked about his experience with a child running in front of his car. Mr. Noble said he really wanted one side of the road painted red because it would give drivers more reaction time.

Mayor Farnworth explained that there was a plan to paint the road red, but the weather had been an issue. Mr. Overson explained that the curb painting plan did not paint one whole side of the road red. He said it would only be on the sharp corners that are hard to see through and at the locations where car paths crossed.

Mayor Farnworth asked for direction from the Council. Discussion ensued regarding ordinances, receiving public input, readdressing the speed hump issue and working through it more thoroughly. The Council agreed that it should be an agenda item for discussion and further review to determine if the initial decision needed to be overturned. Councilmember Goodman suggested that those who opposed the speed humps work to see what the entire area wanted. He said if the majority did not want them, then another solution needed to be found. The Council discussed the cost and timing of ordering the speed humps. It was determined that Mr. Overson would not order speed humps at this time and that the discussion would be addressed during the next meeting.

Mayor Farnworth explained that they needed to establish a process for individuals who would like the Council or staff to address specific issues.

## **BUSINESS ITEMS**

### **8.1 PUBLIC HEARING – WatersEdge Plat 1**

*The applicant is seeking approval of their preliminary subdivision plat. The Mayor and Town Council will take appropriate action.*

Upon request, Mr. Crane reviewed the details of the subdivision plat. He noted that the subdivision would probably be developed in 20- or 25-lot phases. He recommended approval subject to five stipulations.

Councilmember Fernandez wondered if a portion of the 3.4 acres was part of the trail system. Mr. Evans said it was, but excludes the grass frontage on the road.

Councilmember Fernandez asked about landscaping. Mr. Evans said they worked with JUB Engineering for the landscape design on Main Street so they would have a cohesive look with what the town was doing.

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARING FOR THE PRELIMINARY PLAT, PHASE 1 FOR THE WATERSEDGE SUBDIVISION AT 8:17 PM. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Noble wondered if the width of the roads were narrow and would cause some of the same problems as in Sleepy Ridge. Mr. Overson said the collector roads, arterials, and residential roads were wider than what was required.

Mr. Wayne Holdaway asked if they were using a solid wall. Mr. Evans said they were, except for at the open space areas.

Mayor Farnworth asked for additional comment. Hearing none, he called for a motion.

**Motion:** COUNCILMEMBER GOODMAN MOVED TO CLOSE THE PUBLIC HEARING AT 8:23 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Councilmember Riley wondered when the clubhouse amenities would be phased in. Mr. Evans said the one on the north side would be the first built. He said they planned to start it at the end of next winter. He said the other one would be built the following year. He said different product types would be built at the same time. He mentioned that they submitted Phase 5 which included the area around the park. He talked about the timing of the other phases and mentioned that some would be turned in soon for review.

**Motion:** COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE PRELIMINARY PLAT FOR PHASE 1 OF THE WATERSEDGE SUBDIVISION SUBJECT TO THE FOLLOWING FIVE STIPULATIONS RECOMMENDED BY THE PLANNING COMMISSION AND ANY REMAINING REMARKS FROM STAFF AS DEFINED IN THE STAFF REPORT.

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATED STAMPED MAY 15, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. ALL STREET RIGHT OF WAY AND IMPROVEMENTS SHALL BE DEDICATED AS REQUIRED BY THE TOWN ENGINEER.
4. THE FINAL PLAT AND FINAL LANDSCAPE PLANS SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. THE FINAL PLAT SHALL NOT BE RECORDED UNTIL THE CONSTRUCTION OF VINEYARD ROAD IS COMPLETED.

COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

## **8.2 PUBLIC HEARING – Rezoning of 1.72 acres from A-1 (Agricultural) to R-2-15 (Residential)**

*The Applicant, Orem City is requesting to rezone 1.72 acres from A-1 (Agricultural) to R2-15,000 (Residential) to allow for a two-lot subdivision. Lot one has an existing single family home. Lot 2 will be a future parking lot for the City of Orem Lake Side Park. Review and approval of a conditional use permit will be required prior to construction of the parking lot. The Mayor and Town Council will take appropriate action.*

Mr. Crane explained that Orem City requested to rezone the Fisher property from an Agricultural Zone to an R-2-15 Zone. He said the request would accomplish two things: 1) sell off the home on the front, and 2) incorporate the rest of the property into the park for the purpose of expanding the parking lot. He said the designation of the property on the General Plan was residential. He said the Planning Commission recommended approval.

Councilmember Riley asked how they would incorporate the new area. Ryan Clark with Orem City explained that the soccer fields would be relocated in the new area and the parking lot would be expanded into the area of the current soccer fields.

Councilmember Goodman wondered if there would be an additional entrance. Mr. Clark said they would create a new entrance west of the master water meter, giving the park a third access.

Councilmember Fernandez asked about the zoning on the neighboring property. Mr. Crane explained that the neighboring property on 400 South and along Holdaway Road was also in the R-2-15 Zone.

Councilmember Riley asked about the timing of the park expansion. Mr. Clark explained that it was dependent on funding as well as an interlocal agreement between Orem City and the Town of Vineyard. He said it was partially funded now, but it might be another three or four years before the expansion took place.

Mr. Overson asked about the plan for temporary parking behind the house. Mr. Clark said it was still an option. He said there was discussion about spreading slag or temporary road base on the area, however, it was an added cost and would need to be removed for the grass to grow back.

Councilmember Riley explained that a large youth soccer competition just ended. He said the driveway was used all week for parking. He wondered if parking needed to be approved for the area or stopped. He thought perimeters needed to be set regarding access because of the length of time until the parking lot was finished.

Mr. Crane mentioned that temporary or permanent parking required a conditional use

permit approval and that details would be reviewed at that time.

**Motion:** COUNCILMEMBER FULLMER MOVED TO OPEN THE PUBLIC HEARING AT 8:35 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Gerald Anderson with Anderson Geneva reminded the Council that they asked for 50 feet along Geneva Road to be annexed into Vineyard. He said Orem City kept delaying the annexation and the City Manager would not return Mayor Farnworth's phone calls. He thought that if Orem City was asking for property, then Vineyard could ask for the annexation to be resolved.

Resident Curtis Fullmer voiced concern about the parking along 400 South. He understood there were signs posted, but wondered if any enforcement could be done. Deputy Gordon said there was enforcement. He encouraged residents to call the sheriff's office if there was a parking issue. He explained where the enforcement was taking place and other areas that needed to have the curb painted before enforcement could be done.

Resident Chris Judd pointed out that Vineyard would gain 150 parking stalls, which would be very beneficial. He agreed with Mr. Anderson in terms of working with Orem. He wondered if Orem was in good faith working with Vineyard on other issues, like along Geneva Road and the school flashing signs. He said he struggled to understand why Vineyard needed to help pay for the parking lot when the town did not receive revenue from Orem's youth programs. He talked about Orem's Mayor not returning calls to Mayor Farnworth. He said he voted in favor as a Planning Commissioner, but he, as a resident, had concerns that Vineyard was not getting the reciprocity from Orem that it should.

Resident Wayne Holdaway said that the frontage of the lot did not meet the 100 foot requirement. Mr. Crane explained that the public hearing was for the rezoning of the property and that the frontage would be addressed at a different time. Mr. Clark said the frontage of the lot was 116 feet and should meet the code.

**Motion:** COUNCILMEMBER FULLMER MOVED TO CLOSE THE PUBLIC HEARING AT 8:41 PM. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Councilmember Riley asked about access through the property. Jared Penrod showed the Council a concept plan. He explained that once the parking lot was completed the gravel drive would be removed.

Councilmember Riley said he appreciated Mr. Anderson's comments and that there were a lot of big issues that were being negotiated. He did not know if this was a project to use to get the other things done. He said Vineyard would benefit by getting the parking stalls.

Mayor Farnworth agreed. He thought the safety of the road and kids was more important.

Councilmember Fernandez wondered if there was a plan in the future to try to annex this property into Orem. Mr. Clark said that it might be worth a property swap, but there was no plan to do that at this time.

Mayor Farnworth asked for additional comments or questions. Hearing none, he called for a motion.

**Motion:** COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE ORDINANCE FOR THE REZONE OF THE 1.72 ACRES FROM A-1 AGRICULTURAL ZONE TO R-2-15 RESIDENTIAL ZONE AS REQUESTED, SUBJECT TO ANY STIPULATIONS AS

OUTLINED BY STAFF. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FARNWORTH AND COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

**8.3 PUBLIC HEARING – Site Plan and Conditional Use Permit for a CUWCD Water Chlorination Facility**

*The applicant, Central Utah Water Conservancy District, is requesting a site plan approval for a water chlorination facility on Lot 6 of the East Lake Industrial Business Park Phase 2 Amended. There are two buildings as follows: A 2,851 square foot Control Building and a 2,873 square foot chlorine building. The building height is 40 feet. A six foot concrete fence surrounds the site. The Mayor and Town Council will take appropriate action.*

Upon request, Mr. Crane reviewed the details of the site plan. He said the site would be a secure site with 6-foot concrete walls. He reported that the Planning Commission recommended approval subject to four standard stipulations.

The Council voiced concern regarding chemicals and safety.

Cort Lambson with CUWCD pointed out the air scrubber that would deactivate any chlorine gas that may potentially leak. He said piping within the structure was under vacuum which would pull any leak back into the system. He said the purpose would be to add chlorine to the water going to Saratoga Springs and eventually to Vineyard. He explained that chlorine was added to the water to maintain standards. He reviewed their timeline and said they planned to have construction completed by April 2016.

**Motion:** COUNCILMEMBER GOODMAN MOVED TO OPEN THE PUBLIC HEARING AT 8:55 PM. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Noble asked how the scrubbers worked if there was a leak. Mr. Lambson said the chlorine gas would be deactivated and made nontoxic.

**Motion:** COUNCILMEMBER FERNANDEZ MOVED TO CLOSE THE PUBLIC HEARING AT 8:56 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mayor Farnworth asked for additional comments. Hearing none, he called for a motion.

**Motion:** COUNCILMEMBER RILEY MOVED TO APPROVE THE SITE PLAN AND CONDITIONAL USE PERMIT SUBJECT TO THE FOLLOWING FOUR STANDARD STIPULATIONS AS PRESENTED.

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED MAY 8, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.

3. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.

COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

#### **8.4 DISCUSSION AND ACTION – Dedication of Right-of-Way New Vineyard Road**

*The applicant is proposing to dedicate the public right-of-way for the new Vineyard Road alignment. This will allow the road design and construction to proceed while the development plans for Pod 1 are finalized. (This item was postponed from the May 13, 2015 meeting). The Mayor and Town Council will take appropriate action.*

Mr. Crane reviewed the background and need for the dedication of right-of-way.

Mr. Overson explained that Vineyard Road needed to be realigned to avoid conflict when the Center Street overpass was constructed. He pointed out the new route for Vineyard Road. he explained that it would be a 3-lane road with one roundabout.

Councilmember Goodman wondered if the intersection at Center Street and Vineyard Road would have a traffic light with adequate stacking space. Mr. Overson explained that a traffic light would need to be installed in the future and because the location for the roundabout was moved, there would be adequate space.

Mr. Crane explained that they were trying to time what was happening in WatersEdge. He said it would also help facilitate the WatersEdge construction.

Mr. Overson said the old Vineyard Road would be left open until the new road was built.

Mayor Farnworth asked for additional comments. Hearing none, he called for a motion.

**Motion:** COUNCILMEMBER GOODMAN MOVED TO APPROVE THE MAP OF DEDICATION. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

#### **8.5 DISCUSSION – Economic Development Director**

*The Mayor and Town Council will discuss the aspects of hiring an Economic Development Director.*

Mayor Farnworth said the details of hiring an economic development director needed to be discussed. He was looking for direction from the Council.

Councilmember Riley talked about the current process of establishing the Town Center Zone. He pointed out that the area would be open for development in July. He thought it was important that the town have someone to be an active voice and to go after entities that might be interested in developing. The Council agreed that they needed someone sooner rather than later. They thought it was important to have someone representing Vineyard.

Councilmember Fullmer referred to a previous conversation with Mr. Anderson and asked him to explain the milestones and things he was willing to work with the town on.

Mr. Anderson talked about going to a convention where other cities had representatives in a booth. He said the cities thought it was important to attend and have representation at the convention. He talked about retailers and other developers that needed assurances from the town.

The said retailers were looking for a representative from the town that had an understanding of what kind of development the Council was looking for and incentives that might be given. He was convinced that once hired, the individual would pay for their salary by going to meetings and finding at least one tenant that the developer could not find. He said most economic directors were able to get more grant money for the city than what their salary was. Mr. Anderson proposed that Anderson Geneva Group fund the first year's salary of Vineyard's economic development manager. He suggested implementing goals pertaining to acquiring a certain amount in grant money or bringing in a new tenant. If this person succeeded, Anderson Geneva would be asked to be reimbursed. Mr. Anderson acknowledged that if the economic development director did not succeed, Anderson Geneva would be out that money. He said he was currently trying to bring in three car dealers and needed a representative from Vineyard during negotiations. Mr. Anderson talked about the development in Riverdale. He said they had the highest sales tax revenue in the state because they had an economic development director that knew what he was doing.

Councilmember Fernandez said he attended the Economic Development Summit last week and met the Cedar City economic development director who recommended that Vineyard fill the position as soon as possible. He suggested checking with EDCUtah or GOED for any recommendations.

Councilmember Riley volunteered to contact Russ Fatheringham with EDCUtah for references. He talked about the importance of finding someone who had enough experience with big projects.

Councilmember Fernandez said he would contact GOED for suggestions.

The Council discussed the process for finding an economic development manager; sending out a Request for Proposal (RFP) versus requesting resumes. They discussed how economic development directors were paid. It was determined that Mr. McHargue would do research and compare how economic development directors were typically paid and how much. The Council thought a decision could be made within the next couple of months.

Councilmember Goodman voiced concern that Anderson Geneva did not have an economic representative to work with from the town. He said there was a lot to the RFP process and was concerned with the missed opportunities.

The Council talked about appointing someone who could work on economic development in the interim. The Councilmembers agreed that the mayor pro-tem would first be asked to attend meetings. Other councilmembers would be called if the mayor pro-tem was not available.

#### **ITEMS REQUESTED FOR NEXT AGENDA**

- Sleepy Ridge traffic concerns
- Establishing a process for residents to bring issues to the Council
- Further discussion concerning the hire of an economic development director

Mr. Overson discussed posting project status updates on the Vineyard website.

#### **ADJOURNMENT**

**Motion:** COUNCILMEMBER RILEY MOVED TO ADJOURN THE COUNCIL MEETING AND TO MOVE INTO A CLOSED SESSION FOR THE PURPOSE OF DISCUSSING THE

PURCHASE OF REAL PROPERTY. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 9:31 PM. The next regularly scheduled meeting is June 10, 2015.

MINUTES APPROVED ON: July 8, 2015

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
P. SPENCER, TOWN CLERK/RECORDER