

**MINUTES OF WORKS SESSIONS
AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
April 13, 2016 at 5:30 PM**

5:34 PM BUDGET WORK SESSION

Present:

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Absent:

Staff Present: Public Works Director/Engineer Don Overson, Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Building Official George Reid, Planning Commission Chair Wayne Holdaway

Others Present: Resident and Planning Commissioner Angela Kohl and Chris Judd

The Budget Work Session began at 5:34PM.

The Mayor and Town Council worked with staff on the budget needs for the 2016-2017 Fiscal Year. Highlights of the session were staffing needs for the coming year; increase in staff benefits, increase in revenue; development fees and number of residents.

Councilmember Goodman asked how many current fulltime employees there were. He suggested that because of the projected increase in staff, they move forward with modifying the form of Government to include a fulltime City Administrator. He felt it should be modified before it became an issue. Mayor Farnworth stated that they needed to make sure it was the right time. He felt that the people hired to date were able to manage themselves. He stated that they needed full Council approval and added that it would max out the budget. He mentioned that he spoke with town attorney David Church about which funds could be used to pay the City Manager's salary. He said that something that would bring it forward would be staff requesting the change.

Councilmember Flake mentioned that he had researched this option and was in favor of moving forward before it became an issue, but felt they were not there yet. He felt that staff was doing their work well and to hire someone would take a steady income. He wanted to reevaluate it in six (6) months and then after a year.

Mayor Farnworth asked the Council if they would open the position to the public to get the best qualified.

Councilmember Goodman felt that they needed a fulltime executive to fill the position and that the town was at a critical stage. He said the growth was not just the growth in size but in complexity. Mayor Farnworth explained that they had hired people to help in all of the areas. He said if they were going in the direction of City Manager then they needed to hold off on hiring the Town Planner, etc.

Councilmember Fullmer asked for a study to be done on how other cities have handled this type of change.

Mayor Farnworth felt that the staff and town were accomplishing great things. Councilmember Goodman agreed that they were accomplishing great thing, but he felt that the town was missing out because they did not have the fulltime executive representation with developers, etc.

Mayor Farnworth stated that people were starting to see the potential for the town. He stated that anytime people had contacted him, he had responded. He felt that they should continue to hire the professional level they had been.

Councilmember Goodman felt that a City Manager should not be micromanaging and added that the department heads should be running their own departments. He felt they could access other funds to pay for the City Manager position. Mayor Farnworth said he was looking at the allocation of the funds they had.

Mayor Farnworth asked staff to gather more information and then they could look at it further.

Mr. McHargue asked if they Council had any more questions.

Mayor Farnworth asked about the fire contract. Mr. McHargue replied that he spoke with the County Fire and they said that the County Commissioners gave approval for them to provide fire as a secondary option to the Orem contract. He said that Orem wanted the town to indemnify them for everything. He stated that Orem was self-insured and they wanted Vineyard to be self-insured as well. He felt that it should be included in the contract price and that the town would be willing to contribute to Orem's policy but not pay the full price.

6:29 PM WORK SESSION WITH STAFF

Present:

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Absent:

Staff Present: Public Works Director/Engineer Don Overson, Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Building Official George Reid, Planning Commission Chair Wayne Holdaway, Storm Water Manager Sam Bell, Town Water/Sewer Operator Sullivan Love

Others Present: Residents and Planning Commissioners Angela Kohl and Chris Judd, Gerald Anderson and Mike Hutchins with Anderson Development. Matt Tayler

Mayor Farnworth opened the work session at 6:29 PM

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway – Chair Holdaway reported that his last meeting as the Chair would be next week. He suggested that the council look into giving the Planning Commission more power such as conditional use permits, to make the process move faster for the developers. He asked that if they decided to do that, if they would be willing increase the commission's stipend.

COUNCILMEMBERS' REPORTS

Councilmember Julie Fullmer – Councilmember Fullmer reported that the summer event would be at Seven Peaks, which Mr. McHargue was putting together. Mr. McHargue explained that Seven Peaks would allow Vineyard residents to have access to the park the entire day. He said that from 7 PM to 9 PM the park would be open only Vineyard Residents, and would include parking passes and tube rentals. He said that the park would provide dunk tanks, and Vineyard could provide entertainment options, such as a band or comedian. Councilmember Riley asked if the date had all already been reserved. Councilmember Fullmer replied that it had because it was at their lowest cost. Councilmember Riley mentioned the date conflicted with a Stake activity. Mr. McHargue said that he would look at other dates. He mentioned that he was able to get the cost down to \$4,500, which was a little more than double from last year. He mentioned that their event had outgrown the Lindon Pool. Councilmember Fullmer felt there would be a better turnout with a bigger venue.

Councilmember Fullmer reported that the Branding Committee was working with the Lake Commission and KSL on a lakeshore cleanup event.

Councilmember Dale Goodman – Councilmember Goodman reported that North Pointe Solid Waste discussed what would happen with the South Valley Landfill and transfer station. He said that the association was looking at purchasing the landfill and keeping it running. Mayor Farnworth mentioned that anytime the private sector purchases a landfill the costs go up.

Councilmember Tyce Flake – Councilmember Flake reported that the legislative policy committee had postponed their end of session report.

Councilmember Nate Riley – Councilmember Riley reported that there would be a meeting tomorrow at UVU. He said that they would be master planning the land that UVU owns in Vineyard. Mayor Farnworth commented on a positive meeting that they had with the Governor's office and other entities. Councilmember Riley suggested that they needed to work closely with UVU and start applying for the TIGER grant. He felt that UVU would benefit from the transit station. Public Works Director /Engineer Don Overson suggested that if Vineyard did not continue to meet with their partners they would not progress. Mayor Farnworth felt that they would make some progress by attending the master planning meeting tomorrow at UVU. He said they needed to keep asking for these types of meetings to keep people interested and make sure they could go after the available funds.

MAYOR'S REPORT - no report given.

AGENDA REVIEW – The Council did not discuss the agenda items at this time.

ITEMS REQUESTED FOR FUTURE AGENDAS

- *Administrative Citation Program*
- *Construction Mitigation Plan*

Mayor Farnworth turned the time over to Town Building Official George Reid.

Mr. Reid explained how the Construction Mitigation Plan would work. He said that they needed to include the it in the code to keep the developers compliant. He suggested that they put into the code that a Mitigation Plan was to be in place before construction could begin.

Mr. Reid explained how the Administrative Citation would work. Councilmember Fullmer asked if this would include how many people were living in a home. Mr. Reid replied that how many residents were living in a home was hard to prove. Councilmember Fullmer asked if it would take care of parking issues on the property, and weed control, etc. Mr. Reid replied that they did fall under the Administrative Citation, but would take several man-hours. Mayor Farnworth suggested that they could only go after the most egregious. He asked if this was in the code. Mr. Reid replied that there was nothing in the current code for Administrative Citation or Mitigation Construction.

Councilmember Fullmer felt that they needed to get these items on a Town Council agenda. Mayor Farnworth asked who sets the rates. Mr. Reid replied that it was up to the Council. Council agreed to have it add it to a council agenda.

- *Vineyard Heritage Commission*

Councilmember Riley mentioned that he had several people ask him about having a commission. He stated that he spoke with resident Tim Blackburn who did some research. He felt it was time to do something official, have an impact, and take it off the council's plate. He said there was a need to have the commission meet more often while the town was growing and later it could be less often.

Mayor Farnworth asked how the commission worked in American Fork. Councilmember Goodman stated that American Fork felt that any home that was more than 50 years old was historically significant. Councilmember Flake mentioned that they also had statues and markers that were provided by donation.

Mayor Farnworth stated that the residents needed to organize and then petition the town, include a budget, for permission to form a commission. Councilmember Fullmer felt that the Council had already granted permission when resident Grant Holdaway previously presented the idea. Mr. Overson suggested that they organize the commission now, so if they wanted to include items like the current trail system, which could be an avenue for a heritage trail so it could include it as the trail was being developed.

Mayor Farnworth suggested that they organize a committee and present it to the town. Councilmember Riley said that he would have the residents organize themselves and have them attend. He requested that it be placed on a future agenda. Council agreed to place it on the first meeting in May.

Mayor Farnworth asked Mr. Reid how they wanted the Council to proceed. Mr. Reid stated that he could get the Council more information. Councilmember Fullmer felt that both the Construction Mitigation and Administrative Citation were important.

Mayor Farnworth asked when the Council wanted to discuss these items further. Mr. Reid stated that time was limited. Councilmember Flake suggested that they work on the Construction Mitigation Plan first and then the Administrative Citation. Mayor Farnworth suggested that the Council look at the samples and come up with their input. Councilmember Fullmer felt that they dealt with the Administrative Citation issues on a day-to-day basis and wanted to have an approval date on it soon.

Mayor Farnworth suggested that they put a tentative date and then move it if they needed to. Council agreed to put the Construction Mitigation Plan on the next agenda and the Administrative Citation on the following agenda. Councilmember Goodman stated that they needed to be able to enforce the code.

Mr. Reid explained that a lot construction mitigation plans state in their code, "or as decided by the Building Official". He stated that he works for the council, so even with that language he would still do as the council wished.

Councilmember Goodman mentioned that if they were going to establish fines they needed to be included in the fee schedule.

Council took a 15-minute break.

7:30 PM REGULAR SESSION

Present:

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Absent:

Staff Present: Public Works Director/Engineer Don Overson, Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Building Official George Reid, Planning Commission Chair Wayne Holdaway, Storm Water Manager Sam Bell, Town Water/Sewer Operator Sullivan Love

Others Present: Residents and Planning Commissioners Angela Kohl, Chris Judd, Cristy Welsh, and Don Cosney, Gerald Anderson, Jeff Walker, Mike Hutchings and Stewart Park with Anderson Development

Regular Session - The meeting was called to order at 7:30 PM. The invocation was offered by Resident and alternate Planning Commissioner Don Cosney.

CONSENT ITEMS:

- a) Approval of the January 25, 2016 Retreat Minutes
- b) Approval of the February 10, 2016 Minutes
- c) Approval of the February 24, 2016 Minutes
- d) Special Event Permit – Vineyard Elementary Fun Run
- e) Final approval for The Preserve at WatersEdge Townhomes Plat A
- f) Final approval for The Preserve at WatersEdge Condominiums Plat A
- g) Approve the Finance Director, Jacob McHargue to sign an agreement with Seven Peaks for the Summer Celebration to be held on June 30, 2016.

Councilmember Riley asked if they could authorize staff to move forward on the Summer Celebration if they found an agreeable date. Council agreed.

Mayor Farnworth called for a motion to approve the consent items.

Motion: COUNCILMEMBER RILEY MOVED APPROVED THE CONSENT ITEMS AMENDING ITEM "G" TO AUTHORIZE STAFF TO FIND A NEW DATE FOR THE TOWN CELEBRATION. COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

STAFF REPORTS

Public Works Director /Engineer– Don Overson – Mr. Overson reported that the contractor agreed to move the start date up a couple of weeks on the Public Safety building. He mentioned the meetings with Governor Herbert's Office. He explained that Jake Young with Civil Solution

should have the Town Center 3D model ready for review soon. Councilmember Riley felt that the transit station should be included at the top of the promenade so that when they complete applications they could show the big picture. Mr. Overson explained that the applications would have the General map, a map of Vineyard, the Town Center area and the 3D model, which would include the train station.

Councilmember Goodman asked when they would be opening Vineyard Road from Main Street to the lake. Mr. Overson replied that they were finishing the lift station and that they needed to repair the road by Freedom Academy after they install their utility connections.

Mr. Overson mentioned that his crew had been out spraying and cleaning up weeds, etc. Mayor Farnworth asked about the removal a tree. Mr. Overson replied that Flagship had removed a tree and he had a youth group that would be cleaning it up. Councilmember Riley asked about the construction garbage in the Meadows subdivision and when it would be cleaned up. Mr. Overson replied that he needed to work with the contractors and get them to clean up it up.

Attorney – David Church – Mr. Church was excused.

Utah County Sheriff’s Department – Deputy Collin Gordon – Deputy Gordon reported that he felt the goat issue had been resolved. He mentioned that he would be out of town the end of the month and would have backup filling in for him. He stated that he would have the first quarterly report for the first meeting in May. He mentioned that the inmate work crew worked on the detention basin in the Shores subdivision, and added that they were scheduled to come back on April 27, 28, and maybe 29. He explained that where they blocked off access to the lake it pushed the violators to other locations and that he had been in contact with the Forestry to come up with solutions.

Planner – Aric Jensen – Mr. Jensen had no new items to report.

Finance Director – Jacob McHargue – Mr. McHargue had no new items to report.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report

OPEN SESSION: *Citizens’ Comments*

Mayor Farnworth opened the session for public comment.

Resident Don Cosney living on Holdaway Road asked about the Vineyard Elementary Fun Run. He mentioned that during last year’s event there were other activities going on and felt that it was out of control. He said that he recruited the school’s principal to help with traffic control. Deputy Gordon replied that he would be happy to help with the event if he knew the date and time. Ms. Spencer replied that the event was scheduled for Friday May 20 starting at 3:30 PM and ending by 6:00 PM.

Resident Chris Judd asked about the beach cleanup event. Councilmember Fullmer replied that she was waiting for an update. She stated that there had been requests to change the event to the end of May. Mr. Judd asked if the event could be a “Dedicated Hunter” approved event. Mr. McHargue replied that people could work with the Lake Commission to do dedicated service. He mentioned that anytime they had event like this it could be a “Dedicated Hunter” approved event. Mr. Judd suggested that they coordinate with DWR and get it on their website.

Mr. Judd asked about laws regarding UTV’s along the public streets of Vineyard. Deputy Gordon replied that he would check into it. He mentioned that people were allowed to operate them within the town and they did not have to be street legal. He was not sure of the age limit,

but those under the age of 18 had to follow the safety rules. He mentioned that they had to have a “Blue Card” through the State of Utah. He stated that he needed to look at Vineyard’s code to see if they had a separate code from the state.

Mayor Farnworth called for further comments. Hearing none, he closed the public session.

BUSINESS ITEMS:

5.1 PUBLIC HEARING - Amendments to the Town Zoning Ordinance, Town Zoning Map, Town Land Use Map

The Town Council will review and adopt amendments by ordinance after receiving recommendations from the Town Planning Commission. This public hearing shall remain open until August 2016.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen mentioned that the Zoning Map did not match the Zoning Ordinance text. He went over the current zones. He stated that the Planning Commission recommended combining the light and heavy manufacturing into one zone. He said they also recommended eliminating the LOMU, and the Transit Secondary areas. He briefly discussed the differences in the zones and the map.

Councilmember Riley mentioned that the Spring Valley Nursery was in the R & C zone and came in after the new Zoning Ordinance.

Mayor Farnworth asked for further discussion. Mr. Jensen recommended they proceed with a public hearing.

Mayor Farnworth called for a motion to open the public hearing.

Motion: COUNCILMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARING AT 7:58 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Resident and Planning Commissioner Chris Judd living in the Sleepy Ridge subdivision said that there was concern from residents about the Telos facility going in so close to the Elementary. He said they felt that it should not be going into that area and this was the time to correct it. He stated that a lot of parents were moving their children to the charter schools because of the types of facilities going in too close to Vineyard Elementary. Councilmember Riley said that they tried to work with Orem and had a hard time getting them to listen. Mr. Judd felt that Orem did not care about those types of facilities going in so close to the elementary school. He suggested that for the future they create a buffer zone for those types of facilities.

Council and staff discussed who owned the property around the current R&C zone.

Mike Hutchings with Anderson Development asked that they be given more time to look at the zoning on the property that they own.

Mayor Farnworth called for further comment. Hearing none, he called for a motion to close the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 8:04 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Councilmember Fullmer asked if they were looking at changing the A-1 area near the Sleepy Ridge subdivision into an RE20 zone and if so had he contacted the landowners. Mr. Jensen replied that they were still discussing it in Planning Commission. He explained that after the Planning Commission makes the recommendation, they would contact the property owners and invite them to participate. Mr. Judd understood that they could not rezone the property, and that the change needed to be made on the General Plan.

Gerald Anderson with Anderson Development asked what they were going to zone the railroad property. (unable to hear a response)
Councilmember Fullmer asked why they could not rezone the A-1 property. Mr. Jensen replied that they needed to involve the property owner. He felt that it was an ethical issue. He mentioned that Planning Commission would decide if they wanted to update the General Plan. He said that if they decided to update it they would invite the property owner in to discuss the future use of their property.

Councilmember Goodman asked what the difference between the HDR1 and HDR2 zones was. Mr. Jensen replied that the difference was that the HDR1 was single-family units and the HDR2 allowed for condominiums and multi-family units.

Mayor Farnworth called for a motion to continue the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED THAT THE PUBLIC HEARING REMAIN OPEN UNTIL AUGUST OF 2016 WHEN THEY COMPLETE THEIR REVIEW. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

CLOSED SESSION – a closed session was not held.

ADJOURNMENT

Mayor Farnworth called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FULLMER MOVED TO ADJOURN THE MEETING AT 8:09 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is April 27, 2016

MINUTES APPROVED ON: May 11, 2016

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