



**MINUTES OF A JOINT SESSION OF
THE VINEYARD TOWN COUNCIL
AND OREM CITY COUNCIL
240 EAST GAMMON ROAD, VINEYARD, UTAH
JUNE 23, 2016 AT 12:00 PM**

12:08PM Joint Session

Vineyard

Present

Mayor Farnworth
Councilmember Tyce Flake
Councilmember Dale Goodman

Absent

Councilmember Julie Fullmer
Councilmember Nathan Riley

Staff Present: Community Development Director Morgan Brim, Finance Director Jacob McHargue, Building Official George Reid, Town Clerk/Recorder Pamela Spencer, Public Works Director Don Overson.

Orem

Present

Mayor Richard Brunst
Councilmember Debby Lauret
Councilmember Sam Lentz
Councilmember Tom Macdonald
Councilmember Mark Seastrand

Absent

Councilmember David Spencer
Councilmember Brent Sumner

Staff Present: Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Ryan Clark, Economic Development; Karl Hirst, Recreation.; Steven Downs, City Manager's Office;

Others Present: Vineyard Resident and Orem Firefighter Angela Kohl, Orem resident James Fawcett.

Mayor Farnworth opened the meeting at 12:08PM. He gave an update on the growth of the town. He introduced Vineyard's councilmembers and staff. He mentioned that the town went from 5 employees to 23 in a year's time. Mr. McHargue explained that there were around 480 detached housing units and if you included the attached housing then there were around 1800 total units. Councilmember Goodman mentioned that when he ran for office in 2013 there were only 180 units and the town was now 10 times as big. Mr. McHargue stated that the five (5) year growth rate was just over 2,000 residents.

Mr. Reid stated that there were 187 active building sites. Mayor Farnworth said that some of the commercial sites were the Megaplex, the Dairy Queen, and a strip mall. He also mentioned The Forge (a mixed-use development), the Town Center designed with an intermodal hub, and that they were working with UVU on their development in Vineyard.

Mayor Brunst asked if they would be building a new city building. Mayor Farnworth replied that they were currently building a new Public Safety building and would eventually expand into the Town Center area. It was pointed out on the map where things would be located.

Mayor Farnworth explained the time line and cost of the spur line removal. There was further discussion on the contract and process for the removal.

Orem Council member Mark Seastrand asked how the Redevelopment Agency (RDA) was going. Mayor Farnworth explained that newly passed legislation allowed the use of the housing fund money for remediation. He said that the RDA was healthy. He explained that it was designed to safeguard the town in case the Anderson Group (Anderson) and or US Steel went bankrupt. He said that it was now being used for cleanup and a Contaminated Area Management Unit (CAMU). He mentioned that Anderson was working with US Steel, which had a 75 percent commitment to clean up the area. He added that Anderson was committed to 25 percent of the cleanup cost. He explained if the town wanted it cleaned up beyond the required level then the RDA would have pay for it.

Mayor Brunst mentioned that it was a bad economy for steel. Councilmember Seastrand stated that costs had gone up. Mayor Farnworth said that the land further north was had more contamination and they needed to clean it up to the state's standards.

Mayor Farnworth mentioned that there would be an 18-acre and a 6-acre park, a 55 and up subdivision, along with several single and multifamily units going in soon. He stated they were in the process of updating their General Plan. He also mentioned the mosquito and mayfly infestation exacerbated by the carp removal from the lake.

Mayor Brunst inquired about the train station. Mayor Farnworth explained that FrontRunner was already using the line and they were waiting for light rail to come through. He said that they were in the process of purchasing the right-of-ways for light rail. He thought that light rail would go to either from 800 North or 400 North into Orem. Mr. Overson said the there was a section of land between 1600 North and 800 North that Anderson had given to the town but they did not have the title to it.

Mr. Overson mentioned that the Waters Edge development would be installing a 3-acre park near the lake. Mayor Brunst asked if there were any projections on hotels. Mayor Farnworth replied that they had not heard anything. He said they had been approached by different retailers but until the land was cleaned up, there was nothing that could be done above 800 North. He said that they were working on installing the infrastructure before the town grew much larger.

Mr. Overson mentioned that UDOT was looking at redoing the Geneva Road and 400 North intersection and widening Geneva Road to 1600 North. He said that by the time Vineyard owned the property along the rail spur, UDOT would be able to purchase what they need to widen the road. Mayor Brunst asked how wide it was going to be. Mr. Overson replied that it would be seven (7) lanes down to Center Street.

Mayor Farnworth said that Vineyard was looking at what other towns and cities had done hopefully prevent making the same mistakes. He said that they had new roads and were able to put in the utility fees a percent to build up a road fund.

Mayor Brunst asked about the conduit for fiber and if people were hooking up to it. Mr. Overson replied that every road would soon have fiber. He added that there were five (5) communications companies that had agreements with Vineyard. Mayor Brunst asked if UTOPIA had asked about

coming down. Mr. Overson replied that he had talked to them about two (2) years ago. He explained that they were requiring the developers to install conduit in the new residential developments. Mayor Farnworth mentioned that there were two (2) developments that did not have conduit installed and they would have to bore the area to install it. Mr. Overson stated that there were a couple of providers that might be willing to install their own conduit. He added that the more people they have in their systems the more willing they might be to install it.

UPDATE AND DISCUSSION – Fire and EMS Agreement

Brenn Bybee provided a copy of the agreement for signatures. He mentioned that there were no changes and Orem had adopted the same version that Vineyard had. Mr. Bybee said that it was great to work with Mr. McHargue. Mayor Farnworth mentioned that they were looking at an area for a fire station on the Geneva site. Mr. Davidson explained that there were triggers built into the agreement for anticipated future growth. He added that they would be reviewing it on an annual basis. Mr. Bybee said that when the growth reached 5,500 units, Vineyard was to finalize the station.

UPDATE AND DISCUSSION – Lakeside Park

Mr. Davidson gave a brief review of the plans for an expanded parking lot in the park. He said that with the conditions Planning Commission required for the temporary use of the property, they were trying to weigh the value of building something temporary vs building a permanent parking lot. He mentioned that the Soccer nets were currently taking up parking spaces.

Mr. Hirst explained that they would be losing their overflow parking lot to the east of the park after the fall soccer season. He said that they hope to acquire a revenue stream for Orem's portion of the parking lot in early 2017. Mayor Farnworth commented that they had noticed a significant difference with parking issues. Mr. Hirst explained that they scheduled more time between games and also put a restriction on the number of fields in use at one time.

Mr. Davidson said that the projected cost was about \$925,000 and it would increase over time.

OTHER ITEMS OF COMMON INTEREST AND FUTURE AGENDA ITEMS

- Geneva Road - Mr. Clark mentioned that Orem was applying for a grant to do a vision study for the corridor between 1200 North and 400 South. He asked if Vineyard would be willing to partner in the application preparation. He said this would create a vision of what the industrial area could become. Mayor Farnworth asked if the widening of Geneva Road would mostly be going west. Mr. Overson replied that it should go west. Mr. Davidson felt that there was value in cooperatively planning the corridor to make sure the uses on the east and west sides were compatible. He said that on the east side between Geneva and 1-15, they would like to re-plan the area. He felt that they could turn Geneva Road into an impactful corridor. Mayor Brunst stated that with seven (7) lanes it would be very different than it currently is.

- Boundary of 25 feet on Geneva Road – Mayor Farnworth stated that they could not do anything with it other than a trail. He said that they needed to wait until they decided what they could do with it or if UDOT wanted to purchase the easement. Mr. Davidson saw it as a great opportunity to include it in the overall vision discussion. Mr. Overson explained that they would be adding two (2) lanes plus a sidewalk when they widen Geneva Road. He said that Vineyard also requires an eight (8) foot park strip. Mr. Davidson agreed on having consistent design standards. Orem also wanted to be respectful of the businesses that were already there and hope to engage them in the visioning process. Mayor Farnworth mentioned the nitrogen plant and felt that it was not moving any time soon. Mayor Brunst asked if Vineyard would want to buy them out. Mr. Clark stated that it was deterring development on both sides. Mayor Farnworth felt it was also a safety issue. Mayor Brunst explained that Wasatch who had purchased property on the Orem side had

intended to develop light industrial or high tech in that area. Mr. Clark mentioned that they had lost prospective tenants because of the plant. Mr. Davidson explained concern something might go wrong with the plan.

- Water and Sewer – Mayor Brunst asked if Vineyard had enough water. Mayor Farnworth mentioned that there were options other than using Orem water such as Central Utah Water Conservancy District (CUWCD). Mr. Davidson explained that their master plan suggested that the water Orem had needed to be allocated to Orem. He added that they needed to acquire additional water resources. He mentioned the storage study

- Trail connectivity – Orem shared some of the vision and wanted to continue the trail along their section of the shoreline and make it a better amenity for everyone.

- Storage tanks for water – Mayor Brunst asked if Vineyard was looking at storage tanks for water. Mayor Farnworth replied that was why they were doing a storage study. Mayor Brunst asked how the water was divided up. Mayor Farnworth explained that anything from 400 North going south was Orem water and anything from 400 North going north was CUWCD. Mr. Overson stated that there were two meters connected to each system. He said that there was a future connection at 400 South with the Orem system. He said that one benefit of the storage study was that they were able to model all three (3) systems together to help understand where the water was going and the best use of the systems.

- Lighting - Mr. Davidson mentioned that Orem was installing LED lights. Mr. Overson mentioned that Vineyard was also installing LED lights in the streetlights.

- School Crossings – Mr. Davidson said that when school starts in the fall there would be a discussion as to the need for additional crosswalks, etc. He anticipated that there would also be requests for additional crosswalks and crossing guards as the development continues.

- Rebate to Vineyard residents for fitness center passes/library cards – Mr. Bybee asked Vineyard to coordinate with the city to educate the citizens. Mayor Farnworth felt that it was a valuable service. He added that there was a certain amount in the budget to reimburse the residents. He asked whether the pass worked for only the Orem library card or if they could they go to Provo Library as well. Mr. McHargue explained the reimbursement policy. They thought that the library card could be used at the Orem and Provo Libraries, but not the fitness pass.

- Altogether Playground – Councilmember Lauret explained the new playground that would accommodate children/people with different types of abilities. She invited Vineyard residents to volunteer and participate in building it.

- Mayor Farnworth mentioned the open house for the Waters Edge development on Saturday June 26, 2016 from 11AM to 3PM.

- Storm Water – Mr. Overson mentioned that there were a couple of subdivisions in Orem that were discharging storm water in to Vineyard. He said that in the Eastlake subdivision, the original plan had a detention basin and then the lot was sold and 100 percent of the storm water was going into the property to the north. He added that under Geneva Road there was irrigation and storm drain water going onto the Geneva site that would need to be taken care of. Mr. Davidson felt it was a technical issue and he would talk to his staff. Mr. Overson was not sure if there needed to be an agreement between Councils. Mr. Davidson would schedule a meeting with staff and update the councils at the next meeting.

SET DATE AND TIME FOR NEXT MEETING

Mr. McHargue mentioned that the meetings were scheduled to be held quarterly with the next one in Orem. He said that he would work with Mr. Davidson's office to schedule the next meeting.

ADJOURNMENT

Mayor Farnworth adjourned the meeting at 1:11PM.

MINUTES APPROVED ON: July 13, 2016

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