

**MINUTES OF A WORK AND REGULAR SESSION
OF THE VINEYARD CITY COUNCIL MEETING
240 East Gammon Road, Vineyard, Utah
January 24, 2018 at 6:00 PM**

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd

Absent

Councilmember Nate Riley

Staff Present: City Manager/Finance Director Jacob McHargue, City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Water/Parks Manager Sullivan Love, Building Official George Reid, City Recorder Pamela Spencer, Planning Commission Chair Cristy Welsh

Others Present: Resident Mike Lee living in The Shores subdivision, James Gilbert with Gilbert and Stewart, and Laura Lewis with Lewis, Young, Robertson and Burningham, Bronson Tatton with Flagship Homes/Waters Edge

6:01 PM WORK SESSION

Mayor Fullmer called the meeting to order at 6:01 PM. Councilmember Flake gave the invocation.

OPEN SESSION – Citizens' Comments

Resident Mike Lee living in The Shores subdivision presented the council with a map of the detention pond and trail in his subdivision. He asked if the city could move the trail, that was to be currently located next to his home, to the north part of the pond. Mayor Fullmer stated that staff would look into his request.

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Earnest reported that he attended a business meeting of the Utah Valley Chamber of Commerce. He felt that they were doing a great job of trying to merge business and local politics. He explained that they had three objectives, to make sure that: Education alignment was within the needs of industry, transportation infrastructure was a priority, and taxes supported education. He mentioned that Senator Bramble lead out on a number of these topics. He felt that the meeting was intended to be a positive link between business and local government and to ensure good communication.

Councilmember Judd mentioned that he had sent out an invitation to members of the council and some city staff about an economic breakfast hosted by his employer. He said that the presenter would be Natalie Gochmour with the David Eccles School of Business, Kem C. Gardner Policy Institute and also the Chief Economist for the Salt Lake Chamber of Commerce. He stated that they would need to RSVP if they wished to attend. He reported that he attended a meeting about economic development with Brandon Fugal. He said that Mr. Fugal talked about the Point of the Mountain, the prison site redevelopment, and Vineyard office and retail growth.

Councilmember Flake reported that 300 of 1200 bills were introduced to the legislature to be acted upon. He mentioned that the House had passed a bill about fireworks. He said that HB 15 was in committee and dealt with some of the fee charging responsibilities. He suggested that everyone let their legislators know how they felt about the bills. He explained that all bills were public and available on the legislature's website.

Mayor Fullmer reported that on the Saturdays during the legislative session there would be opportunities to discuss issues in Vineyard with legislators. She invited everyone to attend the State of the City address on January 27 at 11:00 AM. Mayor Fullmer explained that the next regular council meeting was scheduled to be held on February 14 and asked council if they wished to hold the meeting as scheduled or cancel it. Council agreed to cancel the meeting. She reported that she would still be meeting with the state legislators and entities around the valley about issues and projects in Vineyard.

STAFF AND APPOINTMENT REPORTS

Youth Council Advisor – Jim Welsh – Mr. Welsh introduced himself. He mentioned that he was a two-time resident of Vineyard and had grown up in Utah. He explained that he had been part of the Provo City Youth Council and that his wife was the current chair of the Vineyard Planning Commission. He reported that he had attended the Local Officials Day at the Legislature along with 11 Youth Council members. He explained the itinerary that the youth attended: A morning Committee Session which addressed sexual harassment and bullying in schools. They then went to the Salt Palace where they meet with local leaders, Senator Henderson and Governor Herbert. They attended a discussion meeting lead by Jennifer Napier-Pearce with the Salt Lake Tribune. He mentioned that there were currently 17 youth signed up for the Youth Council. He added that one of Vineyard's Youth Council members won tickets to the Hamilton Musical.

City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that he attended his first North Pointe Board meeting where he was appointed to be on their Finance Committee. He reported that the City Council held their annual retreat where they talked about goals for the coming year, The Redevelopment Agency, etc. He reported that he met with the Utah League of Cities and Towns, at the Local Officials Day at the Legislature, where they discussed moderate to low income housing. Mr. McHargue reported that staff had been given instructions by the council to contact the property owner to the north of the detention pond in The Shores subdivision, which was Perry Homes. He mentioned that the lot to the north was originally designated as a clubhouse. He said that Vineyard had an easement on the south side of that lot, which was north of the detention pond. He said that staff had asked Perry Homes to participate in the construction of the detention pond in the amount of \$27,000. Perry Homes told staff that the

city was welcome to use the property for construction staging but they were not willing to participate. Mr. McHargue stated that the council had three options:

- Option A – Move forward with the way it was bid, at a cost of \$125,000.
- Option B – Don't fill in the pond on the north end. It would include increased landscaping costs but less fill costs and the landowner on the north would have a gap and they would never be able to fence their yard. This would save the city just over \$10,000. He mentioned that staff brought this up with Perry Homes. Councilmember Judd asked if this would affect Mr. Lee. Mr. Church replied that it was an easement for detention only.
- Option 3 – Do the engineering work and slope the pond to only one spot.

There was further discussion about the options. Councilmember Flake suggested that they go with the second option. Mr. Lee asked if they could move the pond further north. Mr. Love explained that there were pipes that already existed and they needed the corridor to do maintenance. Council agreed on Option B.

Public Works Director/Engineer – Don Overson – Mr. Overson was excused.

City Attorney – David Church – Mr. Church had no new items to report.

Utah County Sheriff's Department – Sergeant Holden Rockwell – Sergeant Rockwell presented the Sheriff's department's report for the 4th quarter of 2017. Highlights were:

Year 2017	Total Calls	Officer Generated Calls	Public Generated Calls	Incidents	Arrests	Traffic Stops	Violations	Citations
3 rd Qtr.	1280	637	643	322	41	452	169	106
4 th Qtr.	1342	737	605	276	27	428	187	113

Response time 3rd Qtr.

Priority 1-2 2:53 response time
 Priority 1-2 528 number of calls

Response time 4th Qtr.

Priority 1-2 2:22 response time
 Priority 1-2 574 number of calls

Nature of Incidents 3rd Qtr.

Burglary/Theft 21
 Assault/Domestic Violence 26
 Drugs/Alcohol 18

Nature of Incidents 4th Qtr.

Burglary/Theft 32
 Assault/DV 25
 Drugs/Alcohol 13

Sergeant Rockwell presented an interactive map showing locations for the different types of calls.

Sergeant Rockwell presented the 2017 Annual Report. Highlight were:

Year	Total Calls	Incidents	Arrests	Traffic Stops	Violations	Citations
2016	3271	811	93	504	500	316
2017	4882	1245	164	1284	717	439

Response times 2016

Priority 1-2 5:56 response time
 Priority 1-2 946 number of calls

Response times 2017

Priority 1-2 3:39 response time
 Priority 1-2 1802 number of calls

Nature of Incidents 2017

Burglary/Theft	104
Assault/Domestic Violence	84
Drugs/Alcohol	65

Councilmember Judd thanked the Sheriff's Department for the drop in their response times. Councilmember Earnest explained that a 2:22 response time was fast, beating the fire department's time.

Community Development– Director Morgan Brim and Planning Commission Chair Cristy Welsh
Mr. Brim reported that a UVU Design Workshop Class would be working on a design for the future promenade and connection to the lake. He stated that they would be providing a wall-size map that would show the promenade with detailed drawings of how it could go together. He added that they would also be including a design for what an at-grade crossing would look like if the promenade were to extend further east. He said that the class would be looking at the lake frontage and incorporating design standards for pocket parks, etc. He mentioned that the class should be ready to present their designs in April. Mr. Brim reported that the city had three interns. The newest intern would be working on a Heritage Plan. She would be looking at possible locations for displays throughout the city and a possible walking tour. Mr. Brim reported that the city would be hosting their first General Plan open house on March 8 at Franklin Discovery Academy.

Chair Welsh reported that Planning Commission had a site visit at the Edgewater development where they were wanting switch out approved amenities for a dog park. She explained that some of the residents did not want the park that close to their properties. The commission suggested that the developer add landscaping to screen the area and include lighting as well. She reported that the commission would be revisiting the drive-thru code because they needed a balance between form and function.

City Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

Building Official – George Reid – Mr. Reid reported that the Board of Appeals met to discuss an appeal submitted by the Vine Apartment Complex in regards to an unvented attic assembly. The board concluded that the unvented attic assembly as originally designed was acceptable given Utah's dry climate.

Water/Parks Manager Sullivan Love – Mr. Love had no new items to report.

DISCUSSION ITEMS – No items were submitted.

6:42 PM REGULAR SESSION

MAYOR'S APPOINTMENTS

7.1 DISCUSSION AND ACTION – Vineyard Youth Council Advisor

Mayor Fullmer will present her recommendation for the appointment of the Vineyard Youth Council Advisor. The mayor and City Council will take appropriate action.

Mayor Fullmer explained that Mr. Welsh had run a youth program in the past. She said that he had already recruited 17 members to participate on Vineyard's Youth Council. Mayor Fullmer mentioned the events and other activities that he was getting the youth involved in. Council agreed to Mayor Fullmer's appointment of Jim Welsh as the Vineyard Youth Council Advisor.

CONSENT ITEMS

- a) Approval of the January 10, 2018 City Council Meeting Minutes
- b) Final approval of Waters Edge – The Springs Plat C
- c) Final approval of Waters Edge – Westbrook Plat D
- d) Final amended approval of Waters Edge – The Lochs Plat C
- e) Approval of Purchases for sidewalk repair and ADA compliance

Mayor Fullmer stated that the Community Development Director had asked for further discussion on item b. She called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO REMOVE ITEM B FROM THE CONSENT ITEMS FOR FURTHER DISCUSSION AND TO APPROVE ITEMS A, C, D, AND E. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

b) DISCUSSION – Final approval of Waters Edge – The Springs Plat C

Mr. Brim explained that this met the preliminary plat approval. He stated that they needed to add a condition. He said that there was land deeded to the city, however, they only wanted a portion of it for a trail. They did not want the open space by the houses. He said that staff was asking council to approve the plat with the condition that prior to recording, staff work out which piece of land needed to be kept by the city for a trail and which portion needed to be deeded back to the developer. He stated that they needed to have clear delineation of parcel ownership. Mayor Fullmer asked where the land was located and what portion would be the city's. Mr. Brim explained that the city would own the right-of-way for the trail and the detention pond with the remainder going back to the developer. He added that the city did not want to own the common area. Bronson Tatton with Flagship Homes/Waters Edge explained that there was already HOA landscaping that they could extend into the land deeded back to them.

Mayor Fullmer called for further questions. Hearing none, she called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE PROPOSED FINAL PLAT FOR THE SPRINGS AT WATERS EDGE PLAT C WITH THE PROPOSED CONDITIONS INCLUDED IN THE STAFF REPORT ADDING CONDITION NO. 4. THE CITY AND THE DEVELOPER WILL COORDINATE OWNERSHIP OF THE OPEN SPACE IDENTIFIED AS PARCEL A ON THIS PROPOSED THE SPRINGS AT WATERS EDGE PLAT "C" AND PARCEL A OF THE SPRINGS AT WATERS EDGE PLAT "B" AND WILL PROVIDE REQUIRED TRAIL AND DETENTION DEDICATION TO THE CITY. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – Fiscal Year 2016-2017 Audit Report

Auditors Gilbert and Stewart Certified Public Accountants will present the annual financial audit report for fiscal year 2016-2017 for consideration and possible approval by the Council.

Mayor Fullmer turned the time over to James Gilbert with Stewart and Gilbert.

Mr. Gilbert reviewed the Annual Financial Report. Highlights were:

- Pages 1 & 2 – Independent Auditor’s Report – Mr. Gilbert stated that the city received an “unmodified opinion” which was the highest they could receive.
- Page 5-11 Management Discussion and Analysis section – A brief synopsis of what happened during the year
- Pages 15, 16, and 17 Statement of Net Position and Statement of Activities – Mr. Gilbert explained that these were the Balance Sheet and Income Statements for the city. It was an attempt to put the city on a full-accrual basis just a like for-profit entity.
- Pages 18 & 19 – Balance Sheet – Governmental Funds - Modified accrual basis. Budgetary basis used for revenues and expenditures. Mr. Gilbert explained the different Fund Balances and any changes.
- Pages 20 & 21 Reconciliations of Balance Sheets of Government Funds to the Statement of Net Position
- Pages 22 & 23 Statement of Net Position – Proprietary Fund - Revenues and Expenditure of the enterprise funds. There was a discussion about appreciations.
- Pages 24 & 25 Cash Flow Statements for the Enterprise Funds
- Pages 26 – 44 Footnotes to the Financial Statements
 - 35 – 36 Capital Assets
 - 37 Detailed Bond Schedule
- Pages 47-51 Note to Required Supplementary Information Schedules
 - Pages 50-51 Schedules of the Proportionate Share of the Net Pension Liability
- Page 55 Government Auditing Standards and State Compliance Audit Guide – There were no findings to report.
- Governance letter to determine if there were any difficulties during the audit

Mr. Gilbert mentioned that the staff was helpful in getting them the information they needed to complete the audit and make the decision.

Councilmember Judd observed that the report went back and forth from Town of Vineyard and Vineyard City. Ms. Spencer replied that the original certificate stated that they were a “town known as Vineyard” and have since received a certificate declaring the town a city.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ACCEPT THE FINDINGS OF THE AUDIT AS SO STATED. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

CLOSED SESSION – No closed session was held.

ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:01 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting will be February 28, 2018.

MINUTES APPROVED ON: February 28, 2018

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER