

MINUTES OF THE WORK AND REGULAR SESSION
OF THE VINEYARD CITY COUNCIL MEETING
240 East Gammon Road, Vineyard, Utah
May 9, 2018 at 5:06 PM

Present

Mayor Julie Fullmer
Councilmember Earnest
Councilmember Tyce Flake
Councilmember Chris Judd

Absent

Councilmember Nate Riley

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, Wastewater Manager Eric Christensen, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Treasurer Mariah Hill, Finance Intern Karuva Kaseke

Others Present: Resident and Planning Commissioner Bryce Brady; Residents Jack Holdaway, Clint Harris, and Karen McWhorter

5:06 PM **WORK SESSION**

BUDGET DISCUSSION

The mayor, City Council, and staff will discuss the proposed Tentative Fiscal Year 2018-2019 General and RDA budgets.

Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue explained the budget process and timeline. He said he should have the certified tax rate by the first part of June and the updated population numbers by the third week in May.

Mr. McHargue explained the revenue projections. The sales tax was half from the state population and half from city population. Half came directly from sales in the city and the other half was from the state pool based on population. He said that for property tax estimates, staff took an average value of residential and commercial buildings. Budgeting \$2 million in property tax revenue for 2019.

Mr. McHargue said that for fee revenues there was no way to determine how many building permits would come in during the 2019 fiscal year. Councilmember Judd asked if there were some bills passed about impact fees. Mr. Reid replied that any revenue from building permits had to go to building permit expenses. Councilmember Judd asked where any excess money would go. Mr. McHargue explained that building expenses could include the building department's portion of administration funds and contract labor.

Mr. McHargue reviewed the budget. Highlights of the presentation were:

General Fund Overview – \$5,537,200 which is an increase of 6% from last year.

General Fund Revenue

- Property Taxes 36%
- Total Licenses and Permits 18%
- Total Mixed Revenue 21%
- Sales Tax 14%
- Franchise Tax 8%
- Total Intergovernmental Revenue 5%

Councilmember Judd asked what percentages the city wanted to see. Mr. McHargue replied that they would want to see more sales tax. He explained that the property tax number would go down as the RDA was built out.

Tax Revenues

- Property Tax \$2,000,000
- Sales Tax \$784,400
- Franchise Tax \$311,800

There was a discussion about franchise taxes. Staff would be researching franchise tax revenues.

Permit & Fee Revenues

- Building Permits \$1,000,000
- Development Fees \$450,000
- Sanitation Fees \$243,000 (increased)
- Inspection Fees \$150,000

General Fund Expenses

FY2018 General Fund Expenses

- Public Safety 31%
- Building 16%
- Administration 15%
- Transfers 11%
- Public Works 10%
- Parks 9%
- Sanitation 4%
- Contracted Services 3%
- Buildings & Grounds 2%

FY2019 General Fund Expenses

- Public Safety \$1,728,600 (31% of the budget)
- Public Works \$547,700
- Sanitation \$226,900
- Parks \$487,500
- Transfers \$599,300

Mr. McHargue explained that there would be two transfers, one to capital projects and one to utilities.

Administration

- Budget \$840,900
 - Decreased Overall \$7,000
- Wages & Benefits \$50,000
 - (FT) Planning Tech/Code Enforcement Coordinator (possible effective start date July 1)

Contracted Services

- Budget \$149,800
 - Decreased Overall \$50,000
- Engineering Contract – Decreased \$75,000
- Planner Contract – Increased \$25,000 (includes General Plan consulting fees)

There was a discussion about the General Plan fees.

Buildings and Grounds

- Budget \$96,000
 - Increased Overall \$9,000
- Maintenance \$19,000
- 2 Trucks \$45,000

The big change for the year was an increase in the fuel charge for the additional vehicles and Public Works equipment they would be purchasing.

Building

- Budget \$860,500
 - Increased Overall \$12,100
- Wages & Benefits \$53,000
 - (FT) Inspector in Training

There was a consistent need for basic inspections that were currently being handled through contract labor. It would be much cheaper for the city to hire an inspector in training to handle the easier inspections.

Public Safety

- Budget \$1,728,600
 - Increased Overall \$516,400
- Law Enforcement \$850,100
 - Deputy - 07/01/2018
 - Deputy - 01/01/2019
- Fire \$846,500
 - 1428 additional ERU's
 - Discounted rate this year

Mr. McHargue explained that the city had a one-time discount from the Orem Fire Department.

Public Works

- Budget \$547,700
 - Increased Overall \$101,500
- Wages & Benefits \$34,000
 - (FT) Water Operator split with Public Works, Water, & Parks Dept.
 - (PT) Parks Laborer
- Contract Services \$31,000 (increased costs for snow removal and mosquito abatement)

Public Works Equipment

- Vac Truck \$410,000
 - Split cost between Public Works, Sewer, & Storm Water
- Street Sweeper \$255,000
 - Split cost between Sewer & Storm Water
- Lease Payment \$150,000

There was a discussion about leasing the equipment.

Sanitation (Assumes a 15% growth rate from the last 12 months)

- Revenues \$243,000
- Expenses \$226,900

Mr. McHargue mentioned that recycling services could possibly go up an additional \$5,000 a year. There was a discussion about recycling and costs. Council felt that Republic Services should honor their contract.

Parks

- Budget \$487,500
 - Increased Overall \$201,600
- Wages & Benefits \$60,000
 - (PT) Seasonal Laborer
 - (3/4) Recreation Coordinator & Seasonal Soccer Referees
 - (FT) Water Operator split with Public Works, Water, & Parks Dept.
- Department Supplies \$15,000
- Recreation Supplies \$18,000
- Maintenance \$123,000
- Youth Council \$9,500

Transfers

- Subsidy Transfer to Enterprise Fund \$166,500
- Transfer to Capital Projects Fund \$107,800
- Transfer of B & C Road Funds to the Transportation Fund

Water Fund (17% growth)

- Water Revenues \$2,676,400 (includes the water tank)
 - Proposed fee change to a Tiered Rate System
- Water Expenses \$2,842,900
- Projected Subsidy \$166,500

Water Fund Tiered Rate

- Current Fee Schedule
 - Water Usage Rate \$1.35 per 1,000 gallons
 - Proposed Fee Schedule (State Code 73-10-32.5)
 - Tier 1 Residential \$1.50 per 1,000 gallons from 0-30,000
 - Tier 2 Residential \$3.00 per 1,000 gallons 30,001+
 - Tier 1 Commercial \$1.50 per 1,000 gallons from 0-30,000
 - Tier 2 Commercial \$1.75 per 1,000 gallons from 30,001-100,000
 - Tier 3 Commercial \$3.00 per 1,000 gallons 100,001+

Mr. McHargue explained how they came up with the tier system. Treasurer Mariah Hill explained that they had done an analysis using other cities' water usage. There was a discussion about water rates.

- Water Tank \$1,500,000 (Funded from RDA & Impact Fees)
- Wages & Benefits \$46,100
 - (FT) Water Operator split with General Fund
- Equipment \$46,100
- Orem Water \$31,000

Councilmember Judd suggested that the city create a conservancy group to help define what conservancy was. There was a discussion about water usage.

Sewer Fund (estimated 29% growth from last 12 months)

- Sewer Revenues \$654,600
 - Proposed fee change from \$3.00 to \$3.25 per 1,000 gallons
- Sewer Expenses \$596,600
 - Salaries & Benefits \$23,200
 - Equipment \$45,000

There was a discussion about leasing a Vac truck.

Storm Water Fund (estimates 25% growth from last 12 months)

- Storm Water Revenues \$140,000
 - Proposed fee change
 - Monthly Storm Water Fee \$4.00 to \$5.00 per ERU
 - Land Disturbance Permit Fee \$0 to \$510 (5-acre Commercial)
- Storm Water Expenses \$131,900
- Equipment \$25,500

Transportation Fund

- Transportation Revenues \$361,900
 - B&C from General Fund \$325,000
- Transportation Expenses \$352,000
 - Mill Road Project \$270,000
 - HA5 Surface Treatment \$75,000

Mayor Fullmer asked about painting the curbs red on Mill Road. She asked if it would help the budget to have volunteers. Mr. Overson stated that it would be a greater cost for supplies, labor, and upkeep if they painted the curbs red. The signs would be cheaper. Mayor Fullmer asked if the signs were not working and they wanted to paint the curbs red would the current budget cover the paint for this specific project. Mr. Overson replied that he did not have a cost estimate. He explained that the city had tried this before where they had volunteers to paint the curb red and then had to clean up the mess they left. He preferred that it be a trained person. He added that they also needed to control when the painting was done. Mayor Fullmer asked staff to look into the what the cost would be.

Capital Projects

- Trail Projects \$60,000
- Road Striping \$92,000
- Extension of Quivira Street \$360,000
- Wetland Delineation \$50,000
- 2000 North Improvements \$183,000 (road shared with Lindon)
- Contribution from General Fund \$108,000
- Appropriation from Fund Balance \$637,000

The City Council took a short break at 6:04 PM.

6:06 PM REGULAR SESSION

Mayor Fullmer called the regular session to order at 6:06 PM. Councilmember Flake gave the invocation.

OPEN SESSION – Citizens’ Comments

Mayor Fullmer called for citizens’ comments.

Resident Jack Holdaway living on Holdaway Road gave a brief background on the development of his property. He was requesting reimbursement for road base that had been installed for a required trail. He then found out that the trail had not been approved by the council. He also asked the council to have the property put back to its original condition. He added that he had been charged to move a fire hydrant that the city had installed.

Mr. Brim explained that the Planning Commission and Parks and Trails Committee had put together a map which included this trail. He said that the approval was being held off until the General Plan had been updated. He noted that it was a planned trail. He said that he spoke with City Attorney David Church who said that because the trail was a regional use they could not tie it to a small project like Mr. Holdaway’s. He added that the property for the trail had already been reserved and did not recommend landscaping but to keep the road base down. Mayor Fullmer told Mr. Holdaway that staff would research it and get him an answer by the next council meeting.

Mr. Holdaway stated that when he sells the lots he would include the 10-foot easement to be landscaped accordingly. He noted that the Vineyard Park Place development had not paid for their trail.

Resident Clint Harris living in The Shores subdivision provided council with a copy of Utah Administrative Code: Rule R317-3. He stated that the residents who were affected by the sewage backup on April 9 wondered how it happened and what measures were being taken to keep it from happening again.

Mayor Fullmer stated that she was sorry to hear the residents had been affected by the problem. She said that they should continue to reach out to staff and they would help them resolve any issues. She clarified that the system capacity was where it needed to be. She said that there was a lot of research done by the Sheriff’s Office and staff to find out the cause of the power being shut off. The city was waiting to have a Supervisory Control and Data Acquisition (SCADA) system installed when the backup happened. The system had since been installed. Mr. Overson explained that Wastewater Manager Eric Christensen had the program set up on his computer to get regular reports. He said that there were alarms on the system that would notify them immediately, well before the sewer backed up into homes. All of the lift stations and irrigation systems would have the same control system.

Councilmember Judd asked how staff would be notified after hours. Mr. Christensen replied that the system would call his cell phone. Councilmember Judd asked if there was a secondary backup. Mr. Christensen replied that there were three backups.

Mayor Fullmer mentioned that staff had changed the locks, added additional locks inside the unit and changed the access. Mr. McHargue explained that it was not a power outage, the power to the panel had been physically shut off and they did not know who had done it. He further explained that the power would have to be shut off for at least eight hours for the system to back up into homes. He said that this was the only lift station that did not have the SCADA system in place at the time of the backup. He noted that staff had spoken with most of the homeowners. He reiterated that the city was sorry that this happened and that they now had systems in place to ensure that this did not happen again. He felt that the city had responded as best as they could. Mayor Fullmer stated that the city would keep up that responsiveness. She felt that the companies they had been working with, Utah Trust and Restoration Masters, had taken care of

their questions and concerns. She asked the residents to please continue to reach out to the city if they had any further questions.

Mr. Harris said that beyond the telemetry (SCADA) what the guidelines covered was a backup pump and a reservoir. Mr. Overson replied that there was a backup generator and a wet well. He stated that there were two pumps that jockeyed on and off. He explained how the pumps worked. He added that there was an option to install a 3rd pump in a couple of years to handle the incoming flow. He noted that the system was set up to state requirements. He felt comfortable with the pump station.

Mayor Fullmer suggested that it would be beneficial to put a post on social media.

Resident Karen McWhorter living in The Shores subdivision commented that Travelers Insurance had not been easy to work with. Mr. Harris explained what the residents had been going through with the insurance company. Councilmember Judd stated that they would pass the information along to the insurance company. Mr. McHargue and Mayor Fullmer both mentioned that they had reached out to the insurance company.

Resident Bryce Brady living in The Elms subdivision said that he had heard that there had been some contention with residents living in the homes that back up to the Clegg farm. He explained that someone had been driving and/or dumping on the Clegg farm. He said that the farmer who was leasing the farm was going to install a barbed wire fence and the neighbors who had children were concerned with the use of barbed wire. There was a discussion about fencing requirements. Mr. Brim stated that he would check with the code on agricultural fencing.

Mayor Fullmer called for further comments. Hearing none, she closed the public session.

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Judd reported on the Utah Leagues of Cities and Town's Mid-year conference held in St. George. He felt that it had been beneficial to speak with other elected officials and staff representatives from other cities and towns in Utah. He said the other cities and towns were also experiencing high growth, and a need for public safety. He said that he received a lot of good feedback on how Vineyard was doing as a whole. He noted that cities were starting to recognize who Vineyard was and where we planned to go. He added that there were great breakout sessions.

Councilmember Earnest reported that at the Utah Valley Special Service District Board meeting they solidified the members on the board and approved the budget.

Councilmember Flake reported that he had attended a meeting with Mr. Brim and Steve Anderson from Utah Valley University (UVU). He said that Vineyard explained the need for UVU to be more open with the city and as the city made plans that affected UVU, they would need to know what their needs were. He added that they would be holding monthly meetings with UVU. Mayor Fullmer mentioned that she had spoken with President Tuminez, the new UVU president, and she was willing to work with Vineyard and create a strong relationship. Mr. Brim noted that Mr. Anderson had stated that the Marriot Corporation wanted to build a hotel on the UVU campus. He said that Mr. Anderson had suggested to the Marriot Corporation that the hotel be built in Vineyard.

STAFF AND COMMISSION REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue stated that the quarterly report was in the Dropbox and asked if the council had any questions on it. He stated that on the revenue side they were in line with where they wanted to be. All of the enterprise funds were doing well and should be self-sufficient this year. He said that they were below spending in every category for expenditures. He explained that in previous years they had to put a buffer item in the budget. He also pointed out that with the land purchase they should not have to do a budget adjustment in June. He reported that he met with the new representative from Rocky Mountain Power, Michael Lang. He said that as he understood it the projects they were waiting for Rocky Mountain Power to finish were the lights on Loop Road, 400 North, and Mill Road. The lights were now on and operating. He reported that he had attended the ULCT and the City Manager's conferences in St. George. He said that he would be participating on a panel to interview and hire the new city manager for Heber. He reminded everyone that Heritage Days would be held this Saturday at Gammon Park. He reported that he had met with Flagship Homes about the 18-acre park.

Public Works Director/Engineer – Don Overson – Mr. Overson reported that Union Pacific had approved the 30 percent design for the Center Street Overpass. He mentioned that JUB would be moving forward with completing the final design. He said that they would like to put the project out to bid in July and have construction starting in September. He reported that he had spoken with Utah Transit Authority (UTA) about expanding their track and they were okay with the drawings.

Mr. Overson reported that there was a business owner who wanted to rent the Gammon Park field for 2 hours every day for a week to hold a karate type class. He noted that this would be held two different times in the summer. Mr. Overson stated that the city had never rented the park and was seeking direction from the City Council. Mayor Fullmer mentioned that there was a resident who runs a baseball team that wanted to add dirt to the dugout and field. Mr. Overson explained what needed to be done to make it a proper baseball field. He said they would need to look at the cost and the benefit. Councilmember Judd felt that they needed to understand what would be done on the 11-acre parcel. Mr. Overson said that he would have to put some numbers together to see what it would cost to build a decent baseball diamond. Councilmember Earnest felt that making it a practice field vs a game could be different as well. He said that there was a lot of interest in a baseball practice field. Mr. Overson explained that they could not use regular sand for a baseball diamond. There was further discussion about changing the use to a baseball field. Councilmember Judd asked how much it would be used for baseball. He said that there had been past discussions about the 18-acre park and it was determined that the most use would be grass fields. They would have to make a conscious decision if they chose to make it a baseball park and to keep it a baseball park. He wanted to know how much they felt it would be used. Mayor Fullmer stated that previous councils felt that residents could use Orem's Lakeside Sports Park for baseball. There was further discussion about baseball fields. Councilmember Earnest felt that as the city made plans for other parks they should include a baseball field.

Councilmember Flake asked if they could change the rental form to include the park. Mr. Overson asked for council's recommendation. The discussion continued. Consensus was that park use should be first come, first served.

City Attorney – David Church – Mr. Church was excused.

Utah County Sheriff's Department – Sergeant Holden Rockwell – Sergeant Rockwell had no new items to report. Councilmember Judd mentioned that there were traffic concerns with a portion of Lake View Drive in the Sleepy Ridge subdivision. Sergeant Rockwell stated that he would include additional patrols in that area. Mayor Fullmer asked if staff still anticipated painting that section of road.

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Chair Welsh was not present at this meeting. Planning Commissioner Bryce Brady reported on a discussion that they had at the last Planning Commission meeting regarding building heights and driveway slopes in the Waters Edge development. He said that they wanted to switch the requirements to the entire city. He reported that UVU students had given a presentation on the promenade project they had done for the city. Mayor Fullmer explained that instead of the path grading out, it would bottle neck near the retail area and then bubble out further down to make the space more usable. Mr. Brim further explained UVU's concept. Mayor Fullmer said that it would still allow people to see the views and make the retail area more walkable.

Mr. Brim reported that he had a response to the Request for Proposal (RFP) for the General Plan consultant. He said that in two weeks they would hold a General Plan interview panel. Mr. Brim mentioned that one discussion he had with Mr. Anderson from UVU was to expand the promenade and continue it through the UVU property. Mr. Brim reported that he had met with Cottonwood Partners on their site plan process. He mentioned that Chubby's Café was hoping to be open by November. Mr. Brim reported that he and the mayor had met with Russ Fotheringham, EDCUtah's Economic Development Manager for Utah County. He said that Mr. Fotheringham shared that there would be a large announcement in Eagle Mountain that would affect Utah County positively. Mr. Brim reported that they had been working on updating the sign code and making it easier to read, along with updating the home occupation code.

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

Building Official – George Reid – Mr. Reid gave a brief update on the Public Safety Building basement finish. He explained that they had had a setback because the countertop that had been installed was not up to Vineyard standards. The other setback was getting subcontractors back to work on the basement.

Water/Parks Manager Sullivan Love – Mr. Love reported that the Timpanogos Special Service District (TSSD) Board was in the process of extending an offer to someone to fill the vacant General Manager's position.

CONSENT ITEMS

- a) Approval of the April 11, 2018 City Council Meeting Minutes
- b) Approval of the Holdaway Cove Final Plat
- c) Approval of the Utah County 2018 Municipal Recreation Grant Application
- d) Approval of Purchases for upgraded recording equipment
- e) Approval of Purchases for street sweeping services

Mayor Fullmer asked for questions on the consent items. Hearing none, she called for a motion to approve the consent items.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS AS LISTED. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

MAYOR'S APPOINTMENTS

7.1 City Councilmember Appointments to Boards and Commissions

Mayor Fullmer explained that there were four things that the council wanted to focus on for the city.

- Working with state and local entities that surround the city and the State legislators
- Working on events, branding, and letting people know who Vineyard is
- Focusing on safety in the city
- Driving economic development

Mayor Fullmer appointed councilmembers to focus on these main topics:

- Councilmember Flake – State and local entities, such as the Legislature, Utah Lake Commission, and other boards in this area
- Councilmember Judd – Economic development boards
- Councilmember Earnest – Dispatch, Orem Community Hospital, Neighborhood Watch, Code Enforcement, etc.
- Councilmember Riley – Branding and city events

7.2 Setting of the mayor pro tempore schedule –

Mayor Fullmer stated that she will be handing out the quarterly mayor pro tempore schedule for the rest of the year.

7.3 Youth Council Executive Members.....7 Vacancies

Mayor Fullmer with the consent of the council appointed the following individuals to the Vineyard Youth Council Executive Committee:

- Youth Council Mayor – Michael Aldous
- Youth Council Recorder – Christopher Aldous
- Youth Council City Manager – William Welsh
- Youth Council Service Committee Chair – Rachel Golightly
- Youth Council Election Committee Chair – Kyler Wood
- Youth Council Beautification Committee Chair – Cale Lamb
- Youth Council Activity Committee Chair – Zoe Lee

BUSINESS ITEMS

8.1 DISCUSSION AND ACTION – City Council Meeting Schedule ORDINANCE 2018-04

Mayor Fullmer will present a change to the council meetings. The mayor and City Council may act to approve (or deny) this request by ordinance.

Mayor Fullmer explained that because the format of the agenda for City Council meetings had changed they needed to change the wording in the code. She said that this would make it so that the regular session would start promptly at 6:00 PM.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2018-04. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

8.2 DISCUSSION AND ACTION – Utah Valley Dispatch Special Service District Board Appointment (Resolution 2018-04)

Mayor Fullmer will present a recommendation for a member of the City Council and staff to sit on the Utah Valley Dispatch Special Service District. The mayor and City Council may act to approve (or deny) this request by resolution.

Mayor Fullmer explained that the UVDSSD Board was a collaboration between police, fire, and cities on how to keep the cities safe.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE APPOINTMENTS RESOLUTION 2018-04. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

8.3 DISCUSSION AND ACTION – Proposed Tentative Fiscal Year 2018-2019 Budget

The Finance Department will present the proposed Tentative Fiscal Year 2018-2019 Budget. The mayor and City Council may act to adopt the proposed tentative budget and set a Public Hearing for May 23, 2018 to receive public comment concerning the adopted tentative budget.

Councilmember Judd asked for a condensed version taken from the work session held earlier.

Mr. McHargue reviewed the budget from the work session. There was a discussion about road funds and wetlands delineation.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO ADOPT THE TENTATIVE FISCAL YEAR 2018-2019 BUDGET AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

8.4 DISCUSSION AND ACTION – Arborist Services

Water/Parks Manager Sullivan Love is recommending the council award the Arborist Services to the low bidder, Treewise for \$21,250, the new amount from the revised bid. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to Water/Parks Manager Sullivan Love.

Mr. Love explained the need for an arborist. He said that he had received bids from Hort Group and Treewise. He noted that Treewise had amended their bid by removing the winter discount. He said that Hort Group had included additional services which almost doubled the Treewise bid. Mr. Love recommended that council approve the bid from Treewise. He added that this would help to determine how to take care of the trees. Mr. Overson said that it would also help to develop a database with a map to show every tree owned by the city and what the different trees were. Mr. Overson felt this would be a great asset to the city.

Motion: COUNCILMEMBER JUDD MOVED TO MOVE FORWARD WITH THE PROPOSAL TO USE TREEWISE WITH THE \$21,250 REVISED BID. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

8.5 DISCUSSION AND ACTION – Real Estate Purchase Contract

City Manager/Finance Director Jacob McHargue will present the purchase contract for the purchase of approximately 9 acres of undeveloped land in Lindon. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue explained that had they met with Lindon City to discuss the intricacies of buying land in another city. He said that the Lindon City Council wanted to see a signed offer prior to their next council meeting. He stated that both cities would need to do a boundary adjustment. He explained that part of the agreement would be that Vineyard would adjust the boundary back to Lindon if they decided to sell that land to a developer for a commercial use, so that Lindon would get the property taxes. There may need to be an interlocal agreement to define how the land agreement would work. There was further discussion about property tax and land use.

Mr. McHargue mentioned that Lindon wanted Vineyard to take over the road that went in front of the property. Mr. Overson explained that the road ran from the rail road tracks to the boat harbor. There was further discussion about the road.

Mr. Overson said that Vineyard needed to have overhead power installed to serve the Town Center area. Mr. McHargue explained that Lindon had a proposal to allow the overhead power to be installed before they would be able to make a change to their code to allow overhead power lines west of railroad tracks.

Councilmember Judd asked how the property purchase would be funded. Mr. McHargue replied that the purchase would be funded out of Capital Projects.

Mayor Fullmer stated that this was the best option they had found. Mr. McHargue added that it was the best price per square foot. He said that the total purchase price would be \$1,822,986 for nine acres of ground, the road, and an easement for the powerline.

Motion: COUNCILMEMBER JUDD MOVED THAT THE COUNCIL AUTHORIZE MAYOR FULLMER TO SIGN THE PROPOSED PURCHASE CONTRACT FOR THE PURCHASE OF THE NINE ACRES IN LINDON AT THE PROPOSED PURCHASE PRICE OF \$1,822,986. COUNCILMEMBER EARNEST 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 7:25 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 is May 23, 2018.

MINUTES APPROVED ON: June 13, 2018

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