

MINUTES OF THE VINEYARD
CITY COUNCIL MEETING
240 East Gammon Road, Vineyard, Utah
June 13, 2018 at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Nate Riley (6:48 PM)

Absent

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

Others Present: No one spoke at this meeting.

6:00 PM **REGULAR SESSION**

Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Earnest gave the invocation.

OPEN SESSION – Citizens' Comments

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

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Judd reported that he would be attending a meeting with the Utah County Association of Realtors. He commented that there had been a rate hike, which would change how people qualify for homes. He felt that it would be smart to look at affordable housing as they amend the General Plan.

Councilmember Flake reported on the meeting he attended this week with Governor Herbert. He said that the Governor felt the Vineyard's planning was excellent and farsighted by promoting the transportation nexus. Councilmember Flake felt it was a productive meeting.

STAFF AND COMMISSION REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that the summer celebration would be June 29 and 30. He said that they needed a lot of volunteers for the events. There was a discussion about the events.

Mr. McHargue reported that he had met with UTA and UDOT about a pilot program for automated shuttles and the FrontRunner station. There was a discussion about the shuttles. Mayor Fullmer explained that Mr. Overson would be partnering with them on how to integrate technology.

Councilmember Judd asked about voting to adopt the transportation tax. Mr. McHargue replied that the county had a year to adopt the tax and if they did not, then the cities could adopt their own.

Public Works Director/Engineer – Don Overson – Mr. Overson reported that the irrigation pond was up and running. He said that the pond water had a lot of debris and would not be good for children to play in. Mr. Love explained that it was irrigation discharge. Mr. Overson stated that they would be installing “no public access” signs. Mr. Church said that the signs should include that the water was not potable.

Mr. Overson reported that he had received the permit from UTA and was waiting for the Union Pacific (UP) permit for the Center Street overpass air rights. There was a discussion about the UP permit.

Mr. Overson reported that the Public Works Department had hired three new employees.

City Attorney – David Church – Mr. Church reported that the city needed to adopt a small cell ordinance. He said that the small cells would be the 5G of the future. There was a discussion about small cell antennas.

Utah County Sheriff’s Department – Sergeant Holden Rockwell – Sergeant Rockwell reported that they had started a Facebook page titled “Utah County Sheriff’s Office - Vineyard Division.” He reported that the Sheriff’s Office would be starting a neighborhood watch program.

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Mr. Brim reported that he had used a committee to interview the potential General Plan consultants. He remarked that the recommendation was unanimous from the committee. He reported that the sign and home occupation code would be amended at the next meeting. He also reported that the developers had started the construction process for buildings C & D in front of the Megaplex. The shells for buildings A & B would be completed in about two months and ready for tenants to finish them.

City Recorder – Pamela Spencer – Ms. Spencer gave an update on the recording system for the new council chambers and the Utah County election. Ballots can be turned in at the Vineyard City offices or any designated drop-off location. Check the Utah County website for details. There was a discussion about the election process.

Building Official – George Reid – Mr. Reid reported on the Land Use Task Force meeting with the Utah League of Cities and Towns where they were working on potential legislation for next year. Some of the items were improvement bonds and affordable housing. He felt that the city was doing well with their affordable housing process.

Water/Parks Manager Sullivan Love – Mr. Love said that his new Water Department employee had been a great help to him. He reported that the Timpanogos Special Service District board had been interviewing new candidates for the general manager position. He reported on the algal bloom on Utah Lake.

Councilmember Judd mentioned that he had received complaints from residents in the Sleepy Ridge subdivision about their water pressure. Mr. Love explained that they had a contractor hook into that line on Holdaway Road. He said that he would get it turned up tomorrow.

CONSENT ITEMS

- a) Approval of the May 9, 2018 City Council Meeting Minutes
- b) Approval of the May 23, 2018 City Council Meeting Minutes
- c) Approval of Purchases – Upgrade of Security System for Lift Station 1
- d) Approval of Purchases – Public Works Truck

Mayor Fullmer called for a motion.

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

MAYOR’S APPOINTMENTS

No items were submitted.

BUSINESS ITEMS

7.1 DISCUSSION AND ACTION – Final 2018-2019 Fiscal Year Budget

(Resolution 2018-05)

City Manager/Finance Director Jacob McHargue will present the final 2018-2019 Fiscal Year Budget and the certified tax rate. The mayor and City Council may act to adopt by resolution the final budget and set the certified property tax rate for the 2018-2019 Fiscal Year. A public hearing was held on the tentative budget during the May 23, 2018 City Council meeting.

Mr. McHargue explained that the only change to the final budget was due to the timing of the purchase of the Lindon property. He felt they needed to move the purchase to the new fiscal year’s budget. He said that the certified tax rate came in at .003957. He pointed out that last year’s tax rate was .0004015, so it had gone down slightly. Councilmember Judd asked why the tax rate went up and down. Mr. McHargue explained that each city had to collect the same tax amount from the same house as they had the year prior. He said that it was based on property values. There was a discussion about the tax rate. He mentioned that Alpine School District would be doing a “Truth in Taxation” this year to raise their tax rate.

Mayor Fullmer called for public comments. Hearing none, she called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO ADOPT THE FINAL FISCAL YEAR 2018-2019 BUDGET, RESOLUTION 2018-05, AND SET THE CERTIFIED TAX RATE AT .003957. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

7.2 PUBLIC HEARING – Consolidated Fee Schedule (Resolution 2018-06)

The mayor and City Council will hear public comment regarding suggested amendments to the consolidated fee schedule. The mayor and City Council may at act to adopt by resolution the amended consolidated fee schedule.

Mayor Fullmer turned the time over to City Treasurer Mariah Hill.

Ms. Hill explained that the department heads had reviewed the consolidated fee schedule and submitted what they felt would be appropriate changes. She then reviewed the recommended changes.

Councilmember Judd asked about the building permit fees. Mr. Reid explained that they could legally only charge up to 65% and they were only charging 35% for commercial and 25% for residential. He mentioned that Vineyard's fees were some of the lowest in the valley. There was a discussion about building department fees.

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

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 6:41 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for public comment. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 6:41 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT THE CONSOLIDATED FEE SCHEDULE, RESOLUTION 2018-06, AS PRESENTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

7.3 DISCUSSION AND ACTION – PTIF Accounts (Resolution 2018-07)

The mayor and City Council will discuss and possibly act to approve a resolution identifying authorized individuals able to access the PTIF (Public Treasurers' Investment Fund) accounts for Vineyard.

Mayor Fullmer turned the time over to City Treasurer Mariah Hill.

Ms. Hill gave a brief background on the reason for the Public Treasurers' Investment Fund (PTIF) resolution.

Councilmember Judd asked if they would be allowing Ms. Hill and Mr. McHargue to be on the account. Ms. Hill replied yes.

Councilmember Judd asked about the return on the investment. Ms. Hill replied that the return was 1.05 percent. Mr. McHargue stated that account kept the city's funds very liquid.

Motion: COUNCILMEMBER EARNEST MOVED TO ADOPT PTIF AUTHORIZATION, RESOLUTION 2018-07, AS PRESENTED. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

7.4 DISCUSSION AND ACTION – A Resolution Indicating the Intent of Vineyard to Adjust a Portion of Its Common Boundary with Lindon City (Resolution 2018-08)

The mayor and City Council will discuss and possibly act to approve a resolution indicating the intent of Vineyard to adjust a portion of its common boundary with Lindon City.

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

Mr. McHargue explained that with the purchase of the Lindon property both cities had agreed to a boundary adjustment. He explained the boundary adjustment process. He said that tonight the council needed to approve a resolution of intent to complete the boundary adjustment. He added that Lindon had already approved theirs last week.

Mr. McHargue explained that in the agreement it stated that they anticipated a closing much sooner than August 21. He said that Lindon wanted to know if Vineyard would be willing to close sooner or if they needed to wait until the boundary adjustment was finalized on August 22. Mr. Church felt that there was not much risk in closing before the August date. He also felt it was not wise to purchase property in another city and then have to go through that city's approval process to put a building on property owned by Vineyard.

Councilmember Flake asked if it would be okay to pay Lindon off early. Mr. McHargue replied that he was fine with the early payoff. Councilmember Judd stated that he was not in favor of it because they would be paying for the land and not have what they wanted with the boundary adjustment. There was a discussion about putting the money into escrow. Mr. McHargue explained that putting the money in escrow would not change anything. Mr. Church stated that there was no risk. He said that Lindon knew that Vineyard would be installing a public works building. He said that he was the one who had suggested doing a boundary adjustment. He stated that he was concerned with the process Vineyard would have to go through with Lindon if the boundary adjustment was not done.

Councilmember Riley entered the meeting at 6:48 PM.

Mayor Fullmer said that she had more questions about paying early and wanted to review it. There was a discussion about the closing date. Mr. McHargue suggested that they adjust the purchase offer and close on August 22. The discussion continued. Mr. Church also suggested that they move the closing date until after the boundary adjustment was approved by both cities. Council agreed to wait.

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

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE RESOLUTION INDICATING THE INTENT OF VINEYARD TO ADJUST A PORTION OF ITS COMMON BOUNDARY WITH LINDON CITY, RESOLUTION 2018-08. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED WITH ONE ABSENT.

7.5 DISCUSSION AND ACTION – Consultant for the General Plan Amendment

Community Development Director Morgan Brim is recommending that the council award the bid for a General Plan Amendment Consultant to Design Workshop. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that he had put together a committee to interview the consultants. He said that there were six qualified proposals and they interviewed the four lowest bidders. He commented that all of the bidders provided different strengths and levels of services. He said that the committee was unanimously recommending Design Workshop. He gave a brief background on Design Workshop. He said they were not the cheapest but would provide a complete package. He said that the cost would be \$109,880.

Councilmember Judd asked about the comparison of how quickly Design Workshop could get the project done compared to others and understanding if they would spend more money if it was going to take longer. Mr. Brim replied that their process timeline was 10 months and the longest was 14 months. He mentioned that he had worked with them in the past and they were organized and would make sure the project stayed on track. He said that if there was opposition then they could pull those sections, keep their timeline, approve what was acceptable, and then work on the issues. He stated that he felt confident that they could complete the majority of the project in 10 months.

Councilmember Riley felt that there were a lot of inflationary costs in their bid compared to the General Plan done in 2004. Mr. Brim stated that he did not know anything about that costs for the General Plan done in 2004.

Mayor Fullmer remarked that the company the committee was recommending was similar to the company that had done the design work on the Town Center. There was a discussion about the different bidders. Mr. Brim said that Design Workshop would bring a real focus on design. He felt that they could help them envision what the city could put on the lake graphically and put it into a plan. He said that the Edge Homes project would include open space on the lake. He felt that there was an opportunity to work with the different developers and provide a cohesive plan.

Mayor Fullmer said that Design Workshop's experience was high as far transit and connectivity. She mentioned that they had worked with various cities throughout the country and had a lot of experience. She added that they also had a lot of FrontRunner experience.

Councilmember Flake felt Design Workshop had the best understanding of Vineyard's vision of what they wanted as a finished city. The discussion continued.

Councilmember Judd asked how they would quantify the hourly rates. There was a discussion about the Request for Proposal (RFP). Mr. Brim explained that Design Workshop provided the hourly rate to show much each person working on the project would charge. He said that if the city asked them to do something in addition to the project then those would be the hourly rates charged. The discussion continued about the differences between the other consultants and Design Workshop.

Planning Commission Chair Cristy Welsh felt that Design Workshop understood how unique Vineyard's situation was. She also felt that they were excited to do the project.

Councilmember Judd asked if anyone had reached out to the other cities that had worked with Design Workshop. Mr. Brim replied that he had worked with Design Workshop in the past and he had spoken with Branson, Missouri and Mayor Fullmer said that she had called Erie, Colorado. Councilmember Earnest mentioned that his sister lived in Colorado and he had seen some of Design Workshop's work and it was beautiful.

Mr. Brim explained that Design Workshop had done a lot of transit and university work. Mayor Fullmer felt that the market studies with universities had set them apart from the rest of the consultants. Councilmember Flake also felt that working with the universities would be a real benefit.

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

Motion: COUNCILMEMBER JUDD MOVED TO ALLOW VINEYARD CITY TO ENGAGE DESIGN WORKSHOP FOR THE CITY OF VINEYARD GENERAL PLAN UPDATE WITH THE PROPOSED COST AS PRESENTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

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 7:05 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: June 27, 2018

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