



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
February 12, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, February 12, 2025, at 6:00 PM, or as soon thereafter as possible following the RDA meeting, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. WORK SESSION

3.1. 47G/UDOT

3.2. Vineyard City's Pavement Preservation Program Update

3.3. Discussion on Code of Conduct Ordinance

4. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. The Chair of the meeting reserves the right to organize public comments by topic and may group speakers accordingly. If action is necessary, the item will be listed on a future agenda; however, the Council may elect to discuss the item if it is an immediate matter of concern. *Public comments can be submitted ahead of time to pams@vineyardutah.org.*

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

6.1. City Manager Report

7. CONSENT ITEMS

7.1. Approval of the January 29, City Council Special Session Meeting Minutes

8. APPOINTMENTS/REMOVALS

8.1. Communities that Care Commission

Mayor Fullmer, with the advice and consent of the council, will appoint Cindy Walker as a new member to the Communities that Care Commission.

8.2. Active Transportation Commission

Mayor Fullmer, with the advice and consent of the City Council, will appoint Cameron Severson as an alternate to the Active Transportation Commission.

8.3. Youth Council Co-Advisor Appointment

Mayor Fuller, with the advice and consent of the City Council, will appoint, Stephanie Scott as a Youth Council Co-Advisor.

8.4. Council Appointments

Council Appointments - presented by Mayor Fullmer

9. BUSINESS ITEMS

9.1. Code of Conduct (Ordinance 2025-01)

(This item was continued from the January 14th and January 29th, 2025 City Council Special Sessions)

City Attorney Jayme Blakesley will present a recommendation for a city council code of conduct. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

10. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a discussion of the character, professional competence, or physical or mental health of an individual
- b strategy sessions to discuss collective bargaining
- c strategy sessions to discuss pending or reasonably imminent litigation
- d strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- e strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- f discussion regarding deployment of security personnel, devices, or systems
- g the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah](#)

[Procurement Code](#)

11. ADJOURNMENT

The next meeting is on February 26, 2025.

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned Deputy City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: 02/11/2025

CERTIFIED (NOTICED) BY: /s/Tony Lara
TONY LARA, DEPUTY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 12, 2025









Agenda Item: Vineyard City's Pavement Preservation Program Update

Department: Public Works

Presenter: Naseem Ghandor

Background/Discussion:

In April 2023, Vineyard City partnered with Horrocks Engineering for a pavement assessment, categorizing roads by PCI into Excellent, Good, Poor, and Failed. Required repairs vary by condition to extend roadway life, as shown in Figure 1.

	PCI	REPRESENTATIVE PAVEMENT SURFACE	REPAIR ACTIVITIES
ROUTINE MAINTENANCE	86 - 100	90 	Pavements with PCI indexes above 85, or "Good" may require periodic joint/crack sealing and local patching.
PAVEMENT PRESERVATION	65 - 85	70 	Pavements with PCI conditions ranging from "Satisfactory" to "Good" may require surface treatments (seal coat), thin overlays, and/or joint/crack sealing.
MAJOR REHABILITATION	40 - 64	40 	Pavements that have deteriorated below a PCI 64, or within the range of "Poor" to "Fair" conditions may require major rehabilitation such as pavement mill and overlay or PCC restoration activity.
MAJOR RECONSTRUCTION	0 - 39	15 	Pavements that have deteriorated below a PCI 40, or within the range of "Failed" to "Very Poor" conditions may require major reconstruction.
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ROUTINE MAINTENANCE	86 - 100	90 	Pavements with PCI indexes above 85, or "Good" may require periodic joint/crack sealing and local patching.
PAVEMENT PRESERVATION	65 - 85	70 	Pavements with PCI conditions ranging from "Satisfactory" to "Good" may require surface treatments (seal coat), thin overlays, and/or joint/crack sealing.
MAJOR REHABILITATION	40 - 64	40 	Pavements that have deteriorated below a PCI 64, or within the range of "Poor" to "Fair" conditions may require major rehabilitation such as pavement mill and overlay or PCC restoration activity.
MAJOR RECONSTRUCTION	0 - 39	15 	Pavements that have deteriorated below a PCI 40, or within the range of "Failed" to "Very Poor" conditions may require major reconstruction.





	PCI	PCI	REPRESENTATIVE PAVEMENT SURFACE	REPAIR ACTIVITIES
ROUTINE MAINTENANCE	86 - 100	90		Pavements with PCI indexes above 85, or "Good" may require periodic joint/crack sealing and local patching.
PAVEMENT PRESERVATION	65 - 85	70		Pavements with PCI conditions ranging from "Satisfactory" to "Good" may require surface treatments (seal coat), thin overlays, and/or joint/crack sealing.
MAJOR REHABILITATION	40 - 64	40		Pavements that have deteriorated below a PCI 64, or within the range of "Poor" to "Fair" conditions may require major rehabilitation such as pavement mill and overlay or PCC restoration activity.
MAJOR RECONSTRUCTION	0 - 39	15		Pavements that have deteriorated below a PCI 40, or within the range of "Failed" to "Very Poor" conditions may require major reconstruction.

Figure 1: Visual representation of PCI ratings of rigid Portland cement concrete pavement (Source: Florida Statewide Airfield Pavement Management Program).

Most of Vineyard's roads were rated as Good (PCI 70+), but key high-traffic corridors, including Main Street, 600 North, and 400 South, have PCI ratings in the low Good to high Poor range, requiring timely preservation, summarized in Table 1.

Roadway	Condition Index (PCI)	Category Rating
Main Street	71	Good
600 North	60	Fair
650 North	58	Poor
620 East	69	Fair
575 South	59	Poor

Table 1: Showing key roadways to receive pavement treatment and their Pavement Condition Index

In February 2024, the city awarded Holbrook Asphalt a five-year pavement preservation contract. To extend road life, they provide treatments like HA5, bonded matrix overlays, and crack sealing. The contractor's annual inspections help determine cost-effective preservation methods, extending road lifespan beyond the typical 10 years without maintenance (Figure 2).

The Pavement Preservation Concept

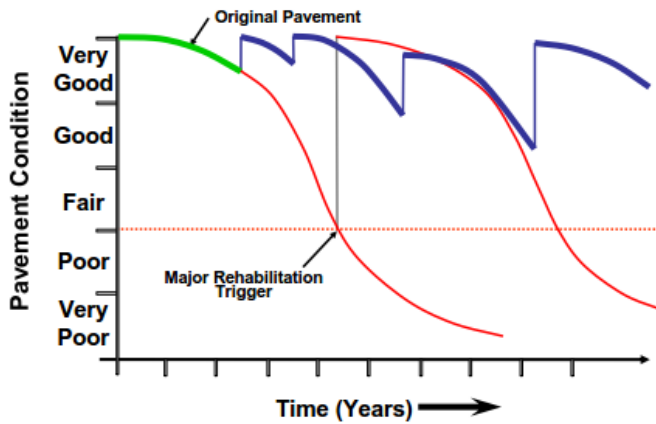


Figure 2: Visual representation of the Pavement Preservation Concept to Pavement Condition Index (Source: National Center of Pavement Preservation).

Current Status and Activities

The City Council approved the 2024-2025 Budget, which included \$354,000 towards pavement preservation activities.

City staff and Holbrook Asphalt developed a preservation plan for calendar years 2025 and 2026, prioritizing high-traffic and deteriorating streets with treatments that extend road life while minimizing disruption.

The Public Works Streets Crew has started to crack sealing in preparation for Holbrook Asphalt's 2025 pavement preservation work.

Conclusion:

Investing in pavement preservation is essential for a city's sustainability. Proactive maintenance extends road life, reduces costs, and improves safety, aligning with economic and environmental goals. Prioritizing preservation fosters resilient infrastructure, benefiting the community.>

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

N/A

Attachments:

None



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**MINUTES OF A CITY COUNCIL
SPECIAL SESSION**
City Council Chambers
125 South Main Street Vineyard, Utah
January 29, 2025, at 7:21 PM

Present

- Mayor Julie Fullmer
- Councilmember Sara Cameron
- Councilmember Brett Clawson
- Councilmember Jacob Holdaway
- Councilmember Mardi Sifuentes

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff’s Office, Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Finance Director Kristie Bayles, Communications Manager Jenna Ahern, City Recorder Pamela Spencer

Others Speaking: Spencer Hintze, CPA - Gilbert & Stewart CPAs; Scott Cuthbertson and Greg Bisping with EDCUtah; Jordan Cullimore with the Property Rights Ombudsman’s office, residents Daria Evans, Karen Cornelious, and Kristal Price


1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE


 Mayor Fullmer opened the meeting at 7:21 PM.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS


2.1. Fiscal Year 2023-2024 Audit Report


Spencer Hintze, CPA - Gilbert & Stewart CPAs will present the FY24 Audited Financial Statements.
The mayor and City Council will move to accept the audit report.


 Mayor Fullmer turned the time to Spencer Hintze CPA with Golbert & Stewart CPAs.

 Mr. Hintze mentioned that this was his tenth year doing the audit and thanked the staff for their help. He then reviewed highlights of the audit.

 Mayor Fullmer thanked Mr. Hintze for the firm’s work.


46  Councilmember Holdaway had a general comment that in his line of works he looked at the
47 entire process and offered definitions of terms he felt weren't being used correctly, more
48 specifically corruption and transparency as it pertained to government processes. Councilmember
49 Cameron stated that she had asked for a breakdown of the miscellaneous category in the budget.
50 Mr. Hintze noted that there was no miscellaneous in their audit process. A discussion ensued.

51
52  Mayor Fullmer clarified that this was a separate discussion and called for a motion.


53
54  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ACCEPT THE FINANCIAL
55 AUDIT AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION.
56 MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND
57 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.


58 59 **2.2. EDC Utah**

60  Mayor Fullmer introduced and turned time over to CEO and President Scott Cuthbertson and
61 Vice President of Investor Relations Greg Bisping with EDCUtah (Economic Development
62 Corporation of Utah).

63
64  Mr. Cuthbertson presented an overview of the services they provide and their
65 accomplishments in the past year. He reviewed statics for the state on growth, job growth, and the
66 economy.


67
68  Mayor Fullmer thanked them for the opportunity with them. She asked Mr. Cuthbertson to
69 review some of the upcoming events.


70
71  Mr. Cuthbertson explained that they had a booth at the ICSC event that was a popular retail
72 conference held annually in Las Vegas; they were holding an Energy Innovations in Utah
73 Symposium on February 13, 2025; they were doing an economic exchange to share best practices
74 and going on a fact finding tour with their peers in South Carolina. Mayor Fullmer felt that the
75 strategy had been beneficial to the community.


76
77  Councilmember Holdaway asked about their relationship with 47G. Mr. Cuthbertson replied
78 that they were separate and a peer to IO Utah, The Utah Manufacturing Association, Aerospace,
79 etc. He noted that they work with them only when there was a need. There was a brief discussion.


80 81 **2.3. Property Rights Training**

82 Head Attorney Jordan Cullimore, from the Office in the Property Rights Ombudsman
83 office will provide training on Property Rights.


84  Mayor Fullmer turned the time over to the Head Attorney Jordan Cullimore, from the
85 Property Rights Ombudsman office.

86
87  Mr. Cullimore presented what their office did to help people understand their property rights.

88
89  Councilmember Holdaway asked for clarification about eminent domain. Mr. Cullimore
90 explained the process.

91
92  Mr. Cullimore reviewed: Exactions and administrative/ legislative decisions.


DRAFT


94  Councilmember Sifuentes asked about short-term rentals and ADUs. State laws and city
95 regulations. Mr. Cullimore explained the differences. There was a discussion about the impact of
96 universities. Mr. Cullimore’s explanation continued. A discussion ensued.
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99 **3. WORK SESSION**


100 No work session items were submitted.
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103 **4. PUBLIC COMMENTS**


104  Daria Evans, living in The Villas subdivision, mentioned the presentation done during the
105 Active Transportation Commission meeting held last night and then gave a personal experience.
106 She felt that there was not enough space for people to have home-based businesses in their homes.
107 She mentioned the wayfinding discussion.
108


109  Karen Cornelius, living in The Villas subdivision, expressed her concerns about the new city
110 hall and felt that they were building backwards. She stated that they needed the tax base first and
111 felt they needed to communicate better. She did not want to see Vineyard take out bankruptcy.
112 She asked about the importance of public safety impact fees and how much the developers were
113 paying.
114
115


116 **5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

117  Councilmember Camreon reported on some of the legislative bills that they were looking at it.
118 Mayor Fullmer gave an update on representing the city at the legislature. Mr. Blakesley suggested
119 they Google the Utah League of Cities and Towns and the legislative bill tracker.
120

121  Councilmember Sifuentes reported on the school district update. They were waiting on a
122 completed financial study and legislation that could affect the school district and how they move
123 forward. Vineyard resident representative, Issac Stipple, was helping set up the boundaries for
124 future school board members. She also reported on the Active Transportation Commission
125 presentation from last night. She noted that the grocery store and Huntsman were still coming.
126

127  Councilmember Clawson reported that he had met with RDA Director Josh Daniels to learn
128 more about the RDA. He had the opportunity to attend the Utah Valley Drug Coalition dinner and
129 reported on some points that stuck out to him. He reported on the apartments that were being built
130 in the downtown area and shared that there were courtyards on the interior of the apartments. He
131 gave an update on the code of conduct and that there were a few work sessions scheduled. He noted
132 that there some citizens that wanted to participate in the discussions. Councilmember Holdaway
133 added to the report.
134

135  Mayor Fullmer commented that Councilmember Clawson helped with getting the youth to
136 capitol for the day at the legislature and that Councilmember Cameron attended with them. She
137 noted that Councilmember Clawson attended the ARCH Commission meeting and Councilmember
138 Cameron attended the Library board meeting.
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140  Councilmember Holdaway did not have any additional items to report.
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6. STAFF, COMMISSION, AND COMMITTEE REPORTS


There were no staff reports.

7. CONSENT ITEMS

7.1. Approval of the January 14, 2025, City Council Special Session Minutes

7.2. Approval of the January 15, 2025, City Council Special Session Minutes

 Mayor Fullmer called for a motion.

 **Motion:** COUNCILMEMBER CLAWSON MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.


8. APPOINTMENTS/REMOVALS


8.1. Planning Commission


Mayor Fullmer, with the advice and consent of the City Council, will appoint a new member to the Planning Commission.


This item was moved near the beginning of the meeting right after the presentations.


 Mayor Fullmer explained her appointment of David Pearce and asked Senior Planner Cache Hancey to introduce him.

 Mr. Hancey explained that Mr. Pearce was a great member of the public and that he had great feedback and experience in the field.

 Mr. Pearce thanked the mayor for the opportunity to participate in the Planning Commission's work and efforts. He said that he had a passion for the community and felt that it had a lot of potential.

 Mayor Fullmer thanked him for his dedication and involvement in the community and the knowledge he would bring to the commission. She then called for a motion.

 Councilmember Holdaway asked for additional time to review the appointment.

 **Motion:** COUNCILMEMBER CAMERON MOVED TO APPROVE THE MAYOR'S APPOINTMENT TO THE PLANNING COMMISSION AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

187 **8.2. Youth Council Co-Advisor Appointment**

188 Mayor Fuller, with the advice and consent of the City Council, will appoint Alexa
189 Dadson as a Youth Council Co-Advisor.

190 This item was moved near the beginning of the meeting right after the presentations.
191



192 Mayor Fullmer explained her appointment of a Youth Council Co-advisor and asked Ms. Dadson to
193 introduce herself.
194



195 Ms. Dadson introduced herself, reviewed her qualifications, and explained that she was excited to get
196 started.
197



198 Mayor Fullmer commented that having her as a mentor for the youth. She then called for a motion.
199
200



201 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE MAYOR'S
202 APPOINTMENT OF THE VINEYARD YOUTH COUNCIL CO-ADVISOR AXELA DADSON.
203 COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER,
204 COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED
205 YES. THE MOTION CARRIED UNANIMOUSLY.
206

207 **8.3. North Utah Valley Animal Services Special Service District Board Appointment**
208 **(Resolution 2025-03)**

209 Mayor Fuller, with the advice and consent of the City Council, will appoint City
210 Manager Eric Ellis as a representative to The North Utah Valley Animal Services
211 Special Service District.
212



213 Mayor Fullmer explained the appointment to the Animal Services Board.
214



215 Councilmember Holdaway asked about the appointment. Mayor Fullmer replied that she had
216 staff sit on this board. She then called for a motion.
217



218 **Motion:** COUNCILMEMBER CAMREON MOVED TO ADOPT RESOLUTION 2025-03,
219 APPOINTING ERIC ELLIS AS A REPRESENTATIVE TO THE NORTH UTAH VALLEY
220 ANIMAL SERVICES SPECIAL SERVICE DISTRICT. COUNCILMEMBER SIFUENTES
221 SECONDED. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER,
222 COUNCILMEMBERS CAMREON, CLAWSON, AND SIFUENTES VOTED YES.
223 COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE
224 (1).
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226

227 **9. BUSINESS ITEMS**


228 **9.1. Code of Conduct (Ordinance 2025-01)**

229 **(This item was continued from the January 14, 2025 City Council Special Session)**

230 City Attorney Jayme Blakesley will present a recommendation for a city council code
231 of conduct. The mayor and City Council will act to adopt (or deny) this request by
232 Ordinance.




233 Mayor Fullmer called for a motion to move this item to the next agenda. There was a brief
234 discussion about moving it.
235


236  **Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE ITEM 9.1 TO THE
237 FEBRUARY 12, 2025, CITY COUNCIL MEETING. COUNCILMEMBER CAMERON
238 SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON,
239 CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED
240 UNANIMOUSLY.


242 **9.2. Parking Permit Program Update (Resolution 2025-01)**


243 **(This item was continued from the January 15, 2025 City Council Special Session)**

244 City staff is proposing amendments to the existing parking permit policy. The mayor
245 and City Council will act to adopt (or deny) these amendments by resolution.


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247  Mayor Fullmer turned the time over to Senior Planner Cache Hancey.


248
249  Mr. Hancey reviewed the changes since the last council meeting. He reviewed the digital
250 permit and noted that the company had a 24-hour help line.


251
252  Councilmember Sifuentes asked if the \$60 per year was a prorated option. Mr. Hancey replied
253 that it would not be prorated because it would be a whole year pass regardless of when they applied
254 for their permit.


255
256  Mayor Fullmer asked about attendance at the Town Hall. Mr. Hancey replied that about 10
257 people attended mostly from The Providence community.

258
259  Councilmember Cameron thanked Mr. Hancey for his help.


260
261  Councilmember Sifuentes commented that this was a resident driven pass in the Providence
262 and Springs neighborhoods. She asked if they were uncomfortable with the change in the number
263 of permits per household if they could revisit it. Mr. Hancey replied that they could revisit it.
264 Mayor Fullmer said that they could revisit it if they saw an egregious problem. This current change
265 was driven by the city, and they would be thoughtful about making any additional changes
266 requested by the residents. Councilmember Cameron mentioned that those from the Providence had
267 agreed to revisit it. There was a discussion about the maximum street parking in the residential
268 areas. Mayor Fullmer asked if they could cap the number of permits issued. Mr. Hancey replied
269 that they would include on the application that parking was not guaranteed.


270
271  Councilmember Holdaway asked if they could hear comments from the public on the
272 amendments to the permit program. Mayor Fullmer called for public comments.


273
274  Kristal Price, living in the Providence subdivision, reminded the council that before having the
275 parking permit program, anyone could park in front of their home and their street was lined with
276 cars of people that did not live in the neighborhood.

277
278  **Motion:** Councilmember Cameron moved to adopt resolution 2025-01 as presented.

279

280  Councilmember Holdaway said that he had reached out to the Edgewater Homeowner's
281 Association (HOA), who told him not to use the current vendor. He felt that they should exempt the
282 Lakefront in this program.
283


284  Councilmember Sifuentes thanked Councilmember Cameron for her hard work and the
285 community for their involvement. She felt that this was the perfect option for these neighborhoods.
286 Councilmember Cameron mentioned that she had invited the Lakefront HOA to discuss their
287 situation but had heard back from them.
288

289  **Motion continued:** COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL
290 CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMREON,
291 CLAWSON, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO.
292 THE MOTION CARRIED FOUR (4) TO ONE (1).
293
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295 **10. CLOSED SESSION**

296 No closed session was held.
297

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299 **11. ADJOURNMENT**

300  Mayor Fullmer adjourned the meeting at 8:56 PM.
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303 **MINUTES APPROVED ON:** _____
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306 **CERTIFIED CORRECT BY:**  _____
307 **PAMELA SPENCER, CITY RECORDER**
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