



**NOTICE OF A SPECIAL SESSION OF THE  
CITY COUNCIL  
April 3, 2025, at 6:00 PM**

---

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a Special Session on Thursday, April 3, 2025, at 6:00 PM, 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. 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](mailto:pams@vineyardutah.org).*

**3. BUSINESS ITEMS**

**3.1. Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting)**

City Recorder Pamela Spencer will present a request to continue the use of the Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting).

The mayor and City Council will act to adopt (or deny) this request by resolution.

**3.2. Bond Parameters Resolution (Resolution 2025-15)**

David Robertson with Lewis Robertson and Burningham will present a resolution authorizing the issuance and sale of not more than \$35,000,000 aggregate principal amount of Vineyard City, Utah Sales and Franchise Tax Revenue Bonds, series 2025; and related matters. The mayor and City Council will act to adopt (or deny) this request by resolution and set a public hearing for May 14, 2025.

**4. 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](#)

## 5. ADJOURNMENT

The next regularly scheduled meeting is on April 23 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:**

April 1, 2025

**CERTIFIED (NOTICED) BY:**

/s/ Tony Lara

TONY LARA, DEPUTY CITY RECORDER



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** April 3, 2025

**Agenda Item:** Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting)

**Department:** Recorder/Elections Officer

**Presenter:** Pamela Spencer

---

### **Background/Discussion:**

In 2018, the Utah State Legislature passed HB 35 Municipal Alternate Voting Methods Pilot Project that established a pilot project in which cities could use instant runoff voting, also known as ranked choice voting (RCV).

The City Council voted in 2019, 2021, and 2023 to run the Municipal Elections using the ranked choice voting method.

On March 26, 2025, the City Council heard presentations on the Municipal Alternate Voting Methods Pilot Project where it was explained that RCV was a better option than plurality (traditional) voting.

As of today, this is the final election cycle for the Municipal Alternate Voting Methods Pilot Project and staff would like to continue the use of RCV.

### **Fiscal Impact:**

Using the Ranked choice voting method allows the city to bypass the Primary Election and only hold the General Election. This saves the city half the cost to run the election. The cost of running would be approximately \$20,000.

### **Recommendation:**

Staff are recommending that the City Council approve the use of Municipal Alternate Voting Methods Pilot Project (ranked choice) for the 2025 Municipal Elections.

### **Sample Motion:**

"I move to adopt Resolution 2025-14, approving the city of Vineyard, Utah to participate in the Municipal Alternate Voting Methods Pilot Project for the 2023 Municipal Elections."

### **Attachments:**

1. RES 2025-14

**RESOLUTION NO. 2025-14**

**A RESOLUTION REQUESTING INCLUSION OF  
VINEYARD, UTAH IN THE MUNICIPAL ALTERNATE  
VOTING METHODS PILOT PROJECT**

WHEREAS, the State of Utah by its General Assembly has made available a pilot project for participation in the alternate voting methods for municipal elections beginning January 1, 2019, and ending on January 1, 2026; and

WHEREAS, House Bill 35 was passed during the 2018 General Session allowing municipalities to conduct nonpartisan races using instant runoff voting in accordance with the requirements of 20A-4 of the Utah Code and all other applicable provisions of law, during any odd-numbered year that the pilot project is in effect (as amended); and

WHEREAS, in accordance with 20A-4-602(3)(a) of the Utah Code, a resolution must be passed each election year because a resolution for the last election cycle is not valid for the purpose of submitting notification to the Lieutenant Governor;

WHEREAS, on April 3, 2025, the Vineyard City Council held a duly noticed public meeting to discuss and ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, the Vineyard City Council voted to provide written notice to the Lieutenant Governor stating that the municipality intended to participate in the pilot project for the 2025 election year, which document included a statement signed by the election officer of the municipality, stating that the municipality had the resources and capability necessary to participate in the pilot project; and

WHEREAS, the Vineyard City Council finds that it would be in the best interest of the city of Vineyard and its citizens to hold its 2025 Municipal General Election by instant runoff voting.

NOW, THEREFORE BE IT RESOLVED that the Vineyard City Council adopts instant runoff voting for the 2025 Municipal General Election and that by this resolution, gives notice to the Lieutenant Governor to enter the Municipal Alternate Voting Methods Pilot Project for its 2025 Municipal Elections.

Approved and adopted by the Vineyard City Council on this 3<sup>rd</sup> day of April 2025.

Attest:

\_\_\_\_\_  
Julie Fullmer, Mayor

\_\_\_\_\_  
Tony Lara, Deputy Recorder



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** April 3, 2025

**Agenda Item:** Bond Parameters Resolution (Resolution 2025-15)

**Department:** Administration

**Presenter:** David Robertson

---

### **Background/Discussion:**

Vineyard City intends to finance the acquisition, construction, equipping, and improvement of the Vineyard Center -- a multi-use building that will house Vineyard City Offices, the Mountainland Association of Governments (“MAG”). The building will be located on Block 10A of the Utah City Development, with direct access to the promenade that will enable a dynamic ground-floor community space.

To that end, the City proposes to issue Sales and Franchise Tax Revenue Bonds in an aggregate principal amount not to exceed \$35,000,000 (the “Series 2025 Bonds”), pursuant to the Utah Local Government Bonding Act and the Revenue Bond Act. The Parameters Resolution authorizes designated officers of the City to finalize the terms of the Bonds within specific limitations.

**Public Notice and Hearing:** As required by law, a public hearing on the Bonds and the proposed Project will be held on May 14, 2025, at Vineyard City Hall. A Notice of Public Hearing and Bonds to Be Issued will be published in compliance with the Local Government Bonding Act and the Utah Public Notice requirements.

**Legal Review:** The Resolution and related documents have been reviewed by Bond Counsel (Gilmore Bell) and are approved as to form by the City Attorney. Execution of the final documents will remain subject to legal review and final City Council authorization.

### **Fiscal Impact:**

**Fiscal Impact:** The Parameters Resolution sets the following maximums for the Series 2025 Bonds:

- Principal Amount: Not to exceed \$35,000,000
- Term: Not to exceed 35 years
- Interest Rate: Not to exceed 6.00% per annum
- Discount: Not to exceed 3% from par

The resolution delegates authority to certain City officials to determine the final terms of the Bonds within these parameters, subject to final Council approval.

The Series 2025 Bonds are **special limited obligations** of the City and **will not obligate any property taxes**. The Bonds will be payable solely from legally available sales tax and municipal

energy/franchise tax revenues pledged for repayment, as defined in the Indenture. The Bonds **do not** constitute a general obligation of the City and do not constitute a debt or pledge of the City's full faith and credit or taxing power.

Repayment of the Series 2025 Bonds will be made solely from pledged sales and franchise tax revenues and will not involve the City's property tax revenues. Based on current market conditions and financing assumptions, the total debt service cost (principal and interest) over the life of the Bonds is projected to be set up with a ramped payment schedule to best reflect projected population and commercial growth over the life of the bond. A more precise estimate will be provided at the time the Bonds are priced and a final Certificate of Award is executed.

The City is not currently obligated on any other bonds secured by these pledged revenues, which provides sufficient capacity for repayment. The financing structure is designed to maintain long-term financial sustainability and avoid undue burden on current or future operating budgets.

**Recommendation:**

**Recommendation:** Adopt the Parameters Resolution as presented to proceed with the issuance of the Series 2025 Bonds, subject to the stated terms, limitations, and further Council approval.

**Sample Motion:**

"I move to adopt Resolution 2025-15, as presented."

**Attachments:**

1. Parameters Resolution - Vineyard Sales and Franchise Tax Bonds 2025

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE CITY COUNCIL OF VINEYARD CITY, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of Vineyard City, Utah (the “City”) will be held at the City Council’s regular meeting place at 6:00 p.m. on April 3, 2025, for the purpose of considering a resolution authorizing the issuance of the City’s Sales Tax and Franchise Tax Revenue Bonds, Series 2025, in a total principal amount of not more than \$35,000,000, and related matters, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

---

City Recorder

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the Mayor and Councilmembers of the City, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time in said notice, and to the transaction of any and all business which may come before said meeting.

---

Mayor

---

Councilmember

---

Councilmember

---

Councilmember

---

Councilmember

Vineyard, Utah

April 3, 2025

The City Council (the “Council”) of Vineyard City, Utah (the “Issuer”), met in special public session at the regular meeting place of the Council in Vineyard City, Utah, on Thursday, April 3, 2025, at the hour of 6:00 p.m., with the following members of the Council being present:

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

Also present:

Eric Ellis	City Manager
Pam Spencer	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this April 3, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:



RESOLUTION NO. 2025-15

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD CITY, UTAH (THE “ISSUER”), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$35,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES AND FRANCHISE TAX REVENUE BONDS, SERIES 2025; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN, SUBJECT TO FINAL APPROVAL BY THE COUNCIL; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF A GENERAL INDENTURE AND SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; APPROVING AN OFFICIAL STATEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the “Council”) of the Issuer desires to (a) finance all or a portion of acquisition, construction, equipping and improvement of a building for use by the Issuer and any lessees (the “Series 2025 Project”), (b) fund any necessary debt service reserve fund, (c) pay any capitalized interest, and (d) pay costs of issuance with respect to the Series 2025 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sales and Franchise Tax Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), (b) this Resolution, and (c) a General Indenture of Trust (the “General Indenture”), and a Supplemental Indenture (the “Supplemental Indenture” and together with the General Indenture, the “Indenture”), with such Indenture in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit C; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2025 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the “Bond Purchase Agreement”), in substantially the form attached hereto as Exhibit D to be entered into between the Issuer and the underwriter or the purchaser (the “Underwriter/Purchaser”) selected by the Issuer for any portion of the Series 2025 Bonds in the event that the Series 2025 Bonds are not sold pursuant to a public bid with an official notice of bond sale or similar document; and

WHEREAS, in the event that the Designated Officers determine that it is in the best interests of the Issuer to publicly offer all or any portion of the Series 2025 Bonds, the Issuer desires to (a) authorize the use and distribution of a Preliminary Official Statement (the “Preliminary Official Statement”), and to approve a final Official Statement (the “Official Statement”) in substantially the form attached hereto as Exhibit F, and (b) approve and authorize a Continuing Disclosure Undertaking (the “Continuing Disclosure Undertaking”), in substantially the form attached hereto as Exhibit G, which provides for the disclosure by the Issuer of certain annual financial information with respect to the Issuer and the Series 2025 Bonds, for the purpose of enabling the Underwriter to comply with Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934; and

WHEREAS, in order to allow the Issuer (with the consultation and approval of LRB Public Finance Advisors, Inc., acting as the Issuer’s municipal advisor (the “Municipal Advisor”) flexibility in setting the pricing date of the Series 2025 Bonds to optimize debt service costs to the Issuer, the Council desires to grant to any one of the Mayor (including his/her designee or any Mayor pro tempore), any Councilmember, or the City Manager of the Issuer (the “Designated Officer”) the authority to (a) determine whether all or a portion of the Series 2025 Bonds should be sold pursuant to a private placement or a public offering (including via a negotiated underwriting or public bid); (b) approve the principal amounts, interest rates, terms, pledged revenues, maturities, redemption features, and purchase price at which the Series 2025 Bonds shall be sold; and (c) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE, it is hereby resolved by the City Council of Vineyard City, Utah, as follows:

Section 1. For the purpose of (a) financing the Series 2025 Project; (b) funding a deposit to a debt service reserve fund, if necessary; (c) paying capitalized interest; and (d) paying costs of issuance of the Series 2025 Bonds, the Issuer hereby authorizes the issuance of the Series 2025 Bonds which shall be designated “Vineyard City, Utah Sales and Franchise Tax Revenue Bonds, Series 2025” (to be issued from time to time as one or more series and with such other series or title designation as may be determined by the Issuer) in the initial aggregate principal amount of not to exceed Thirty-Five Million Dollars (\$35,000,000). The Series 2025 Bonds shall mature in not more than thirty-five (35) years from their date or dates, shall be sold at a price not less than ninety-seven (97%) of the total principal amount thereof, shall bear interest at a rate or

rates not to exceed six percent (6.00%) per annum, as shall be approved by of the Designated Officer, all within the Parameters set forth herein, and subject to final approval by the Council. The issuance of the Series 2025 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the City Attorney for the Issuer, and subject to the final approval of the Council.

Section 2. The Designated Officers are hereby authorized to specify and agree as to the method of sale, the final principal amounts, including the principal amounts to issued as tax-exempt or taxable, if applicable, terms, pledged revenues, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2025 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The Designated Officers are hereby authorized to select the Underwriter/Purchaser. The selection of the method of sale via a private placement, negotiated underwriting, or competitive sale, the selection of the Underwriter/Purchaser and the determination of the final terms and redemption provisions for the Series 2025 Bonds by the Designated Officers shall be evidenced by the execution of a Certificate of Award (the “Certificate of Award”) in substantially the form attached hereto as Exhibit E in the case where the Series 2025 Bonds are sold at a competitive sale or the Bond Purchase Agreement if the Series 2025 Bonds are sold at a private or negotiated underwriting sale in substantially the form attached hereto as Exhibit D. The form of the Certificate of Award and of the Bond Purchase Agreement are hereby authorized, approved and confirmed.

Section 3. The Indenture and the Bond Purchase Agreement, in substantially the forms presented to this meeting and attached hereto as Exhibit C and Exhibit D respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are hereby authorized to execute and deliver the Indenture and the Designated Officer is hereby authorized to execute and deliver the Bond Purchase Agreement. Each such document in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officer, in consultation with the Municipal Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 6 hereof. The Designated Officer is hereby authorized to select the Underwriter/Purchaser and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2025 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 4. The City hereby approves and authorizes the utilization of the Preliminary Official Statement in substantially the form attached hereto as Exhibit F in the marketing of the Series 2025 Bonds (as appropriate) and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement, with any necessary revisions and insertions to complete the same with the terms established for the Series 2025 Bonds.

Section 5. The Continuing Disclosure Undertaking, in substantially the form presented at this meeting and attached hereto as Exhibit G, is hereby authorized, approved, and confirmed. The Mayor and the City Recorder are hereby authorized to execute and deliver the Continuing Disclosure Undertaking, in substantially the form and with substantially the content as the form presented at this meeting for and on behalf of the City, with final terms as may be established by a Designated Officer, in consultation with the municipal advisor, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 6 hereof.

Section 6. The Designated Officer and other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2025 Bonds, the Bond Purchase Agreement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2025 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 7. The form, terms, and provisions of the Series 2025 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor (the “Mayor”) or the City Recorder (the “City Recorder”) are hereby authorized and directed to execute and seal the Series 2025 Bonds and to deliver said Series 2025 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution. The Series 2025 Bonds shall recite that the Series 2025 Bonds are issued under the authority of the Constitution of the State of Utah, the Act, and other applicable law.

Section 8. The Designated Officer and other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2025 Bonds in accordance with the provisions of the Indenture.

Section 9. Upon their issuance, the Series 2025 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2025 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2025 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 10. The Designated Officer and appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, tax compliance procedures and/or any reserve instrument guaranty agreements permitted by the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 11. After the Series 2025 Bonds are delivered by the Trustee to the Underwriter/Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2025 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 12. In accordance with the provisions of the Act, the Issuer directs its officers and staff to cause a “Notice of Public Hearing and Bonds to be Issued” (the “Notice”), to be published in substantially the form attached hereto as Exhibit B. The Issuer shall hold a public hearing on May 14, 2025, to receive input from the public with respect to the issuance of the Series

2025 Bonds and the potential economic impact that the improvements to be financed with the proceeds of the Series 2025 Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after the Notice is published (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the Issuer’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) as required in Section 45-1-101, Utah Code. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the City Recorder, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the initial date of publication thereof.

Section 13. The Issuer hereby reserves the right to opt not to issue the Series 2025 Bonds for any reason.

Section 14. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 15. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Series 2025 Project. The Series 2025 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2025 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$35,000,000.

APPROVED AND ADOPTED this April 3, 2025.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

I, Pam Spencer, the duly appointed and qualified City Recorder of Vineyard City, Utah (the “City”), do hereby certify according to the records of the City Council of the City (the “Council”) in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on April 3, 2025, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on April 3, 2025, and pursuant to the Resolution, a Notice of Public Hearing and Bonds to be Issued was published no less than fourteen (14) days before the public hearing date (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the Issuer’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) as required by Section 45-1-101, Utah Code.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this April 3, 2025.

(SEAL)

By: \_\_\_\_\_  
City Recorder

To Be Attached (when available) -- Proof of Publication of Notice of Public Hearing and Bonds to be Issued



EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Pam Spencer, the undersigned City Recorder of Vineyard City, Utah (the “Issuer”), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended (“Utah Code”), I gave not less than twenty-four (24) hours public notice (the “Notice”) of the agenda, date, time and place of the April 3, 2025, public meeting held by the City Council of the Issuer (the “Council”), by causing the Notice, in the form attached hereto as Schedule 1,

(i) to be posted at the Issuer’s principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) to be posted on the Issuer’s official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website, (b) on the Issuer’s official website, and (c) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 3, 2025.

(SEAL)

By: \_\_\_\_\_  
City Recorder

SCHEDULE 1 -- NOTICE OF MEETING  
SCHEDULE 2 -- ANNUAL MEETING SCHEDULE

## EXHIBIT B

### NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), that on April 3, 2025, the City Council (the “Council”) of Vineyard City, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Sales and Franchise Tax Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to (a) the issuance of that portion of the Series 2025 Bonds issued under the Act and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2025 Bonds issued under the Act may have on the private sector.

### TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on May 14, 2025, at the hour of 6:00 p.m. at the Vineyard City Hall, 125 South Main Street, Vineyard City, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of that portion of the Series 2025 Bonds issued under the Act and (b) any potential economic impact that the Project to be financed with the proceeds of that portion of the Series 2025 Bonds issued under the Act may have on the private sector. All members of the public are invited to attend and participate.

### PURPOSE FOR ISSUING THE SERIES 2025 BONDS

The Series 2025 Bonds will be issued for the purpose of (a) acquisition, construction, equipping and improvement of a building for use by the Issuer and any lessees (the “Project”); (b) funding any debt service reserve funds, as necessary; (c) paying any capitalized interest; and (d) paying costs of issuance of the Series 2025 Bonds.

### PARAMETERS OF THE SERIES 2025 BONDS

The Issuer intends to issue the Series 2025 Bonds in the aggregate principal amount of not more than Thirty-Five Million Dollars (\$35,000,000), to mature in not more than thirty-five (35) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed six percent (6.00%) per annum. The Series 2025 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the “Indenture”) which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2025 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2025 Bonds for any reason and at any time up to the issuance of the Series 2025 Bonds.

### REVENUES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge all or any portion of the revenues produced by sales taxes and municipal energy tax revenues collected by the Issuer and legally permitted to be used for the Project (the “Revenues”).

OUTSTANDING BONDS SECURED BY PLEDGED REVENUES

The Issuer currently has no bonds outstanding secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer’s outstanding bonds may be found in the Issuer’s financial report (the “Financial Report”) at: <https://reporting.auditor.utah.gov/searchreports/s/>. For additional information, including any information more recent than as of the date of the Financial Report, please contact [Eric Ellis, City Manager, at (801) 226-1929].

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer’s current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2025 Bonds to be issued under the Act to finance the Project, if held until maturity, is \$[\_\_\_\_\_].

A copy of the Resolution and the Indenture are on file in the office of the Vineyard City Recorder, 125 South Main Street, Vineyard City, Utah where they may be examined during regular business hours of the City Recorder from [8:00 a.m. 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday], for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture or the Series 2025 Bonds, or any provision made for the security and payment of the Series 2025 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this April 3, 2025.

\_\_\_\_\_  
/s/ Pam Spencer  
City Recorder

EXHIBIT C

FORMS OF GENERAL AND SUPPLEMENTAL INDENTURE

EXHIBIT D

FORM OF BOND PURCHASE AGREEMENT

EXHIBIT E

FORM OF CERTIFICATE OF AWARD

EXHIBIT F

FORM OF PRELIMINARY OFFICIAL STATEMENT

EXHIBIT G

FORM OF CONTINUING DISCLOSURE UNDERTAKING