

**MINUTES OF A BUDGET WORK SESSION AND REGULAR SESSION  
OF THE VINEYARD CITY COUNCIL MEETING**

Vineyard City Council Chambers  
125 South Main Street, Vineyard, Utah  
May 8, 2019 at 5:00 PM

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**Present**

Councilmember Tyce Flake  
Councilmember Chris Judd  
Councilmember Nate Riley

**Absent**

Mayor Julie Fullmer  
Councilmember John Earnest

**Staff Present:** City Manager/Finance Director Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, Building Official George Reid, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Planning Commission Chair Cristy Welsh, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer

**Others Speaking:** Residents Anita Beales, Gene Trerise, Stan Jenne, Tom Breinholt, and Michael Godek; Dan Miller, Director of the Utah County Mosquito Abatement Department; Richard Mickelson, District Manager for the Timpanogos Special Service District; Heritage Commission Chair Tim Blackburn; Keith Lindstrom with Leisure Villas

**MAYOR PRO TEMPORE**

The City Council will vote to appoint a mayor pro tempore to run the city council meeting.

City Recorder Pamela Spencer opened the meeting at 5:00 PM. She called for a nomination to elect a mayor pro tempore.

COUNCILMEMBER JUDD NOMINATED COUNCILMEMBER TYCE FLAKE AS MAYOR PRO TEMPORE. COUNCILMEMBER RILEY SECONDED THE NOMINATION. ROLL CALL WENT AS FOLLOWS: COUNCILMEMBER FLAKE, COUNCILMEMBER JUDD, AND COUNCILMEMBER RILEY VOTE AYE. MAYOR FULLMER AND COUNCILMEMBER EARNEST WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

Ms. Spencer turned the time over to Mayor Pro Tempore Tyce Flake.

**PLEDGE OF ALLEGIANCE and INVOCATION/INSPIRATIONAL THOUGHT**

Councilmember Judd gave the invocation and lead the Pledge of Allegiance.

**5:00 PM BUDGET WORK SESSION**

The City Council and staff will discuss the budget needs for the city for the Fiscal Year 2019-2020. No action will be taken at this time.

Mayor Pro Tempore Flake turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue reviewed the budget. Highlight were:

- Certified Tax rate .003957 for 2018 Certified tax rate – 2019 will be approved in June.
- Census Population Estimate 8,000

Tax Revenues

- Property Tax \$2,352,000
- Sales Tax \$1,125,100
- Franchise Tax \$ 403,500

Permit & Fee Revenues

- Building Permits \$ 750,000
- Development Fees \$ 275,000
- Sanitation Fees \$ 333,600
- Inspection Fees \$ 100,000

General Fund Expenses

New Positions

- Administrative Assistant/Office Manager
- Recreation Coordinator to full-time
- Part-time Public Works Secretary
- Detective
- School Resource Officer
- Public Safety Secretary

General Fund Expenses Split

- Administration \$ 793,700
- Contracted Services \$ 106,000
- Building Inspections \$ 773,900
- Public Safety \$2,513,400
- Public Works \$ 395,600
- Sanitation \$ 309,000
- Parks \$ 446,900
- Transfers \$ 481,200

Administration

- Budget \$ 793,700
  - Decrease Overall \$20,500
- Admin Assist/Office Manager \$ 48,000
- Leadership Academy \$ 1,500
- Contractors License \$ 1,000
- Elections \$ 6,000
- Livestream Meetings \$ 8,500
- Archive Social \$ 2,500

There was a discussion about social media and why we might need to archive it.

Contracted Services

- Budget \$ 106,000
  - Decrease Overall \$ 43,800
- Planner Contract – Decreased \$50,000
  - Hotel Study \$ 7,500

Mr. Brim explained that it would be a feasibility study. He said that every hotel he has met with wanted a market study so they could look at the main drivers bringing people to Vineyard. He mentioned that they would make the document public. Councilmember Judd asked how much

the study would cost. Mr. Brim replied that the total cost could run from \$9,000 to \$15,000. Councilmember Judd asked how long the study would be good for. Mr. Brim said that it would last one (1) to (2) years. He said that they could do an update through a Star Report in 1 year and then they could do a full study after two years. He felt that this would be a good marketing tool for the city.

- Engineering Contract – Decreased \$15,000
- Financial – Increased \$17,000
  - Comprehensive Sustainability Plan \$ 10,000
  - Increased Audit Costs \$ 7,000
- Bookmobile – Increased \$4,200
  - Come to the city weekly instead of every other week

There was a discussion about the bookmobile.

#### Building and Grounds

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

#### Building

- Budget \$ 773,900
  - Decreased Overall \$109,600
- Software Package Upgrade \$ 5,000
- Decreased Contract Labor \$ 120,000

There was a discussion about building trends in the city.

#### Public Safety

- Budget \$2,513,400
  - Increased Overall \$784,800
- Law Enforcement \$1,324,700
  - Detective 07/01/2019
  - School Resource Officer 9/01/2019
  - Part-time Secretary
- Fire \$1,141,200
  - 738 additional equivalent residential units (ERUs)

There was a discussion about the future fire station.

- Dispatch \$ 47,000
  - Annual Fee

#### Public Works

- Budget \$ 470,600
  - Decreased Overall \$49,100
- Professional & Technical Services \$ 130,000
  - Snow Removal and Mosquito Abatement

There was a discussion about snow removal and mosquito abatement.

- Repairs & Maintenance \$ 40,000
  - Streetlight Maintenance \$ 35,000
  - Sign Maintenance \$ 5,000

#### Sanitation

- Revenues \$ 333,600
- Expenses \$ 309,000

There was a discussion about spring cleanup, extending the dumpsters over the weekend, and allowing use of vouchers for residents to dump unwanted items at the North Pointe Solid Waste Transfer Station in Lindon.

Parks

- Budget \$ 446,900
  - Decreased Overall \$23,800
- Wages & Benefits \$ 60,000
  - Recreation Coordinator to full-time
- Department Supplies \$ 16,000
- Program Costs \$ 29,800
  - Additional programs, T-ball, Flag Football, Tournaments, and Races
- Maintenance \$ 264,500
  - Park Maintenance \$ 200,000
  - Arborist \$ 15,000
  - Graffiti Removal \$ 5,000
- Youth Council \$ 26,500
  - Chinese New Year Celebration added to events

Councilmember Judd asked if they could see what the return was on the events for the money they were spending.

Transfers

- Transfer to Capital Projects Fund \$ 240,000
  - B&C Road Funds \$240,000
- Transfer to Internal Services Fund \$ 241,200

Internal Services Fund

Mr. McHargue explained how this fund would work.

- Expenditures \$ 357,100
  - Insurance \$ 24,300
  - Janitorial Services \$ 8,800
  - Facilities Supplies \$ 5,000
  - Utilities \$ 28,000
  - Vehicle Maintenance \$ 4,700
  - Vehicle Repairs \$ 3,000
  - Fuel \$ 24,000
  - Tools \$ 5,500
  - Equipment Purchase \$ 90,000
  - Equipment Lease \$124,100
  - Depreciation \$ 28,800

Mr. McHargue explained how the vehicle maintenance program worked.

- Revenues \$357,100
  - General Fund \$241,200
  - Water Fund \$ 22,600
  - Sewer Fund \$ 55,200
  - Storm Water Fund \$ 30,700
  - RDA \$ 7,400

Water Fund

- Water Revenues \$1,579,400
- Water Expenses \$1,321,200
- Transfer to Internal Services Fund \$22,600
- Water Tank \$13,939,474
  - RDA Funding \$6,976,879
  - Impact Fess \$1,671,226
  - Potential Bond Proceeds \$5,291,369

Mr. McHargue explained how they were going to fund the water tank. He recommended that the city fund the remainder of the tank with a revenue bond.

Sewer Fund

- Sewer Revenues \$ 881,100
  - Proposed fee, change from \$3.00 to \$3.25 per 1,000 gallons (\$35,000)
- Sewer Expenses \$ 828,300
  - Personnel \$235,400
  - TSSD \$420,000
  - Transfer to Internal Service Fund \$55,200

Storm Water Fund

- Storm Water Revenues \$ 153,200
- Proposed Fee Change
  - Monthly Storm Water Fee \$4.00 to \$5.00 (\$38,300)
- Storm Water Expenses \$ 161,400
  - Transfer to Internal Services Fund \$30,700
- Appropriate prior year fund balance if deficit exists

Transportation Fund

- Transportation Revenues \$ 385,600
  - B&C from General Fund \$240,000
  - Transportation Utility Revenue \$145,000
- Transportation Expenses \$ 383,600
  - Sleepy Ridge Road Repair \$ 150,000
  - HA5 Treatment \$ 75,000 – LeCheminant, Maples, and Garden subdivisions
  - Crack Seal \$ 30,000
  - Road Striping \$ 75,000
  - Wages & Benefits \$ 53,600

Capital Projects

- Trail Projects \$ 25,000
- Gammon Park Trail \$ 35,000
- Wetlands Delineation \$ 50,000
- 2000 North Improvements \$ 80,000
- Public Works Building \$ 500,000

Councilmember Riley asked about the wetland park improvements for \$500,000 listed on the spreadsheet. Mr. McHargue replied there was another Capital Projects list that included projects not specific to this year.

Councilmember Judd asked if they should do the wetlands delineation in a wet year. Mr. Overson replied that it was determined by the plants, soil type, and where the wetlands were getting their water from.

Councilmember Riley asked how they could determine which projects on the Capital Projects list were for which year. Mr. McHargue explained the projects from the spreadsheet. He suggested that council look at the budget requests and evaluate them against the full list of Capital Fund projects. There was a discussion about the future fire station. Councilmember Judd stated that setting aside the money for the fire station now would help to reduce the debt service cost.

**5:57 PM**                      **REGULAR SESSION**  
**OPEN SESSION – Citizens' Comments**

Mayor Pro Tempore Flake opened the public session.

Resident Anita Beales living in the Edgewater subdivision mentioned the parking issues in the Mill Road area. She asked what the city was doing to alleviate the issues. Mr. Brim replied that it was a difficult issue that they hear about every couple of months. He explained that when the Zoning Ordinance was adopted a few years ago the parking requirements were not what they are now and that the city could only enforce what was required then. He said that the parking standards had been increased by a little bit. He stated that in the future they would be looking at increasing the parking space requirement to one (1) space per bedroom. He said that the project had been “sold” to the council as a small family development but with two (2) universities and Silicon Slopes, there was a parking problem. The other problem was property managers leasing to several students/individuals. He said that staff had done a lot to work with the homeowner associations (HOAs) to encourage them to not lease to people with more than two cars. He said that they had seen a decrease in the number of vehicles in the developments. He felt that this was not an easy problem to solve. He was hoping that the city could leverage private investment, to leasing parking spaces. He added that it was the responsibility of the tenant to make sure that they had enough parking spaces. He felt that the landowner and the management company should take some responsibility as well.

Mayor Pro Tempore Flake noted that the city was well aware of parking issues and had discussed them about. He said that their hands were tied in many ways. Ms. Beales asked why the city had designated commuter roads that they did not allow parking on. Mr. Overson replied that 400 North and Mill Road were designed to handle a certain amount of traffic. He said that because they handle a large amount of traffic, they had not designed them for parking. He said that the studies showed that in the near future those roads could be handling around 6,500 trips a day and that the roads could not have parking with that amount of traffic. Ms. Beales suggested that they remove the parking strip to create a wide enough space to allow parking. She asked if that was a realistic suggestion and what she would need to do to get it done. Mr. Overson explained that they would have to get a commitment for a cost to reconstruct the road. He said that as soon as they put parking on that road it would slow traffic down, which was counter-productive to moving traffic. He said that engineering could not recommend that they slow traffic on an arterial road to add parking. Councilmember Judd said that the engineers would look for a traffic study to show that the movement of traffic would not be impacted by adding the

parking. He said that they would need to see costs for the improvements and who would be paying for them. He said that they would be alleviating a private issue. Ms. Beales mentioned that council approved the number of parking spaces. Councilmember Judd stated that the city would have been willing to allow them to put in more parking. He stated that they were private developments and he was not be in favor of having the city pay for the full impact. He mentioned that he had been meeting with the property managers and attending their HOA meetings. There was a discussion about the state code's definition for family and how much of the University needed to be in our city. Councilmember Judd said that the city could enforce the residency code when there were more than four (4) unrelated people living in the units. He reiterated that it would be a huge expense to add the parking and did not know where they would get the money. Ms. Beales asked if the council would be willing to consider the reconstruction to allow parking, if the private developments were to contribute. Councilmember Judd replied that he would consider it, but did not know what the numbers would be. He explained that they had worked with other developers who were able to find additional parking spaces in their developments. He said that there was a fine line with parking and open space.

Resident Gene Trerise living in The Villas subdivision stated that as a property owner he had a problem with safely accessing the north end of the community. He said that people living in The Preserve subdivision park on both sides of Mallard Drive close to the intersection at Vineyard Loop Road, which narrowed the entrance to his street. Two cars cannot pass at the same time, large buses and delivery trucks have a hard time as well. He respectfully requested signage on both sides of Mallard Drive such as no parking at any time, no overnight parking, two-hour time limit, etc. He mentioned that there was a community center being built at that intersection as well. Mayor Pro Tempore Flake replied that staff had met with the owners of the development and asked if anyone had made a decision about signage. Councilmember Judd explained that the road was a public road. He suggested that the development/HOA take over the road and make it private. Mr. Trerise said that it would help if the developer would not advertise the subdivision as a private community. Councilmember Judd stated that it was on the developer to do the right thing and not advertise it as a private road. He mentioned that the road on the Villas' plat that was on the agenda tonight was a public road. Sergeant Rockwell said that the deputies had been following the state law and citing cars that were parked too close to the stop sign. He explained that if they signed that road with parking restrictions then they would have to accommodate other developments requesting signage. He added that if Mr. Trerise has people come and visit him, they would not be able to park on the road either. He stated that as long as they were parked legally there was not much they could do. He mentioned that this was not the only development having this same issue. He said that they were warning owners of the cars before ticketing them.

Resident Stan Jenne living in The Shores subdivision thanked the City Council and staff for cleaning up graffiti. He stated that he wanted to log a complaint against the city for the graffiti on his sidewalk, where they market it for the last 5K. He said that he was told it would wash off and it had not. Mr. McHargue explained that they did not know it was permanent paint and will not be using it in the future. He mentioned that it was on the schedule to be cleaned off.

Tom Breinholt living in The Villas subdivision felt that the parking issue was a planning issue. He said that people who live there did not cause the issue. He stated that when speaking with the city planners, they said that the city was going high-density to the north. He said that there were a lot of residents who felt that something needed to be done. He felt that the city needed to be aware of the consequences. He felt that high density leads to parking and other issues. His experience with high density housing made him of the opinion that it was not the way to preserve property values.

Mayor Pro Tempore Flake, speaking for the council explained that they felt that they had been betrayed by the developer, who had lied to them. They had been promised things they had not received such as in the type of housing and how many people they were putting in them. He said the this was a property rights state, so they had limited ability to get redress of that. He explained that the state was requiring high density and that they had limited options to stop it. He said that they were as frustrated as the residents were. He explained that they had had implemented determined code enforcement procedure, but it was hard to prove who was family living in the unit. He said that he had spent a lot of time discussing the problems with staff trying to find equitable resolutions for the residents and property owners. He said that it was going to take some time to do that. He stated that the issues they had now, which were caused by past sins, would not be repeated. He said that they were doing their best to solve these issues.

Mayor Pro Tempore Flake closed the public session.

## **PRESENTATIONS**

### **5.1 MOSQUITO ABATEMENT**

Dan Miller, Director of Utah County Mosquito Abatement will do a presentation on Mosquito Abatement.

Mayor Pro Tempore Flake turned the time over to Dan Miller, Director of Utah County Mosquito Abatement.

Mr. Miller explained that mosquito abatement was part of the Utah County Health Department. He stated that their mission was to promote health in the community. He mentioned that one thing they were concerned with was the spread of mosquito-borne pathogens. He said that they had three: West Nile virus, St. Louis encephalitis, and equine encephalitis. He explained that they work through a process called Integrative Mosquito Management (IMM). He said that, in his own words, “IMM is doing all we can, using all the tools we have, to control mosquito populations so that we can prevent the spread of mosquito-borne diseases. We do this with as little impact on the environment and animal and human populations.”

Mr. Miller explained that this was four (4) part program:

1. We gain all of the knowledge we can about mosquitoes
2. We inspect habitat, set traps for mosquitoes in critical areas, and listen to the public
3. We establish thresholds that when reached trigger appropriate responses.
4. Appropriate responses include:
  - a. Educating the public of what they can do
  - b. Removing breeding sites
  - c. Treating areas when larva is found in the water (larvicides)
  - d. Spraying areas when adult populations reach threshold levels
    - i. Both ULV and from the air

Mr. Miller said the they had seasonal employees assigned to each area throughout Utah County, and that one is assigned to Vineyard. They spray weekly and look for larvae. He mentioned that they had been doing this for at least 30 years and know of potential breeding sites. He added that they look for new sites as well and they respond to public requests by inspecting the area. They set traps for adult mosquitoes to monitor the mosquito population and specific species. He explained what the traps looked like and where they set them. He mentioned that he had caught



10,000 mosquitoes in one night in one trap just south of The Shores subdivision. He said that they kill the larvae with larvicide, which only affects mosquitoes. He explained that this treatment only lasts for 30 days. He mentioned that they had treated Vineyard last week. When they find mosquitoes as adults, they spray them. He explained that they do not spray until after the sun goes down and if there are people around, they will skip that area. He recommended that when they see the truck that they should go inside for about 30 minutes. He also mentioned that they do not spray during the day because it will kill the bees. He said that they also spray along the lake edge from the air with a plane when the mosquito population is high enough. He said that they test the population for diseases weekly. He explained that this was an abatement program and they could not get rid of all of the mosquitoes but would do what they could to keep them in check. He said that they were bracing for a big mosquito year because it has been a heavy water year.

Mr. Miller explained that this would cost the citizens nothing and encouraged the citizens to reach out them. He said that their goals were to work with cities in the county to provide the best control possible. He recommended that cities educate the public about who they are and how to contact them. He suggested that people understand the difference between a mosquito and a midge fly (may fly). He said that they had the ability to respond within 24 hours after someone contacts them.

Mr. Miller explained the difference between a midge fly and a mosquito:

- Midge Flies
  - Fly in large columns (breed in the trillions)
  - Collect around lights, windows and doors
  - Are seen in the day and night
  - Will not bite you
  - Maybe annoying as they buzz around you
  
- Mosquitoes
  - Come out in the evening especially at sundown
  - Will seek you out to gather a blood meal (only the females)
  - Very seldom seen in the daytime unless you disturb them in the grass or trees

Mr. Miller said that people needed to understand mosquito habitat. They are found in watering troughs, gutters and catch basins, buckets, old tires, yard debris, old pools and water features in yards, etc. He said that it was essential to dump out any standing water. He recommended that people use repellent, cover up with long sleeves and long pants, and repair screens in the homes to help reduce the chance of getting bit. He said that mosquito bites were annoying, but the biggest concern with bites is that some mosquitoes will carry diseases. He explained that not everyone who gets the West Nile virus will die. Most will have a fever and feel like they have the flu, but will get better. One percent will get encephalitis, and if not treated medically they could die. He stated that this was a real issue and he wanted to keep people from having the disease. He added that mosquitoes go from an egg to an adult in 72 hours.

Resident Michael Godek asked if Mr. Miller was worried about the diversity of insects being lowered across the country. He wanted to know what the balance was. Mr. Miller replied that the balance was in two phases. He explained that they only spray if there are at least 1,500 in a trap. He said that they sprayed in targeted areas, they follow the label, and never spray before

sundown. He added that they do not spray over beehives if they know where they are. He said that people never recover if they get encephalitis. Mr. Godek said that it was about biodiversity. Mr. Miller said that with the spray that they use there was no residual effect. It was totally benign within 20 to 30 minutes but may kill insects they were not targeting. He felt that in the scope of the things, it was minimal. He added that the larvicide had no effect on other insects.

Councilmember Riley asked if the county was coordinating their efforts with private facilities. Mr. Miller replied that he had talked with the golf course but did not know what they were using. He said that people might use a barrier spray which would be placed on the foliage and could cause problems.

## **5.2 TIMPANOGOS SPECIAL SERVICE DISTRICT**

Richard Mickelson, District Manager for the Timpanogos Special Service District will do a presentation.

Mayor Pro Tempore Flake turned the time over to Richard Mickelson, District Manager for the Timpanogos Special Service District.

Mr. Mickelson handed out a flyer. He explained that Vineyard's sewer water went to their facility and that the facility was in full compliance. He gave a demonstration of what came into the facility and what they did to clean it up. He further explained that they were able to remove up to 98 percent of the contaminants, but the water was not drinkable.

Mr. Mickelson explained how well they were they doing cost-wise. He reviewed a national survey done in 2016. He said that nationally, personnel costs were at 45 percent and TSSD was at 27 percent. Operations and maintenance expenditures were at \$2,261.00 per million gallons. Electrical costs were at \$162.00 per million gallons and chemical costs were at \$235.00 per million gallons. Councilmember Judd asked how it compared with other service districts in Utah. Mr. Mickelson replied that he had not done that analysis. Councilmember Judd requested that he have the report for his next report. Mr. Mickelson mentioned that he had only been the district manager since August of last year and is trying to understand everything that goes on at TSSD. He said that the TSSD Board was interested in how TSSD was faring compared to other sewer districts nationally. He mentioned that at the state level they did not have an organization like the national one, so he would be working on the report.

Mr. Mickelson explained that they have a composting operation. He said that they take the fresh biosolids and add them to tree limbs, and compost the mixture. He mentioned that each person produces about one pound of biosolids a day. He said that the city was allowed a to use a certain amount of compost.

Mr. Mickelson stated that there was a commission to study Utah Lake's water quality. He explained that if there were phosphorous in water, then life could grow. He said that if there were less than 25 parts per billion, then life could not grow. If it were between 25 and 100 parts per billion then life could grow. If it were above 100 parts per billion then algae would grow. He explained that they had been removing the carp from the lake to improve the ecology of the water. He showed examples of removing carp by using a fish enclosure. He explained how an enclosure worked. He said that TSSD was doing a study on how to design an enclosure and to see if the lake can be recovered. He added that they were trying to do a good job for the environment.

## MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

No reports were given.

## STAFF, COMMISSION, AND COMMITTEE REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue had no new items to report.

Public Works Director/Engineer – Don Overson – Mr. Overson had no new items to report.

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

Utah County Sheriff's Office – Sergeant Holden Rockwell – Sergeant Rockwell gave his report for the 1st quarter of 2019. Highlights were:

QTR.	Total Cad Calls	Officer Generated Calls	Public Generated Calls	Case Numbers	Arrests	Traffic Stops	Citations
4 <sup>th</sup> Qtr.	1880	954	926	336	50	574	154
1 <sup>st</sup> Qtr.	2275	1357	918	322	48	880	207

### Response Times Qtr. 4:

Priority 1-2	5:20
Priority 1-2 calls	220

### Response Times Qtr. 1:

Priority 1-2	5:14
Priority 1-2 call	243

### Nature of incidents Qtr. 4:

Burglary/Theft	30
Assault/Domestic Violence	27
Drugs/Alcohol	21

### Nature of incidents Qtr. 1:

Burglary/Theft	25
Assault/Domestic Violence	27
Drugs/Alcohol	23

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Chair Welsh reported that the Planning Commission had approved a site plan for a medical office building in The Yard development. She said that it would house a pediatric and dental office. She reported they had approved a Conditional Use Permit for the Central Utah Water Conservancy District (CUWCD). She said that they were looking at making changes to the commission's bylaws and that they would be reviewing the home occupation code in the city.

Mr. Brim reported that the General Plan would be submitted to the Planning Commission on June 5 and then to City Council on June 12. He said that they were working on three submittals for The Yard B, one that was just approved, one on the corner of Mill Road and 400 North, and also The Golf Club. Councilmember Judd mentioned that he and Mr. Brim had met with EDCUtah for economic development and that Mr. Brim would be attending a retail convention. He said that they had had discussions with grocery stores etc., but had nothing to report.

City Recorder – Pamela Spencer – Ms. Spencer reminded everyone that it was an election year and that the declaration period was not until August. She said that they would be doing some education on ranked choice voting and to look for those dates. She mentioned that there would be a ranked choice voting booth at the summer celebration.

Building Official – George Reid – Mr. Reid presented the 3<sup>rd</sup> quarter report for Fiscal Year 2018-2019. He mentioned that the third quarter was the slowest in his three years at Vineyard. Highlights were:

**Revenue**

- \$98,463 Residential
- \$14,655 Commercial

He said that as a comparison, April was a better month and they received \$90,744 in residential and \$13,791 in commercial building permits. He mentioned that they were still doing better than 2016.

**Residential Occupancy Breakdown**

- 3,438 Units Occupied
- 1,437 Single Family
- 1,050 Multifamily
- 951 Townhomes
- 827 Under Construction (not included in the total units occupied)
- 13,487 Estimated Population

**Units Permitted**

- 198 Multifamily
- 85 Single Family

**Active Permits**

- 367 active construction sites
- 2478 total inspections (most being 4-way)

**Buildout Analysis**

- 693 platted units left (does not include the un-platted, such as the lake side project)

Mayor Pro Tempore Flake asked what they did in April. Mr. Reid replied that they had produced some information pamphlets and were working on translating them into Spanish.

Water/Parks Manager Sullivan Love – Mr. Love reported that they were actively working on controlling the weeds. He explained that Flagship Homes was doing warranty work at Vineyard Grove Park and asked those using the park to please be cautious. He stated that there was no need to water your lawns yet. Councilmember Riley asked if they were anticipating that the warranty work would be complete before school was out. Mr. Love replied that they anticipated that it would be completed before the summer celebration at the end of the month.

Clean Air Task Force – Resident Josh Gilman – Mr. Gilman was not present at this meeting.

Heritage Commission Chair – Tim Blackburn – Mr. Blackburn thanked the city for their support of the city cleanup day held on April 27, 2019. He mentioned that there were 50 people there from Singapore, who were participating in a worldwide project that week to provide 50,000 hours of service. He thanked Mr. Love and his crew who were there to help along with administrative staff. He mentioned that one church group went on Wednesday night and did cleanup prior to the cleanup on Saturday. He stated that there was not enough for the group so the cleanup went quickly.

Mr. Blackburn explained that there would be a Heritage Days program that was not part of the celebration that would be held on May 30 at 5:00 PM at Gammon Park. He said that they were inviting the original families who were raised in Vineyard. He mentioned that this event was being funded by the Heritage Foundation. He explained that the Heritage Day celebration would begin on May 30 and run until June 1 at Vineyard Grove Park. He said that this was to commemorate the 30th anniversary of the incorporation of the town. He mentioned that the city was doing a lot of the budgeting for the celebration. He said that there would be vendor and sponsor booths, and fun events which would culminate with a fireworks display set off on Utah Lake. He felt that this would be a great celebration for all ages and all interests. Mayor Pro Tempore Flake stated that the events were listed on the website. Mr. Blackburn mentioned that the golf tournament had been canceled but would be held starting next year.

## **DISCUSSION ITEMS**

No items were submitted.

## **CONSENT ITEMS**

- 9.1 Approval of the April 10, 2019 City Council Meeting Minutes
- 9.2 Approval of the 2018 Municipal Wastewater Management Planning Program Annual Report
- 9.3 Approval Homesteads Pod 6 Phase 3 Final Plat

Mayor Pro Tempore Flake called for a motion.

**Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 9.1 THROUGH 9.3. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS JUDD AND RILEY VOTED AYE. MAYOR FULLMER AND COUNCILMEMBER EARNEST WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

## **MAYOR'S APPOINTMENTS**

No names were submitted.

## **BUSINESS ITEMS**

### **11.1 DISCUSSION AND ACTION – Approval of the Villas Phase 2 Final Plat**

The applicant is requesting final plat approval for Phase 2 of the Leisure Villas development. The subject property is part of the Leisure Villas development within Waters Edge. Phase 1 of the Leisure Villas is currently under construction. The mayor and City Council will take appropriate action.

Mayor Pro Tempore Flake turned the time over to City Planner Elizabeth Hart.

Ms. Hart explained that the applicant was proposing 13.9 acres of land with 84 building lots. She mentioned that they were required to have a 20-foot driveway along with two covered parking stalls (garages). She said that they were proposing 4.91 acres of open space.

Councilmember Judd stated that he wanted to make it clear that this was a public road, just as it was in Phase 1. He said that residents were saying that it was being advertised as private. Keith Lindstrom with Leisure Villas explained that it was a private community with public roads. He said that the lots and clubhouse would be private. He explained that they had discussed with the city about taking back the roads and making them private, but were not sure if they could do that. He said that they were told if they were private, they might not get mosquito abatement in their community. Councilmember Judd stated for the public record that it was a public road and the development could make it private if they wanted to. Mr. Lindstrom mentioned that they had four (4) parking spots and only 1.5 people living in the units. There was a discussion about parking issues. Councilmember Judd said that the best way to control parking was to make the development private.

**Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE VILLAS PHASE 2 FINAL PLAT AS PROPOSED AND IF THEY WOULD LIKE TO COME BACK AND LOOK AT PRIVATE ROADS, THEY WOULD BE OPEN TO HEAR ABOUT IT. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS JUDD AND RILEY VOTED AYE. MAYOR FULLMER AND COUNCILMEMBER EARNEST WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

#### **11.2 DISCUSSION AND ACTION – Proposed Tentative Fiscal Year 2019-2020 Budget**

City Manager/Finance Director Jacob McHargue will present the proposed Tentative Fiscal Year 2019-2020 Budget. The mayor and City Council may act to adopt the proposed tentative budget and set a Public Hearing for May 22, 2019 to receive public comment concerning the adopted tentative budget.

Mayor Pro Tempore Flake turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue explained how the budget process worked. He then gave a brief overview of the proposed tentative budget.

Councilmember Judd asked about the water tank. Mr. McHargue replied that the tank would be below ground. He said that the ideal location was not in the Vineyard City limits.

Councilmember Judd said that when they looked at the capital projects and saw the fire station costs in 5 years, he would like the cost closer to \$200,000 a year. Mr. McHargue explained that by the final budget they would have more accurate numbers coming from the state, which would help identify additional savings. Mayor Pro Tempore Flake stated that it was a public safety issue. He said that based on the existing agreement with the Orem City Fire Department, Vineyard had to build a fire station within a certain period of time. Councilmember Judd felt that if they could save more money now, then the amount they would have to bond for would free up their bonding capabilities.

Mayor Pro Tempore Flake called for a motion.

**Motion:** COUNCILMEMBER JUDD MOVED TO ACCEPT THE PROPOSED TENTATIVE FISCAL YEAR 2019-2020 BUDGET WITH THE PUBLIC HEARING SET FOR MAY 22, 2019 TO RECEIVE PUBLIC COMMENT. COUNCILMEMBER RILEY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS JUDD AND RILEY VOTED AYE. MAYOR FULLMER AND COUNCILMEMBER EARNEST WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

**CLOSED SESSION**

No closed session was held.

**ADJOURNMENT**

Mayor Pro Tempore Flake called for a motion to adjourn the meeting.

**MOTION:** COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:34 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS JUDD AND RILEY VOTED AYE. MAYOR FULLMER AND COUNCILMEMBER EARNEST WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

The next regularly scheduled meeting is May 22, 2019.

MINUTES APPROVED ON: May 22, 2019

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