



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
April 13, 2022, at 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, April 13, 2022, starting at 6:00 PM or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA

2.1 [Approval of the March 23, 2022, RDA Meeting Minutes](#)

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – [Funding Request for Betterments on the Vineyard Connector Expansion](#) *(15 minutes)*

City Engineer Naseem Ghandour is requesting funding for the betterments on the Vineyard Connector expansion, which were approved by the City Council. The RDA Board will take appropriate action.

4. ADJOURNMENT

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Deputy Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: April 8, 2022

CERTIFIED (NOTICED) BY: /s/Pamela Spencer
PAMELA SPENCER, CITY RECORDER

**MINUTES OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
March 23, 2022, At 7:58 PM

Present

Chair Julie Fullmer
Boardmember Tyce Flake
Boardmember Amber Rasmussen
Boardmember Mardi Sifuentes

Absent

Boardmember Cristy Welsh

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Public Works Director Chris Wilson, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Vice-chair Bryce Brady, Planning Commissioner and Heritage Commission Chair Tim Blackburn


1.  CALL TO ORDER

Chair Fullmer opened the meeting at 7:58 PM.

2.  CONSENT AGENDA

2.1 Approval of the March 9, 2022, RDA Meeting Minutes

Chair Fullmer called for a motion.


 Motion: BOARDMEMBER WELSH MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.


3. BUSINESS ITEMS

3.1  DISCUSSION AND ACTION – Water Tank and Booster Pump Station Bid

Award


Public Works Director Chris Wilson is requesting approval to award the construction of the water tank and booter pump station to Dry Creek Structures. The RDA Board will take appropriate action.


 Chair Fullmer called for questions or comments.

47  **Motion:** BOARDMEMBER FLAKE MOVED TO AWARD THE 6-MILLION-GALLON
48 TANK AND BOOSTER PUMP STATION PHASE OF THE WATER TANK PROJECT TO
49 DRY CREEK STRUCTURES, APPROVE THE PROPOSED BUDGET, AND ALLOW STAFF
50 TO CONTRACT WITH DRY CREEK TO COMPLETE THE WORK AS PROPOSED.
51 BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER,
52 BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE
53 MOTION CARRIED UNANIMOUSLY.
54
55

56 3.2  **DISCUSSION AND ACTION – Hansen Allen and Luce Contract Amendment**
57 **No. 1**

58 Public Works Director Chris Willson will present an amendment to the budget for the
59 Hansen Allen and Luce contract. The RDA Board will take appropriate action.
60

61  Chair Fullmer called for questions or comments.
62

63  **Motion:** BOARDMEMBER WELSH MOVED TO APPROVE CITY STAFF TO
64 EXECUTE AND COMPLETE THE AMENDMENT NO. 1 TO THE VINEYARD PUMP
65 STATION DESIGNS WITH HANSEN ALLEN AND LUCE ENGINEERS AS PRESENTED
66 TO COMPLETE THE CULINARY WATER SYSTEM BUILD OUT DESIGN AS PROPOSED.
67 BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
68 BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE
69 MOTION CARRIED UNANIMOUSLY.
70
71

72 **4. ADJOURNMENT**
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74 Chair Fullmer called for a motion to adjourn the meeting.
75

76 **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:00 PM.
77 BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER,
78 BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AY. THE
79 MOTION CARRIED UNANIMOUSLY.
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82 MINUTES APPROVED ON: _____

83
84 CERTIFIED CORRECT BY: /s/ Pamela Spencer
85 PAMELA SPENCER, CITY RECORDER



VINEYARD RDA STAFF REPORT

Meeting Date: 4-13-2022

Agenda Item: 3.1 UDOT Betterment & City Improvements for Promenade Overpass

Department: Engineering Department

Presenter: Naseem Ghandour, P.E.

Background/Discussion:

During November 17, 2021, City Council Meeting, City Council directed City Staff to move forward with a 100-foot-wide overpass over the future Vineyard Connector project to connect Downtown Vineyard to the Waterfront allowing for service vehicular access. During the January 12, 2022, City Council Meeting, City Council directed City Staff to move forward to allow vehicular access from 300 West onto the overpass (now called Promenade Overpass) and provide for 100-ft and 60-ft wide options. On April 13, 2022, City Staff provided an overview of the requested options and cost estimates from UDOT and City Staff to City Council.

RDA funds due to the location of the intersection within the RDA. Funding agreement for the UDOT betterment is required prior to the UDOT portion of the Promenade Overpass being posted for construction bid, expected in October or November of 2022. Funding for the Promenade Overpass Surface Improvements will be handled through the existing RDA agreement with the Developer. Funding for the 300 West design and construction is requested in the City’s FY23 RDA budget.

The project costs for the 100-ft and 60-ft options are summarized in the table below.

100-ft Wide Overpass Option	60-ft Wide Overpass Option
Total Estimated Vineyard Cost: \$8.75M	Total Estimated Vineyard Cost: \$6.76M
1. Bridge Construction Cost: \$6.854M	1. Bridge Construction Cost: \$6.26M
a. Structure: \$7.24M (UDOT pays \$1M)	a. Structure: \$5.75M (UDOT pays \$1M)
b. Arch Monument: \$47K	b. Arch Monument: \$37K
c. Contingency (9%): \$567K	c. Contingency (9%): \$443K
2. Overpass Surface (as proposed): \$1M	2. Overpass Surface (as proposed): \$600K
3. 300W Alignment: \$900K	3. 300W Alignment: \$900K

Fiscal Impact:

Up to \$8.75M for UDOT Betterment in FY22
 Up to \$1M for Overpass Surface Improvement in FY23t
 \$900K for 300W Alignment in FY23



VINEYARD RDA STAFF REPORT

Recommendation:

Staff Recommends Approval of 100-ft Wide Overpass Option

Sample Motion:

Motion to approve funding the <<Insert Option>> Wide Overpass through an UDOT betterment agreement for the overpass structure, revising the RDA agreement with Anderson Geneva for Overpass Surface Improvements, and adding an unfunded Capital Improvement Project for “300 West Alignment” into the FY23 RDA project list.

Attachments: