



**NOTICE OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING  
June 24, 2020 – 6:00 PM**

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Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, June 24, 2020, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic. This meeting can be viewed live through Zoom.*

Please click on this link <https://zoom.us/j/95468588851> or dial 1-301-715-8592 US or 1-253-215-8782 to join the meeting.

The agenda will consist of the following:

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**AGENDA**

**1. CALL TO ORDER**

**2. CONSENT AGENDA**

- 2.1. Approval of the May 13, 2020 RDA Meeting Minutes
- 2.2. Approval of the June 10, 2020 RDA Meeting Minutes

**3. BUSINESS ITEMS**

**3.1 DISCUSSION AND ACTION – Train Station Improvements**

Community Development Director Morgan Brim will present possible improvements and costs for the FrontRunner Train Station. The RDA Board will take appropriate action.

**3.2 PUBLIC HEARING – Final Fiscal Year 2020-2021 RDA Budget**

City Manager Jacob McHargue will present the Final Fiscal Year 2020-2021 RDA budget. The RDA Board will hear public comment concerning the presented Budget. The RDA Board will act to approve (or deny), by resolution, the Final Fiscal Year 2020-2021 RDA Budget.

**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 City 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: June 23, 2020

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

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

This meeting was held electronically, via Zoom,  
due to the COVID-19 gathering restrictions  
**May 13, 2020 – 7:49 PM**

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**Present**

Acting Chair Chris Judd  
Boardmember John Earnest  
Boardmember Tyce Flake  
Boardmember Cristy Welsh

**Absent**

Chair Julie Fullmer

**Staff Present:** City Manager Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Building Official George Reid, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins

**Others Speaking:** Pete Evans with Anderson Geneva

**7:49 PM REDEVELOPMENT AGENCY BOARD MEETING**

**1.  CALL TO ORDER**

Acting Chair Judd called the meeting to order at 7:49 PM.

**2. CONSENT AGENDA**

**2.1. Approval of the January 8, 2020 RDA Meeting Minutes**

Acting Chair Judd called for a motion.

**Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT AGENDA ITEM 2.1. BOARDMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

**3. BUSINESS ITEMS**

**3.1 DISCUSSION AND ACTION – Anderson Geneva Master Development Agreement**

City Manager Jacob McHargue will present the final Downtown Vineyard Master Development Agreement between the Vineyard Redevelopment Agency Board and Anderson Geneva. The RDA Board will take appropriate action.


50 Acting Chair Judd turned the time over to City Manager Jacob McHargue.

51  
52 Mr. McHargue mentioned that the agreement had been approved in October of 2019. He  
53 explained that the changes to the agreement were reflective of the changes made to the Downtown  
54 Vineyard (Town Center) Code. He mentioned that he had worked with City Attorney David  
55 Church to come up the revised agreement. He said that the real change to this agreement was in  
56 section 8(c)(vi), changing the timing on the triggering of the phase. This was due to changes from  
57 the legislature. They added language stating that they would be working with the developers to  
58 come up with a mutually-agreed-upon triggering date. Acting Chair Judd asked if they could  
59 potentially disagree on a date. Mr. McHargue replied that he could not come up with a scenario  
60 where they would not agree. Pete Evans with Anderson Geneva replied that the previous  
61 developer had put pressure to trigger the Waters Edge area sooner than Flagship Homes wanted to  
62 trigger it. He said that he did not see a scenario where they would not agree. He said that proposed  
63 language would give the city the ability to be involved in determining the trigger date of the  
64 phase.

65  
66 Mr. McHargue explained that the other changes included adding new district and backbone  
67 infrastructure maps.

68  
69 Acting Chair Judd called for questions from the board. Hearing none, he called for a motion.

70  
71 **Motion:** BOARDMEMBER EARNEST MOVED TO APPROVE THE ANDERSON GENEVA  
72 MASTER DEVELOPMENT AGREEMENT AS DISCUSSED AND ALLOW THE CHAIR TO  
73 SIGN THE CONTRACT. BOARDMEMBER WELSH SECONDED THE MOTION. ROLL  
74 CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST,  
75 FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION  
76 CARRIED WITH ONE ABSENT.

77  
78 **3.2  PUBLIC HEARING – Tentative Fiscal Year 2020-2021 Budget**  
79 City Manager Jacob McHargue will present the proposed Tentative Fiscal Year 2020-2021  
80 RDA Budget. The RDA Board will then hear public comment concerning the proposed  
81 tentative RDA Budget. The Board will review and possibly act to approve the proposed  
82 Tentative Fiscal Year 2020-2021 RDA budget. Adoption of the final budget is scheduled  
83 to be held on June 24, 2020.

84

85 Mr. McHargue reviewed the budget. Highlights were:

86 **RDA Revenues**

- 87
- 88 • Property Taxes Increment \$ 8,643,000
  - 89 • RDA Admin Increment \$ 360,000
  - 90 • Interest Income \$ 600,000
  - 91 • Mr. McHargue mentioned that he was looking into refinancing some of the bonds.

92 **RDA Expenses**

- 93 • Salaries & Wages \$ 282,500
- 94 • Employee Benefits \$ 64,300
- 95 • Contracted Services \$ 113,600
- 96 • TIF Payment \$ 4,176,100
- 97 • Bond Payments \$ 4,766,700
- 98 • Transfer to Internal Service Fund \$ 38,700

|     |                        |              |
|-----|------------------------|--------------|
| 99  | • Capital Projects     | \$15,700,000 |
| 100 | ○ Remediation Westside | \$ 6,200,000 |
| 101 | ○ Water Tank           | \$ 7,000,000 |
| 102 | ○ Rail Spur removal    | \$ 2,500,000 |

103  
104

105 Boardmember Earnest asked about the timing on the rail spur removal. Mr. McHargue replied  
106 that they were working with Utah Department of Transportation (UDOT) and Union Pacific  
107 Railroad to finalize the contract. He felt that the rail spur could be gone within three years. Mr.  
108 Overson said that UDOT was hoping to have a contract within six months and then it would take  
109 one year to build the new line and one to two years to remove the track off of the old alignment.

110

111 Acting Chair Judd called for a motion to open the public hearing.

112

113 **Motion:** BOARDMEMBER EARNEST MOVED TO OPEN THE PUBLIC HEARING AT 8:04  
114 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS  
115 FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH  
116 VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE  
117 ABSENT.

118

119 Acting Chair Judd called for public comments. Hearing none, he called for a motion to close the  
120 public hearing.

121

122 **Motion:** BOARDMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT  
123 8:05 PM. BOARDMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS  
124 FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH  
125 VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE  
126 ABSENT.

127

128 Acting Chair Judd asked for an update on the Center Street overpass. Mr. McHargue replied that  
129 they were in the settling period. Boardmember Welsh asked how long it needed to settle. Mr.  
130 Wilson replied about three months. He said that there should be one more week of settling and  
131 another test before they would allow the contractor to move forward. He said that they hoped to  
132 see the overpass completed by the end of the year.

133

134 Acting Chair Judd called for a motion.

135

136 **Motion:** BOARDMEMBER EARNEST MOVED TO APPROVE THE TENTATIVE FISCAL  
137 YEAR 2020-2021 RDA BUDGET. BOARDMEMBER WELSH SECONDED THE MOTION.  
138 ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS  
139 EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE  
140 MOTION CARRIED WITH ONE ABSENT.

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142

#### 143 4. ADJOURNMENT

144 Acting Chair Judd called for a motion to adjourn the meeting.

145

146 **Motion:** BOARDMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 8:07 PM.  
147 BOARDMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS  
148 FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH  
149 VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE  
150 ABSENT.

151 RDA meetings are scheduled as necessary.

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153

154 MINUTES APPROVED ON: \_\_\_\_\_

155

156 CERTIFIED CORRECT BY: /s/ Pamela Spencer

157 PAMELA SPENCER, CITY RECORDER

DRAFT



**MINUTES OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD WORK SESSION**

This meeting was held electronically, via Zoom,  
due to the COVID-19 gathering restrictions  
June 10, 2020 – 6:01 PM

**Present**

**Absent**

Chair Fullmer  
Boardmember John Earnest  
Boardmember Tyce Flake  
Boardmember Chris Judd  
Boardmember Cristy Welsh

**Staff Present:** City Manager Jacob McHargue, Public Works Director/City Engineer Don Overson, Community Development Director Morgan Brim, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer

**Others Speaking:** Pete Evans and Stewart Park with Anderson Geneva

**6:01 PM REDEVELOPMENT AGENCY BOARD MEETING**

**1.  CALL TO ORDER**

Chair Fullmer called the meeting to order at 6:01 PM. Boardmember Judd gave the invocation.

**2.  WORK SESSION**

**2.1 DISCUSSION – RDA Remediation Update**

City Manager Jacob McHargue will present an update on the remediation of the Geneva Site. No action will be taken.

Chair Fullmer turned the time over to City Manager Jacob McHargue.

Mr. McHargue explained that this would be a discussion about the cleanup projects on the Geneva site and the big RDA projects. He showed an updated picture of the Corrective Action Management Unit (CAMU).

Stewart Park with Anderson Geneva gave an update on the east side remediation. He said that there were four (4) major projects on the east side.

1. Coke byproducts area
2. Benzol plant
3. Tar ponds – have been removed and placed in the CAMU
4. Closed Hazardous Waste Impoundment Area – located off of 1600 North near Geneva Road

50 There was a discussion about the tar ponds, the smell, and when they would be finished with the  
51 cleanup. US Steel expected that the CAMU should be finished this fall.

52  
53 Pete Evans with Anderson Geneva explained that the contractor had completed the removal of the  
54 byproducts from the pond but there were other areas where tar needed to be removed from, which  
55 should take about 60 days. Mr. McHargue mentioned that the process had been changed to  
56 mitigate the smell. The discussion continued.

57  
58 Mr. Park reviewed the projects on the west Side of the Geneva property:

- 59 1. Storm Drain – was completed about a year and a half year ago.
- 60 2. Oil Reclamation Area (ORA) Material – about 50% of the material had been moved to  
61 the south end and now it had been moved to the east side for road fill. They had made  
62 room to finish cleanup of the sludge material (SI5) on the west side.
- 63 3. North Tip Repository – was finished and had been capped with clean soil and seeded.

64  
65 Mr. Park mentioned that the removal of the SI5 material had created dust issues. He said that they  
66 had been working with the Utah Department of Air Quality (DAQ) on dust control. They were  
67 seeding the south end of property to help mitigate the dust issues and they would continue to  
68 monitor it. Chair Fullmer mentioned that people could contact the city with complaints or for  
69 updates on the mitigation plan.

70  
71 Chair Fullmer asked if the settling pond was part of the Department of Environmental Quality  
72 (DEQ) permit. Mr. Park felt that it fell under the overall permit for the site but because it was on  
73 state land there would be additional approvals. He said that there were impacted materials at the  
74 bottom of the pond so they were thinking about backfilling it. There was a discussion about what  
75 could be done with the settling pond area.

76  
77 Mr. McHargue said that there would be around \$2,000,000 left in the west side cleanup budget.  
78 He suggested that the money could be used for other RDA projects. He explained that most of  
79 the CAMU work on the east side was being paid for by US Steel. He further explained that after  
80 the CAMU was built there would be additional costs for a final grading of the area. They also  
81 had the budget for the excess materials, so any materials that could be use on site, would reduce  
82 the amount of money needed for the cleanup. He added that they no longer needed the budgeted  
83 money for the Temporary Onsite Storage Area (TOSSA) so they could reallocate that money to  
84 other projects.

85  
86 Concrete Crushing – Mr. McHargue explained that three (3) years ago there was an approval  
87 given for concrete crushing with a \$2,500,000 budget. He said that there was no funding source so  
88 they would have had to front load it or wait until the increment was available. He mentioned that  
89 Anderson Geneva was now working with a new contractor.

90  
91 Mr. Park explained that they had asked another firm to do an analysis and evaluation of what they  
92 were dealing with on the concrete. The older concrete on the site was very hard and there were  
93 basements that were as deep as 40 feet, but not all of the concrete needed to be removed. He said  
94 that the contractor had done a six-week evaluation of the process to determine how much it would  
95 cost to remove the concrete. It would cost around \$35,000,000 to \$40,000,000 to remove it over a  
96 three- to four-year time period. He said that the cost could be offset by using offsite concrete.

97  
98



99 Mr. McHargue explained that when Gerald Anderson first approached the RDA, he had no idea  
100 how much it was going to cost to remove the concrete but wanted a budget approved and that was  
101 why they approved the \$2,500,000. Mr. Evans felt that it made sense to have one (1) company  
102 crushing and processing the concrete and to allow them to bring in offsite concrete to offset the  
103 cost.

104  
105 Boardmember Earnest asked for clarification on the concrete operation and the difference in the  
106 costs. Mr. Evans replied that there was value to crushed concrete; it could be used as an aggregate  
107 road base or other subgrade building products. He said that the challenge was that the concrete  
108 was all underground, reinforced with rebar and aggregate, and that it was labor intensive and hard  
109 on machinery. He explained that the concrete company would be able to charge other companies  
110 to bring in concrete from offsite. They would then mix it with the onsite concrete, crush it up, and  
111 sell it. This would offset the cost to excavate the onsite material.

112  
113 Boardmember Welsh asked if there was a difference in the timeline. Mr. Evans replied that it  
114 would not slow down the process. There was a discussion about the process.

115  
116 Boardmember Judd expressed concern with the city not allowing concrete crushing in the code  
117 and having a monopoly in the city. Mr. McHargue explained that there were things that needed to  
118 be worked out. Chair Fullmer felt that they should have a conditional use permit, a timeline, and  
119 have them reapply each year. Mr. Evans felt that the contractor would want more than a one-year  
120 permit and agreed that there were still things that needed to be worked out. There was a  
121 discussion about the issues from the last concrete crushing operation.

122  
123 Mr. Brim felt that if they allowed outside crushing, then they should do it through a development  
124 agreement with constraints and not open the zoning code too wide to allow other crushing  
125 operations to come into the city.

126  
127 Boardmember Judd asked what benefit the new contractor had that the old contractor did not  
128 have. Mr. Evans replied that there was no incentive for the old contractor to excavate the concrete  
129 because the economics were upside down. He added that this was why they had the new  
130 contractor compile data and see what it would take to get the concrete out of the ground.

131  
132 Mr. Park said that Dunn Construction (Dunn) did not have the equipment to dig up the concrete.  
133 He said that Anderson Geneva had anticipated that developers would dig up the concrete and take  
134 it to Dunn. He added that the new contractor had a bigger operation.

135  
136 Boardmember Earnest said that he was open to continuing the conversation to save the RDA  
137 money and that the city's needs were being met. Boardmember Judd wanted to know how they  
138 would ensure that they kept removing the concrete. Mr. McHargue suggested that they put a  
139 minimum amount of onsite concrete in the contract that was done each year. Mr. Park mentioned  
140 that they had discussed this with the contractor.

141  
142 Boardmember Judd asked about what risk there was of the contractor, at any given point, saying  
143 that they could no longer do the work. Mr. Evans replied that the risk would be supply and  
144 demand. They may have to renegotiate to keep them working.

145  
146 Mr. McHargue said that over the next couple weeks, staff would meet with Anderson Geneva to  
147 work through any concerns the city might have and to include the right mechanism so they did not  
148 open up the city to concrete crushing.

149

150 **3.1  DISCUSSION – RDA PROJECTS**

151 The RDA Board and city staff will discuss RDA projects. No action will be taken.

152  
153 Mr. McHargue explained that they had a lot of RDA projects that were unfunded. He said that  
154 Main Street and the Mill Road extension were the main projects that were not funded. He said  
155 that some of the cleanup money that was tied to the 2017 Bond would not be used for at least five  
156 (5) years and suggested that they allocate some of these funds to other projects and then replenish  
157 the funds with tax increment. He said that they would need to put together an agreement to protect  
158 the RDA in case the increment dried up a little. He felt that this would allow the RDA to get these  
159 types of projects done now.

160  
161 Boardmember Judd felt that it was important for people to understand that the RDA would create  
162 tax increment through economic development, cleanup, and infrastructure. He also felt that it was  
163 a good idea to take the funds and use them to do projects that would produce increment sooner.

164  
165 Boardmember Earnest asked Mr. McHargue to outline the two projects he had mentioned.

166  
167 Mr. McHargue pointed out where the projects were located. He mentioned that a street light was  
168 being installed on Mill Road and the Vineyard Connector (Connector). He explained that Mill  
169 Road would be extended to 1600 North. Boardmember Earnest asked if Main Street should be a  
170 higher priority. Mr. McHargue replied that there was clean up on the east side that might hold up  
171 some projects, but there were companies who were willing to come in on the east side once Mill  
172 Road was extended.

173  
174 Chair Fullmer said that if they were to extend Mill Road then the Bus Rapid Transit (BRT) could  
175 be built to Mill Road and the Vineyard Connector. She added that if Mill Road were extended, it  
176 could take some of the traffic off of the Connector.

177  
178 Mr. McHargue explained that the Main Street loop for the train station needed to happen sooner,  
179 but felt that both projects were a high priority.

180  
181 Boardmember Welsh asked if The Forge Development was not happening because Mill Road had  
182 not been extended. Mr. Park replied that there were new owners of the property, who were not  
183 willing to build anything until they had a tenant. Mr. Brim mentioned that there was a company  
184 wanted to build on both sides of the Connector but there was no access to the north property.  
185 There was a discussion about development off of Mill Road. Chair Fullmer added that it had been  
186 the same issue for schools and hotels that had looked at the property. She added that there were  
187 also companies who wanted to be able to get their bigger vehicles off of the Connector and had  
188 the same issue with Mill Road not being extended.

189  
190 Mr. McHargue mentioned that the Mill Road extension was crucial for looping the water system.  
191 Mr. Overson explained the need for the water line.

192  
193 Boardmember Earnest asked if they could do both projects. Mr. McHargue replied that the goal  
194 would be to get both of them funded.

195  
196 Mr. McHargue mentioned that staff had had meetings with CRSA Architecture (CRSA) about the  
197 train station. He said that CRSA was getting close to a point where they needed to have design  
198 ideas for the train station and needed to know what betterments the RDA wanted on the station.

199  
200 Mr. Brim said that he had a meeting with CRSA and Freeform Polymers, who make

201 polycarbonate paneling. He explained that the initial platform would have two (2) canopies with  
202 two (2) bench seating areas under each canopy, with three (3) 4'x5' panels behind each of the  
203 benches.

204 Suggested betterments could be:

- 205 • Print images of historical photos, maps, etc. right onto the panels.
- 206 • Adding projectors on each end of the platform, which would cast images or messages  
207 down on the concrete.
- 208 • Install three (3) public art stations on pedestals where a sculpture or historical artifact  
209 could be located. Mr. Brim suggested that the city could engage or commission art pieces.  
210 The costs for the artwork would be based off of the artists' commissions.

211

212 Mr. Brim showed examples of the art pieces from other stations. He suggested that they could add  
213 the art pedestals now and then add the artwork later.

214

215 There was a discussion about why the panels were there. Boardmember Earnest asked if the  
216 panels would remain clear if the RDA did not fund the betterments. Mr. Brim replied yes. He said  
217 that they could just add colored glass and mentioned that he was getting costs for the betterments.  
218 Chair Fullmer explained that other cities installed betterments for aesthetics and to help deter  
219 crime.

220

221 Mr. Brim showed examples of different panels that could be installed. Boardmember Judd asked  
222 if the current platform, in the long-term goals, would stay the same or if staff envision making  
223 changes, in say five (5) years. Mr. Brim replied that the panels would come in right away and that  
224 they needed to pick photos that they would want to display for a long time. He suggested that, for  
225 the public art, they get the pedestals in place now and add the artwork later with the option to  
226 rotate it out.

227

228 Boardmember Judd felt that if there was going to be a building added to the station then they  
229 should wait, but if this was all there was going to be, then they should install the betterments now.  
230 Mr. Brim said that Utah Transit Authority (UTA) gave them guidelines on what they could and  
231 could not modify. He mentioned the Plaza that would be next to the train station. Chair Fullmer  
232 explained that the idea of walking into a building from the train had been put back into the  
233 Downtown Vineyard area so the city could have more control over the project and work with the  
234 developer.

235

236 Boardmember Judd asked if what Mr. Brim was suggesting would be maxing out what they could  
237 do on the actual platform. Mr. Brim replied yes. There was a discussion about the design. Mr.  
238 Brim said that they needed to decide where the art pedestals would be placed now if they were  
239 going to add them. Mr. McHargue added that the sculptures could be added later.

240

241 Chair Fullmer asked how UTA would be heating the platform. Mr. Overson replied that they were  
242 going to use boilers. There was a discussion about the heating system.

243

244 Mr. Brim said that he would get the itemized cost estimates for the next meeting. Mr. Overson  
245 mentioned that UTA was trying to have the Plans, Specifications, and Estimates (PS&E)  
246 completed by the end of June so they would need to know Vineyard's plans before that.

247

248 There was a discussion about the artwork that they could have on the platform.

249

250 Mr. McHargue turned time over to Public Works Director/City Engineer Don Overson.

251

252 Mr. Overson said that the Center Street Overpass was on schedule to be completed this fall. He  
253 mentioned that the intersection at Vineyard Road and Center Street had opened back up last  
254 Friday. He explained that the settlement period for the overpass had been completed and the  
255 contractor was removing the overburden material. He said that the contractor would finish the  
256 Mechanically Stabilized Earth (MSE) retaining wall and start placing the piles at the end of the  
257 month. He said that the pile driving would take about a week, from 8:00 AM to 6 or 7 PM each  
258 night. He stated that the community had been notified, the contractor had taken videos of the  
259 homes, and that they would be installing instruments to measure the vibrations. Mr. McHargue  
260 added that the city would also be doing social media posts about the pile driving process.

261  
262 Chair Fullmer asked if there would be a tree line behind LeCheminant. Mr. Overson replied that  
263 they should plan on it and that the city had decided to take care of the landscaping once the  
264 project was far enough along to plant trees.

265  
266 Mr. Overson explained that they had selected a location for a water tank on the Orem Community  
267 Hospital property off of 400 North in Orem. He said that they were in the process of getting the  
268 property rezoned and then they would be able to finalize the design and get the tank built. There  
269 was a discussion about the property.

270  
271 Mr. McHargue explained that, because of the federal grant they had received for the rail spur  
272 removal, they had to include Utah Department of Transportation (UDOT) in the project and  
273 renegotiate the contract with Union Pacific (UP). He said that they had met with UDOT and felt  
274 that they had a final draft of the agreement that would be acceptable to all parties. He said that  
275 they had asked UDOT to move forward with the design of the project.

276  
277 Chair Fullmer felt that UP had been a good partner on this project and that working with the state  
278 had been helpful. She hoped that, after they reviewed the redlines, they would be able to get  
279 moving on the project. There was a discussion about the process they went through to get the  
280 contract to where it was now.

281  
282 Boardmember Judd asked about the weeds along the Vineyard Connector on the south side in  
283 front of Tucker Row. There was a discussion about the weeds. Mr. Overson explained that the  
284 property was owned by UDOT, who was allowing the city to build a trail on the property. He  
285 said that he would work on eradicating the weeds.

286  
287 Boardmember Welsh asked what landscaping would go along the trail. Mr. Overson replied that it  
288 would be whatever the city needed to do.

289  
290 Boardmember Judd asked who was responsible for the trees that were dying in certain areas of the  
291 city. Boardmember Welsh mentioned that she was getting ready to send in a work ticket to the  
292 city about trees by her house. There was a discussion about the dying trees. Mr. McHargue  
293 explained that a lot the trees had been tagged and cataloged and staff was working with Flagship  
294 Homes to get them replaced.

295  
296 Chair Fullmer asked, at what point in the Center Street Overpass design process would they be  
297 able to include an opportunity for artwork. Mr. Overson replied that they could add artwork at the  
298 city's expense on the west side of the overpass. The east side was owned by someone else. Mayor  
299 Fullmer suggested that they get a sponsor to look into adding art under the overpass.

300  
301 Mr. McHargue stated that the final budget would be adopted on June 24. He said that they had  
302 received the certified tax rate, the updated sales tax estimates, and the population data. He

303 mentioned that Vineyard had the lowest census response rate in the county and needed help  
304 getting people to fill out the census.

305  
306

307 **3. ADJOURNMENT**

308 Chair Fullmer called for a motion to adjourn the meeting.

309

310 **Motion:** BOARDMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:41 PM.  
311 BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER,  
312 BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH WERE IN FAVOR. THE  
313 MOTION CARRIED UNANIMOUSLY.

314

315

316 RDA meetings are scheduled as necessary.

317

318

319 MINUTES APPROVED ON: \_\_\_\_\_

320

321 CERTIFIED CORRECT BY: /s/ Pamela Spencer

322 PAMELA SPENCER, CITY RECORDER

323

DRAFT

**Vineyard City**  
**Budgeting Worksheet**  
**25 Redvelopment Agency - 07/01/2020 to 06/30/2021**  
**100.00% of the fiscal year has expired**

|  | 2018<br>Actual    | 2019<br>Actual     | 2020<br>Actual     | 2020<br>Budget    | 2021<br>Actual | Original<br>Budget | Revised<br>Budget | Worksheet<br>Notes |
|--|-------------------|--------------------|--------------------|-------------------|----------------|--------------------|-------------------|--------------------|
| <b>Change In Net Position</b>            |                   |                    |                    |                   |                |                    |                   |                    |
| <b>Revenue:</b>                          |                   |                    |                    |                   |                |                    |                   |                    |
| <b>Taxes</b>                             |                   |                    |                    |                   |                |                    |                   |                    |
| 3110 PROPERTY TAX INCREMENT              | 6,786,593         | 7,949,296          | 8,232,538          | 8,092,400         | 0              | 8,643,000          | 8,643,000         |                    |
| 3113 PROPERTY TAX ADMIN                  | 357,189           | 0                  | 343,022            | 323,700           | 0              | 360,000            | 360,000           |                    |
| <b>Total Taxes</b>                       | <b>7,143,782</b>  | <b>7,949,296</b>   | <b>8,575,560</b>   | <b>8,416,100</b>  | <b>0</b>       | <b>9,003,000</b>   | <b>9,003,000</b>  |                    |
| <b>Interest</b>                          |                   |                    |                    |                   |                |                    |                   |                    |
| 3660 INTEREST INCOME                     | 954,156           | 1,515,281          | 1,104,129          | 500,000           | 0              | 600,000            | 600,000           |                    |
| <b>Total Interest</b>                    | <b>954,156</b>    | <b>1,515,281</b>   | <b>1,104,129</b>   | <b>500,000</b>    | <b>0</b>       | <b>600,000</b>     | <b>600,000</b>    |                    |
| <b>Miscellaneous revenue</b>             |                   |                    |                    |                   |                |                    |                   |                    |
| 3820 BOND PROCEEDS                       | 32,292,580        | 0                  | 0                  | 0                 | 0              | 0                  | 0                 |                    |
| <b>Total Miscellaneous revenue</b>       | <b>32,292,580</b> | <b>0</b>           | <b>0</b>           | <b>0</b>          | <b>0</b>       | <b>0</b>           | <b>0</b>          |                    |
| <b>Contributions and transfers</b>       |                   |                    |                    |                   |                |                    |                   |                    |
| 3815 DEVELOPER CONTRIBUTIONS             | 508,248           | 0                  | 0                  | 0                 | 0              | 0                  | 0                 |                    |
| 3960 EXCESS BEG. FUND APPROPRIATION      | 0                 | 0                  | 0                  | 20,375,800        | 0              | 15,564,000         | 15,564,000        |                    |
| <b>Total Contributions and transfers</b> | <b>508,248</b>    | <b>0</b>           | <b>0</b>           | <b>20,375,800</b> | <b>0</b>       | <b>15,564,000</b>  | <b>15,564,000</b> |                    |
| <b>Total Revenue:</b>                    | <b>40,898,766</b> | <b>9,464,577</b>   | <b>9,679,689</b>   | <b>29,291,900</b> | <b>0</b>       | <b>25,167,000</b>  | <b>25,167,000</b> |                    |
| <b>Expenditures:</b>                     |                   |                    |                    |                   |                |                    |                   |                    |
| <b>Miscellaneous</b>                     |                   |                    |                    |                   |                |                    |                   |                    |
| 5500 RDA Salaries & Wages                | 171,179           | 189,755            | 191,103            | 237,300           | 0              | 302,200            | 302,200           |                    |
| 5510 Employee Benefits                   | 37,805            | 41,874             | 42,176             | 68,100            | 0              | 68,800             | 68,800            |                    |
| 5520 PUBLIC NOTICES                      | 0                 | 0                  | 0                  | 2,000             | 0              | 2,000              | 2,000             |                    |
| 5531 PROF & TECH - GENERAL               | 72,256            | 70,217             | 35,387             | 27,600            | 0              | 27,600             | 27,600            |                    |
| 5532 PROF & TECH - PLANNER               | 0                 | 50,000             | 0                  | 57,500            | 0              | 0                  | 0                 |                    |
| 5533 PROF & TECH - ENGINEER              | 138,577           | 252,770            | 0                  | 0                 | 0              | 50,000             | 50,000            |                    |
| 5534 PROF & TECH - FIN PLAN              | 33,150            | 15,800             | 24,125             | 30,000            | 0              | 30,000             | 30,000            |                    |
| 5535 PROF & TECH - AUDITOR               | 4,000             | 4,000              | 4,000              | 4,000             | 0              | 4,000              | 4,000             |                    |
| 5540 HOUSING FUND                        | 255,728           | 129,435            | 0                  | 0                 | 0              | 0                  | 0                 |                    |
| 5542 TIFF PAYMENTS                       | 1,024,712         | 2,348,512          | 3,244,467          | 3,387,500         | 0              | 4,176,100          | 4,176,100         |                    |
| 5561 MISCELLANEOUS EXPENSES              | 0                 | 50                 | 0                  | 0                 | 0              | 0                  | 0                 |                    |
| 5600 Bond issuance costs                 | 178,616           | 0                  | 0                  | 0                 | 0              | 0                  | 0                 |                    |
| 8010 DEBT PRINCIPAL PAYMENTS             | 3,429,580         | 2,972,000          | 2,969,265          | 2,969,000         | 0              | 3,423,000          | 3,423,000         |                    |
| 8020 DEBT INTEREST PAYMENT               | 1,258,540         | 1,504,731          | 1,421,806          | 1,426,700         | 0              | 1,343,700          | 1,343,700         |                    |
| 9070 CAPITAL PROJECTS                    | 4,294,885         | 7,193,892          | 10,476,175         | 20,800,000        | 0              | 15,700,000         | 15,700,000        |                    |
| <b>Total Miscellaneous</b>               | <b>10,899,028</b> | <b>14,773,036</b>  | <b>18,408,504</b>  | <b>29,009,700</b> | <b>0</b>       | <b>25,127,400</b>  | <b>25,127,400</b> |                    |
| <b>Transfers</b>                         |                   |                    |                    |                   |                |                    |                   |                    |
| 9515 TRANSFER TO INTERNAL SERVICE FUND   | 0                 | 0                  | 25,000             | 25,500            | 0              | 39,600             | 39,600            |                    |
| <b>Total Transfers</b>                   | <b>0</b>          | <b>0</b>           | <b>25,000</b>      | <b>25,500</b>     | <b>0</b>       | <b>39,600</b>      | <b>39,600</b>     |                    |
| <b>Total Expenditures:</b>               | <b>10,899,028</b> | <b>14,773,036</b>  | <b>18,433,504</b>  | <b>29,035,200</b> | <b>0</b>       | <b>25,167,000</b>  | <b>25,167,000</b> |                    |
| <b>Total Change In Net Position</b>      | <b>29,999,738</b> | <b>(5,308,459)</b> | <b>(8,753,815)</b> | <b>256,700</b>    | <b>0</b>       | <b>0</b>           | <b>0</b>          |                    |