



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**

This meeting was held electronically, via Zoom,
due to the COVID-19 gathering restrictions
June 24, 2020 at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Cristy Welsh

Absent

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, Finance Intern Moira Facer, Planning Commissioner Bryce Brady

Others Speaking: Residents David Lauret and Aubrey Bills, Craig Lamont with Telos

6:00 PM REGULAR SESSION

-  **CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT**
Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Welsh led the Pledge of Allegiance and gave the invocation.
-  **PUBLIC COMMENTS**
Mayor Fullmer called for public comments. Hearing none, she closed the public session.
-  **MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**
No reports were given.
-  **STAFF, COMMISSION, AND COMMITTEE REPORTS**
City Manager Jacob McHargue - Mr. McHargue reported that the Chalk the Walk event which was held last week was very successful. He mentioned that there would be a concert and fireworks at Vineyard Grove Park on Wednesday July 1, 2020. He explained how they would be doing social distancing for those attending the event. He also mentioned that the concert would be lived streamed for residents to view on Facebook. There was a discussion about the event.

Mr. McHargue reported that staff had been meeting with the Central Corridor Transit Study group to go over development projection for the city. He said that staff had concerns with some of the numbers presented and was working with the group to have a sensitivity study completed on the city and any development coming to the down town area, to get the numbers up. Mayor Fullmer mentioned that staff had worked with Mountainland Association of Governments, on an analysis they put together, to show projection for roads, housing, and economics.

5. DISCUSSION

No items were submitted.

6. CONSENT ITEMS

6.1 [Approval of the May 13, 2020 City Council Meeting Minutes](#)

6.2 [Approval of Edgewater Phase 16 Final Plat](#)

Mayor Fullmer called for a motion to approve the consent items.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. MAYOR'S APPOINTMENTS

No names were submitted.

8. BUSINESS ITEMS

8.1 DISCUSSION AND ACTION – [HAWK Signalized Pedestrian Crossing](#)

Assistant City Engineer Chris Wilson is requesting approval to install a HAWK (signalized pedestrian crossing) on Main Street and 400 North. A recent update to HAWK standards now warrants a HAWK at this location. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to Assistant City Engineer Chris Wilson.

Mr. Wilson gave an example of what a HAWK Signalized Pedestrian Crossing (HAWK) looked like. He explained that it was a signalized arm with signalized buttons on each side of the crossing. He said that they were looking at approval for funding and design of a HAWK on 400 North to help with crossing to the park and for school children. He explained that they needed to get the project going because it could take up to five (5) months to get the materials from the Utah Department of Transportation (UDOT). He said that staff was proposing to award the project to JUB Engineering, who had helped with the warrant studies. He explained that UDOT had made updates to their study and now it warranted the use of a HAWK at this intersection. He anticipated that the project would be completed no later than December 2020. He said that staff was hoping to work under the existing Black and McDonald contract to expedite the work. He explained that the project would cost about \$180,000 and that it would come out of the Transportation funds.

Resident David Lauret asked if it should warrant a full signalized intersection. Mr. Wilson replied that it did not warrant a full signalized intersection at this time. Councilmember Judd asked if that was as at all times of the day. Mr. Wilson replied that they could not put in a signal based off of a peak 15-minute period during the day.

Councilmember Judd asked what the risk would be if they installed a full signal and the study did not warrant it. Mr. Wilson replied that the city would take on the added liability if they put in something for which there was not a standard. Mr. Church replied that if they did something that was not warranted then there would be some risk, but felt it would be a low risk. There was a discussion about the signal and future costs to install a full signalized intersection. Mr. Overson explained that UDOT had a policy of redesigning their signal technology at least every five (5) years. Mr. Wilson mentioned that all of the materials came from UDOT. He said that they would watch and do periodic studies as new development came into the city. He explained that the HAWK was the safest signal to install at this time. The discussion continued.

Mayor Fullmer called for further comments.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT THE HAWK SIGNALIZED PEDESTRIAN CROSSING; ITEM 8.1 AS PROPOSED. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.2 PUBLIC HEARING – [Text Amendment to the Zoning Code and Map \(Ordinance 2020-05\)](#)

Community Development Director Morgan Brim will present a request for a zoning code text amendment. The applicant is proposing the creation of a new zoning district; Neighborhood Commercial (NC) within the Vineyard Zoning Ordinance Section 15.12 Establishment of Districts and Zoning Tables. The applicant is also seeking to apply the new Neighborhood Commercial (NC) district to the property located at 600 S. Geneva Road, Vineyard, Utah 84059 (Parcel Number 53:589:0002) consisting of 1.05 acres, currently zoned Regional Commercial (RC). The mayor and City Council will act to adopt (or deny) these requests by ordinance.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:31 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that this ordinance would create the Neighborhood Commercial (NC) district and apply it to the property just north of Telos. He said that the development concept proposed a mix of uses: retail, office space, service providers for students, and also dormitory uses. He explained that the city did not have a standard mixed-use zoning category that would allow for residential use to be mixed with commercial. He added that the residential in the Regional Mixed-Use Zone had been capped and this new zone would allow Telos to have a dormitory use in their facility. He explained that the NC district would also provide a buffer zone between large-impact uses (such as major commercial areas, large arterials) and single-family

neighborhoods. He said that the Planning Commission was in favor of the district but had some concerns that uses such as private clubs and dance clubs, etc., would conflict with the close proximity to residential neighborhoods, so they were removed. He said the district would allow for commercial office, medical, and residential mixed together. He added that residential would be capped at 50 percent of the square footage of the development. He said that staff and Planning Commission were recommending approval.

Craig Lamont with Telos explained that they provided a place for young adults who were struggling to have success in college, to get therapeutic support. He mentioned that they had apartments in Vineyard and Orem that housed some of their students. He added that they also helped the students find employment. He said that most of the students had high-functioning autism, who did not always do well in employment settings. They were hoping to have retail establishments for the students to work at and provide a service to the community. They wanted to create professional office space, retail, and independent apartments. He said that they wanted to create a space that was safe, family friendly, upscale, and nice. He added that their clientele was all private pay and that there was a zero-drug tolerance policy.

Mr. McHargue explained that this was currently located in a Regional Commercial zone on 600 South Geneva Road.

Mr. Brim said that this zoning district would provide the city with an additional tool as they work with developers on smaller properties and allow them to apply the zone as they saw fit. He added that this would only be for this property and would not make a change to the whole city.

Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 6:44 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for comments from the council.

Councilmember Judd asked what the purpose was of having a model home or unit permitted in the uses table. Mr. Brim replied that this use was not specific to this product but provided a use category for someone doing retail on the ground floor with condominiums above, to turn one of those uses into a temporary model home to sell off their product. Councilmember Judd asked where else this zoning would be applicable. Mr. Brim replied that it could apply to smaller developments along Geneva Road where they currently had Regional Commercial zoning.

Councilmember Judd mentioned that Vineyard had larger lots on the southern end and townhomes and condominiums closer to the town center. He asked if this zone could have multi-family as a conditional use to better define the development and have restrictions on what could be built. Mr. Brim replied that they could move it to a conditional use. Councilmember Judd said that the applicant wanted to have apartment space and asked if the city wanted that use in other areas. Mr. Brim felt that it was a good use to have, but wanted to limit the square footage. He added that they would be requiring commercial to be on the ground floor and street-facing side. Housing would be a secondary use. He explained that the General Plan was supportive of this type of use in this area but it would not be supported in other areas such as the Clegg farm. There was a discussion about other uses in the city.

Mayor Fullmer asked if they could say no to a conditional use. Mr. Brim replied that they could not say no but could add conditions where appropriate. He said that they had included development standards for building heights and setbacks near residential in the code.

Councilmember Judd asked why the city would allow a conditional use for substance abuse facilities. Mr. Brim replied that state codes regulated how far cities could restrict facilities for persons with disabilities. Mr. Lamont explained that they had a center for substance abuse in Orem but did not allow it in the Vineyard facility by choice. He pointed out that the conditional use for disabilities was protected though the law. He said that it was not a request from them, but felt that it would be a good city policy to not exclude disabilities. He said the apartments would be independent apartment living. He added that the facility would not be designed as a treatment center and they would have the ability to rent out the apartments to anyone, including their students. He said that legally they should not be excluding disabilities in the zone. Mr. Church explained that in any zone where they allow residents, they had to allow residential facilities for people with disabilities, which included those people who were recovering from substance abuse. He said that they are permitted uses, and we should not be listing them as conditional uses. Mr. Brim suggested that they remove the conditional use from this zone and then he would work on updating the entire code. Councilmember Judd asked if they were discriminating by saying a residential facility for elderly persons was not permitted. Mr. Church replied that we cannot discriminate by age either.

Mayor Fullmer called for further questions or if the council wanted to continue this discussion in another meeting.

Councilmember Judd stated that he wanted to see the updates in the code and correct it once. The council agreed. Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO CONTINUE THE DISCUSSION TO THE JULY 8, 2020 CITY COUNCIL MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Brim asked the council to send him their comments before the next meeting.

8.3 **PUBLIC HEARING – [Text Amendment to the Waters Edge Zone \(Ordinance 2020-06\)](#)**

Community Development Director Morgan Brim will present a request for text amendments to the Waters Edge Special Zoning District 5 – Section 5.08.010 Building Standards Table to provide reference regarding Accessory Dwelling Units, Short Term Residential Leases and Accessory Buildings & Uses. The mayor and City Council will act to adopt (or deny) this request by ordinance.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:03 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that the text amendments were to provide references in the Waters Edge code to the Zoning Code so that people would know where to look for certain regulations not referenced in the Waters Edge code.

Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:05 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for comments from the council. Hearing none, she called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE ORDINANCE 2020-06 TEXT AMENDMENTS AS PRESENTED FOR THE WATERS EDGE ZONE. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.4 PUBLIC HEARING – [Text Amendment to the Zoning Code \(Ordinance 2020-07\)](#)

Community Development Director Morgan Brim will present a request for text amendments to the Zoning Code Section 15.34.120 Domestic Livestock and Fowl to provide allowances for horses and other animals to be kept on lots of 3/4 acre or larger. The mayor and City Council will act to adopt (or deny) this request by ordinance

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:07 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that this request had come from some residents who wanted to have horses on their property. He said that there had been some discussion as to what size lots to allow domestic animals and agreed on allowing two domestic animals on .75 acres. He said that this code change would affect some of Holdaway Road and a few other parcels in the city. He added that this would open up properties outside of the Agricultural Zone to having domestic livestock.

Mayor Fullmer asked if it would affect any of the neighborhoods outside of Holdaway Road. Mr. Brim replied that there were two or three lots outside of Holdaway Road. He said the reason they were recommending two domestic animals, was to give the animals a partner.

Mr. Lauret said that the residents of Holdaway Road had requested this change and .75 acres would meet their needs.

Resident Bryce Brady living in The Elms subdivision commented that some of the lots on Holdaway Road, that would qualify, backed up to a subdivision that had not been developed yet.

Mayor Fullmer said that she wanted to know all of the properties affected. Mr. Brim reviewed the properties that this new code would affect. Mayor Fullmer felt that throughout the city, people could consolidate lots to meet the code for domestic animals and wanted to know the ramifications if people were to do that. Mr. Brim replied that they could consolidate lots and asked if the council would be okay with the consolidation of lots. He explained that the Planning Commission had discussed this and felt that .75 acres would give them enough room for the animals. Mayor Fullmer stated that she wanted more time to review it.

Resident Aubrey Bills living in The Elms subdivision said that she thought there were a couple of properties in the James Bay subdivision, that had been purchased together, that might add up to .75 acres.

Councilmember Welsh expressed concern that ramifications might be more concerning than first thought and wanted to discuss the issue further. Mr. Brim asked if they wanted to restrict the use by location. There was a discussion about the acreage.

Councilmember Welsh asked if it would be a concern for the properties that would eventually back the Holdaway Road properties. Mr. Brim replied that it would be an established use.

Councilmember Flake suggested that the code be restricted to a single-lot purchase or lot size only. Mr. Brim replied that it should be restricted to a single lot. Mayor Fullmer expressed concern with someone consolidating two parcels into one lot.

Councilmember Judd felt that they should make this code for the entire city and not just one neighborhood.

Mayor Fullmer felt that they needed more research for what the community was interested in.

Mr. Lauret commented that there was more than one person who had asked for this change. He asked if the people who already had goats would be grandfathered in. Councilmember Judd asked if anything grandfathered in would still be allowed if the people were to sell the property. Mr. Brim replied that it would be vesting rights or lawful non-conforming use, which runs with the land. He explained that if they were to stop the use then there would be a certain time period in which they could have the same use again. There was a discussion about grandfathered uses.

Councilmember Judd stated that if this change was for only one property, he would be okay with keeping it to one acre.

Ms. Bills asked if they could require a permit for each person who wanted the use, instead of making it city wide. Mr. Brim replied that they could require permits, but was reluctant to do it from a code enforcement standpoint. He asked that the council contact him with further comments.

Councilmember Judd mentioned that just because the city allowed something, it did not mean that it would supersede the local Covenants, Conditions & Restrictions (CC&Rs) for that development.

Mayor Fullmer called for a motion to close the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:28 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for a motion to continue the item to the next meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO CONTINUE TO THE ITEM TO THE NEXT MEETING. COUNCILMEMBER JUDD SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.5  PUBLIC HEARING – Adopt Final Fiscal Year 2020-2021 Budget (Resolution 2020-09)

City Manager Jacob McHargue will present the final Fiscal Year 2020-2021 Budget and the certified tax rate. The mayor and City Council will act to adopt (or deny) this request by resolution. (A public hearing was held on the tentative budget during the May 13, 2020 City Council meeting.)

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:29 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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

Mr. McHargue mentioned that he anticipated that, because of the coronavirus, there would be budget adjustments throughout the year. He said that they had received the certified property tax rate of .003249, the updated sales tax rates, and updated population numbers from the state. He explained that the city’s budget was conservative and that he had not added the updated costs back into it, in case the revenue was not what they had projected.

- Fiscal Year 2020-2021 Budget \$7,622,900 – which was a 12% increase from the previous year and included the Coronavirus Aid, Relief, and Economic Security Act (“CARES” act) grant funds.

Tax Revenues

- Property Tax \$2,410,000
- Sales Tax \$1,510,000 - 10% reduction projected in overall state sales
- Transportation Sales Tax \$136,000 - 10% reduction projected in overall state sales
- RAP Tax \$80,000
- Franchise Tax \$428,000

Permit & Fee Revenues

- Building Permits \$775,000
- Development Fees \$275,000
- Sanitation Fees \$426,400
- Inspection Fees \$200,000

Councilmember Judd asked Mr. McHargue to explain what the CARES grant could be used for. Mr. McHargue replied that they would be discussing the uses in the next meeting. He explained that as part of the budget they were adopting a Grant Revenue Fund with revenue and expense amounts. He said that the grant could be used for any city response such as personal protective equipment, employees hired specifically for cleaning or maintenance, public safety, supplies and materials, signage, etc. He added that it cannot be used for revenue replacement.

Expenses

New Positions

- Parks maintenance employee - can be paid for through the CARES Grant Fund until December 31, 2020.
- Seasonal parks employee
- Staff accountant
- City Engineer
- Deputy - can be paid for through the CARES Grant Fund until December 31, 2020.
- Step increases for employees below midpoint
- 3% merit-based increase for all eligible employees

General Fund

- Administration \$668,100
- Contracted Services \$158,500
- Building Inspections \$655,600
- Public Safety \$2,856,700
- Public Works \$370,800
- Sanitation \$412,900
- Parks \$647,100
- Transfers \$1,602,900 – apportion of this money comes from the CARES Grant Fund.
- Administration \$668,100
 - Decreased overall \$151,700
 - Moved I.T., insurance, and utility to Internal Services Fund to be shared by departments.
 - Decreased travel and training budgets
 - Offing insurance to the full-time employees – Councilmember Judd asked if the city offered a stipend. Mr. McHargue replied yes, but this would modify the stipend and offer insurance to employees.
- Contract Services
 - Budget \$158,500
 - Decreased Overall \$139,000
 - Legal Work \$24,000
 - Additional costs to transition
 - Engineering
 - Decrease \$125,000
 - Allocating inspection costs to RDA and projects, and bringing additional engineering
- Public Safety
 - Budget \$2,856,700
 - Increased Overall \$440,400
 - Police \$1,511,600
 - Increased Contract Costs
 - Additional Deputy
 - Fire \$1,269,900
 - 445 additional ERU's

- Dispatch
 - Increased based on calls \$75,200
for service and population
- Public Works
 - Budget \$370,800
 - Decreased Overall \$12,000
 - Professional & Technical Services
 - Mosquito Abatement contracted through county to extend the season – Mr. McHargue explained that the city could readjust the schedule and do additional sprays if necessary.
 - Additional treatment along trails and parks
- Sanitation
 - Revenues \$426,400
 - Expenses \$412,900

Mr. Brady asked how often they would be spraying for mosquitoes. McHargue replied that the county would spray when the counts were high enough, but with the additional funds, they would increase their spray times and extend their season. There was a discussion about mosquito abatement.

- Parks & Recreation
 - Budget \$647,100
 - Increased Overall \$97,600
 - Increased park maintenance costs as additional parks come online
 - Increased program costs as more children join recreation programs

Councilmember Flake asked if the new Recreation, Arts, and, Parks (RAP) Tax would fund some of the budget. Mr. McHargue replied yes. He suggested that they determine how the council wanted to allocate the RAP Tax revenue as it came into the city.

- Transfers
 - Transfer to Capital Projects Fund \$1,602,900
 - Transfer to Transportation Fund \$476,000
 - B&C Roads \$340,000
 - Transportation Tax \$136,000
 - Transfer to Storm Water Fund \$16,400 – projecting a small deficit
 - Contribution to Fund Balance \$438,900
 - CARES Act grant \$671,600
 - Transfer to Internal Service Fund \$250,300
- Capital Projects
 - Public Works building \$500,000 – bid came in higher than budgeted so there would have to be a budget adjustment later in the year.
 - Shoreline project \$500 – project discussed during the retreat. The project is being expanded to include cleanup of the beach.
 - CARES Act expenditures \$671,600

- Water Fund
 - Water Revenues \$1,827,200
 - Water Expenses \$1,859,300
 - Transfer to Internal Service Fund \$61,000
 - Depreciation \$228,100 – Mr. McHargue mentioned that the Water Fund was solvent but not funded at 100 percent.
- Water Tank
 - Water Tank Estimate \$17,000,000
 - Water Tank Funding
 - RDA funding \$13,550,000
 - Impact fees \$1,500,000
 - Revenue bond \$3,252,000
- Sewer Fund
 - Sewer Revenues \$1,212,000
 - Sewer Expenses \$1,520,700
 - Personnel \$291,800
 - TSSD \$480,000
 - Transfer to Internal Service Fund \$84,400
 - Depreciation \$549,800
- Storm Water Fund
 - Storm Water Revenues \$216,900
 - General Fund subsidy \$16,400
 - Storm Water Expenses \$216,900
 - Personnel \$163,600
 - Transfer to Internal Service Fund \$41,800
- Transportation Fund
 - Transportation Revenues \$547,300
 - B&C from General Fund \$340,000
 - Transportation Tax \$136,000
 - Appropriation of fund balance \$71,300
- Transportation Expenses \$547,300
 - HA5 treatment \$75,000
 - Crack seal \$30,000
 - Road striping \$60,000
 - Repairs & projects \$40,000
 - Personnel \$92,600
 - Transfer to Internal Service Fund \$69,700
 - 400 North HAWK \$180,000
- Internal Services Fund
 - Revenues \$545,600
 - General Fund \$250,300
 - Water Fund \$61,000
 - Sewer Fund \$84,400
 - Storm Water Fund \$41,800
 - Transportation \$69,700
 - RDA \$38,400

- Expenditures 545,500
 - Increased Overall \$77,500
 - Took additional costs from General Fund to spread between funds (I.T., insurance, and utilities)

Councilmember Judd asked how far off they would be if they kept the current water fees. Mr. McHargue replied that he had not done an estimate. He said that with the new fee schedule they would bring in more fees to cover the increased costs for the purchase of water. He added that they had reevaluated the tiers.

Mr. Brady asked if the city had still budgeted to have the wetlands next to the city offices re-delineated. Mr. McHargue replied yes.

Mayor Fullmer called for further questions. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:52 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO ADOPT THE FINAL FISCAL YEAR BUDGET, RESOLUTION 2020-09, AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.6  PUBLIC HEARING – [Amend the Consolidated Fee Schedule \(Resolution 2020-10\)](#)

Assistant Finance Director/Treasurer Mariah Hill will present recommended amendments to the Consolidated Fee Schedule. The mayor and City Council will act to approve (or deny) this request by resolution.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER EARNEST MOVED TO OPEN THE PUBLIC HEARING AT 7:52 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Assistant Finance Director/Treasurer Mariah Hill

Ms. Hill reviewed the changes to the Consolidated Fee Schedule. She mentioned that Moira Facer, the finance intern, had put together the analysis for the recommended changes to the water rates. Recommended changes to the fee schedule were:

Administrative Fees

- **Bond Processing Fee** \$60.00

Utility Fees

- Residential Water Usage Rates:
 - Tier 1 (5,001 – ~~15,000~~29,999) ~~\$1.50~~ \$1.77 per 1,000 gallons

- Tier 2 (15,001 –30,000+) ~~\$3.00~~ \$2.03 per 1,000 gallons
- Tier 3 (30,001 – 50,000) \$2.50 per 1,000 gallons
- Tier 4 (50,001+) \$2.75 per 1,000 gallons
- Commercial Water Usage Rates:
 - Tier 1 (5,001 – 30,000) ~~\$1.50~~ \$1.77 per 1,000 gallons
 - Tier 2 (30,001 – 100,000) ~~\$1.75~~ \$2.50 per 1,000 gallons
 - Tier 3 (100,001+) ~~\$2.50~~ \$2.75 per 1,000 gallons

Mayor Fullmer asked how they were going to assess the depreciation costs and if this change would affect that. Ms. Hill replied that when they set the original tiers, they were not trying to cover depreciation. When they did the analysis, it was determined that they could either change the tiers or increase the base rate. They wanted to take the state’s requirements and have it more reflective of the uses. Mayor Fullmer asked if they had taken this into consideration when they were lowering the costs. Mr. McHargue replied that they did not need to consider the depreciation at this time because, as the development filled in, there would be more accounts to spread the cost around. The tier analysis was done to make it more equitable for different size lots.

Councilmember Judd asked about the higher cost of the water. Mr. McHargue replied that there was an annual cost for Central Utah Water Project (CUP) water and their cost increased this year. There was a discussion about the water costs.

Mr. McHargue mentioned that there was a comment from a member of the public who stated that the General Plan mentioned that the city wanted to be conservation minded. The commenter expressed concern that they were increasing the cost for the first tier and decreasing the cost for the top tier. Mr. McHargue responded that the rates still penalized people who had a higher water use, and put the city closer to other cities’ rates, but still promoted water conservation.

Councilmember Judd asked what size of lots would use 50,000 gallons. Ms. Hill replied that water use was a personal choice. She said that there were only between 7 and 12 percent of users who used extra water. There was a discussion about water usage in the city. Ms. Hill mentioned that the residents could look at their water usage through their ‘Eye on Water’ report.

Ms. Hill continued her overview of the proposed changes to the Consolidated Fee Schedule.

Facilities Rentals

- Non-Existing Line Painting – Per field
 - 1-499 Feet - ~~\$200~~ \$100
 - 500-999 Feet - ~~\$250~~ \$125
 - 1000+ Feet - ~~\$300~~ \$150
- Remarking Line Painting – Per field
 - 1-499 Feet - ~~\$50~~ \$20
 - 500-999 Feet - ~~\$75~~ \$25
 - 1000+ Feet - ~~\$100~~ \$30

Annual Business License Fees

- Late **Renewal** fee
 - 50% of license fee, or \$25, whichever is greater, if not paid by ~~January 31st~~ the **license expiration date**
- Penalty Fee for doing business without a Vineyard Business License
 - ~~50% of license fee, or \$25, whichever is greater~~ **Double the license fee**

Land Use Application Fees

- ~~Right of Way/Road Cut Encroachment~~ - Permit
- Jet Truck Work Request
 - \$190/hour – Minimum of 2 hours

Ms. Hill mentioned that they wanted to add a \$50 refundable pickleball net deposit to the Facilities Rental Fees.

Pass Through Fees

- Timpanogos Special Service District
 - ~~\$1708 Per ERU~~—Equal to TSSD’s impact fee as dictated by their up-to-date Impact Fee Facilities Plan.

Water Department Fees

- Water Lateral Inspection Fee \$40-\$50
- Fire Hydrant Meter Rental Deposit ~~\$1,100~~\$1,250

Mayor Fullmer called for further questions. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 8:05 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for further questions or a motion.

Councilmember Judd felt that the public comment was a valid point for people to think about, that we live in a desert, and we need to continue to look at our overall water use and do more outreach. Ms. Hill mentioned that Ms. Facer had put together information on water usage to include in the monthly newsletter.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO AMEND THE CONSOLIDATED FEE SCHEDULE, RESOLUTION 2020-10 WITH THE ADDITION OF THE \$50 REFUNDABLE PICKLEBALL NET DEPOSIT. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9. CLOSED SESSION

No closed session was held.

10. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER EARNEST MOVED TO ADJOURN THE MEETING AT 8:07 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is July 8, 2020.

MINUTES APPROVED ON: July 8, 2020

CERTIFIED CORRECT BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER