

**MINUTES OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD MEETING**
City Hall, 125 South Main, Vineyard, Utah
February 13, 2019 – 7:58 PM

Present

Chair Julie Fullmer
Boardmember John Earnest
Boardmember Tyce Flake
Boardmember Chris Judd
Boardmember Nate Riley

Absent

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

Others Speaking: Brandon Watson with Edge Homes, Resident David Lauret

7:58 PM REDEVELOPMENT BOARD MEETING

CALL TO ORDER

Chair Fullmer opened the meeting at 7:58 PM.

CONSENT AGENDA

2.1 Approval of the January 9, 2018 RDA Meeting Minutes

Chair Fullmer called for a motion.

Motion: BOARDMEMBER JUDD MOVED TO APPROVE 2.1 ON THE CONSENT AGENDA. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – Lakefront @ Town Center Open Space Reimbursement Agreement

Jed Stewart with Edge Homes is requesting a reimbursement agreement to improve the undeveloped area between Edge Homes' Lakefront project and the existing Lake Side trail. The RDA Board will take appropriate action.

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

Mr. McHargue explained that this reimbursement request was for the open space between the Edge Homes development and the lake. He said that they had not given the developer credit towards the open space because it was on state lands and needed the state's approval first. He felt

that it would be in the RDA's best interest to have the land improved. He said that the developer had submitted an application for reimbursement for whatever the costs were to improve the open space. He felt that this would eliminate a lot of the illegal activity happening in that area. Boardmember Riley asked if there was a percentage of the dollar amount they were asking for and if the developer was willing to contribute. Mr. McHargue replied that he had a preliminary meeting with the developer today to discuss what the cost sharing would be. There was a discussion about the cost sharing.

Boardmember Riley asked where the existing trail was at. Mr. McHargue replied that the existing trail would stay.

The board asked what the plan and timeline was to develop land. Boardmember Judd asked if there was any feedback from the discussion held earlier in the day. Brandon Watson with Edge Homes said that they had not been given any credit for this open space, so as far as contribution went, and if they were asked to contribute a percentage then they would want credit for the open space. He explained that there would be a trail along the back of the condominium units, a connection to the existing trail, and that the landscaping would be a mixture of native revegetation. Chair Fullmer asked if this would follow the in-lieu substitution of open space and be in place of the promenade or if it would be reimbursed. Mr. Watson replied that they wanted the funds to go towards the promenade. He explained that the trail running along the condominiums would be landscaped with sod and/or vegetation and the Homeowners Association (HOA) would maintain it. He further explained that beyond the trail would be native vegetation. Boardmember Judd suggested that they try to get matching grants and give the developer credit if they help find them.

Boardmember Riley stated that the developer would benefit immensely from the improvements and that he needed to decide how much he was willing to contribute. He felt that improving the land was in the developers' best interest, in order to attract people and build the units. He did not know if it was 100 percent the city's responsibility. Chair Fullmer asked if the promenade could be exchanged for other areas. Mr. Brim replied that the code allowed for other areas as approved by the City Planner and Council. He stated that the promenade was clearly the priority in the code. Chair Fullmer asked if it still followed the code if the city did not own the land. Mr. Brim replied that he would look into it. He felt that the promenade was a lot clearer in the code. Chair Fullmer stated that the promenade was her first priority. Boardmember Riley felt that this application was deceiving. He also felt that if it was going to be native grasses, then he did not want it. Mr. Brim suggested that they could have conditions in the agreement. He said that the idea was to give base line improvements.

Boardmember Earnest felt that the developer and city could be more creative on the improvements. There was a discussion about the process with the state.

Boardmember Flake asked if the road was bisecting that area. Mr. Brim replied that the road would go away. Boardmember Earnest stated that he wanted to know what the state would let the city do before they put money into it. Boardmember Flake asked who would be responsible to maintain it. Mr. Church replied that the state lease/rights would have to be with the city and the city would have outlined rights in order to use it for public benefit.

Boardmember Judd asked if they were establishing this as a property tax increment. Mr. McHargue replied that the reimbursement agreement would have to come from the tax increment. Boardmember Judd stated that he was excited to get this area as green space. He said that he was willing to count this as equity in open space, if the developer were to help get grants. He stated

that he did not want to exchange the in lieu of open space for the promenade. Mr. Brim felt that they needed to meet with the state first and then hold a work session to discuss the vision for the area.

Resident David Lauret asked if the code required 30 percent green space and was it negotiated down. Mr. Brim replied that it was 20 percent and based off of the open space types. He added that they would be getting more than 20 percent.

Boardmember Riley suggested that they look into involvement from the Utah Lake Commission. Mr. Brim felt that it would be good to have a liaison from the board to work with them. Chair Fullmer reminded the board the Boardmember Flake served on the Utah Lake Commission, but suggested that he and Boardmember Earnest work on it together.

ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:16 PM. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

RDA meetings are scheduled as needed.

MINUTES APPROVED ON: March 13, 2019

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