

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 27, 2024

3:00 P.M WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Young, David Spencer, LaNae Millett, Chris Killpack, Jeff Lambson, Tom Macdonald and Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager/Development Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Keri Rugg, Management Services Director; Chris Tschirki, Public Works Director; Marc Sanderson, Fire Chief; Bryce Merrill, Library and Recreation Director; Jesse Riddle, Director of Legislative Counsel; Scott Spieth, Public Police Captain; Jason Bench, Assistant Development Services Director; Jennica Jones, Strategies and Innovations Division Manager; Scott Speith, Police Captain; Trevor Bell, Budget Division Manager; Taggart Bowen, Acting City Engineer; John Dorney, Transportation Engineer; Peter Wolfley, Communications Manager, PIO; Carson Hardy, Management Analyst; Teresa McKitrick, City Recorder

NOTE: The referenced report and presentation documents for each discussion may be viewed at orem.org/meetings under “City Council Presentations”

My Hometown Initiative *Presenter: Jennica Jones, Strategies and Innovations Division Manager, Craig and Linda Burton, My Hometown Initiative Utah Association Directors*

Mr. Burton introduced himself and his wife. They are the associate directors of the MyHometown initiative program. Mr. and Mrs. Baum, the Provo City Chairs, are in attendance. Mr. Burton explained that the purpose of MyHometown is to organize city, neighborhood and multi-faith resources to revitalize deteriorating areas in the cities where we serve. The origin of the program comes from the Church of Jesus Christ of Latter Day Saints. The Burtons have been called as church service missionaries. The plan is to become partners with the city. The MyHometown program works in three ways: Community Resource Centers (CRC), neighborhood services and help with education.

Mr. Burton showed a video of an overview of the program. The video illustrates the program as it is running in West Valley City. The program began in 2021 in West Valley City in one community. In 2023, 11 communities were added from Ogden, West Valley City, Salt Lake City and Provo. The second video shown was of Mayor Kaufusi explaining the benefits of the program in Provo. The 2023 statistics for the program are 608 MyHometown weekly volunteers, 12,400 Days of Service volunteers, 65,458 Days of Service hours, 1,302 City and Home Improvement projects, 1,125 teachers and volunteers, 2,651 attending classes and 33,843 CRC hours. Mr. Burton explained that the LDS church is the springboard for the programs and they use the churches for the programs because they are often vacant during the week, but the desire is to open it up and be part of the community.

The CRC will provide classes that the community needs, such programs can include English for Spanish speakers classes, piano lessons, sewing classes, computer classes, family history, health and fitness, art, music, home repair/home maintenance, finance/budgeting, etc. The neighborhood resources part of the program includes Days of Service. On a Day of Service typically there will be 15 projects and 120 to 150 volunteers. Provo City does 6 services days a year. The MyHometown Organization was displayed with the Area Presidency at the top and then volunteer missionaries for the organization of the program.

The City Council asked questions about the program and its needs. Mr. and Mrs. Baum explained that the classes in Provo catered to the needs of the neighborhood. They asked the neighborhood what classes they would like to see in their area. They found that this serves the needs of the area best. The City Council is interested in the program and would like to see this program come into the Orem community. The program supports the idea of neighbor helping neighbor. Questions were raised about the cost of the program. Mr. Burton explained that upfront there are no costs. The church provides money for the CRC but the city will provide funds for the community project. Provo, for example, gives \$50,000 to each of the communities being served per year for Days of Service, dumpsters, employee help, equipment rental, and community activities. Other funds come from private donations, church funding, partnerships with Habitat for Humanity, United Way and Community Action. Mr. Bybee believes this program would enhance the effort already started in the City and that the City would be able to fund this program.

ADJOURN MEETING TO CLOSED SESSION

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.

Mr. Macdonald moved to adjourn to a closed session in room 107, to discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property, **seconded** by Ms. Gale. Those voting yes: David Young, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. Those voting no: LaNae Millett. The motion **passed**.

CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Young, David Spencer, LaNae Millett, Chris Killpack, Jeff Lambson, Tom Macdonald, and Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager/Development Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Chris Tschirki, Public Works Director; Bryce Merrill, Library and Recreation Director; Jesse Riddle, Director of Legislative Counsel; Jason Bench, Assistant Development Services Director; Peter Wolfley, Communications Manager, PIO; Carson Hardy, Management Analyst; Teresa McKitrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Scott Kirkland

PLEDGE OF ALLEGIANCE – Rondo Fehlberg

MAYOR’S REPORT/ ITEMS REFERRED BY COUNCIL

Hillcrest Video Tour *Presenter: Bryce Merrill, Library and Recreation Director*

Mr. Merrill presented a video tour of the Hillcrest Center. He explained that the center is nearing completion of its transformation into a resource for our city. The tour will be presented by Mr. Lane Gray and Mr. Merrill. The tour began in the classroom which will host many of the preschool classes, after-school programs and evening community programs. The gymnasium has been painted for a full length basketball court, volleyball court or three pickleball courts. The family room area will include a snackbar, pool tables, video games etc. The patio area will have table tennis and a nine square court. Pickleball courts will be painted when the weather warms and the splash pad will open this summer, as well. The Hillcrest Center will allow for programs for the residents. The park plans to be fully open in the Spring of 2024.

Mr. Merrill is excited about this new park and center. He explained that this program is a great example of CARE tax money at work. The Center should open by March 9th and the rest of the park should be completed in April. The plan is to have a grand opening at the City Council meeting on the second week in May.

OCD & Anxiety Center Award

Ms. Millett presented an award that the City received at the opening of the OCD and Anxiety Center. The event had six stations where they explained their therapy methods and the different classes they offer. She expressed her gratitude for this center and gave her support for their efforts.

PERSONAL APPEARANCES

No personal appearance

CONSENT ITEMS

Approval of Meeting Minutes February 13, 2024

Ms. Gale moved to approve February 13, 2024 minutes. **Seconded** by Mr. Spencer. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. The motion **passed**.

SCHEDULED ITEMS

Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone

Presenter: Jason Bench, Assistant Development Services Director

Mr. Bench explained that the applicant has requested a rezone of the outlined area located at 519 South Geneva Road. The two parcels to the north are currently zoned as C2. The parcel in question is zoned R20. The applicant plans to put in an overall cohesive shopping center at that location to replace the nursery currently at the location. The proposed center will include a grocery store, bank and a fast food restaurant. Mr. Bench reported that the planning commission recommended that the City Council approve the rezone of the parcel.

Mr. Holdaway, the applicant, answered questions about the planned project. He explained that he is not under contract with any potential businesses. He wanted to get the C2 zone approval for the entire area before signing contracts. Mr. Spencer expressed concerns about only having one entrance for the development. Mr. Bench supported that one entrance is sufficient for the project. There are two lanes to enter and two lanes to exit. This is a consolidated larger access that is further from the intersection and will be more efficient and less congestive than the two smaller entrances that are currently on the property.

Ms. Millett asked about the option of a C3 zone, since this project backs up to a residential area. Mr. Holdaway has been focused on the zoning approval, when that is complete then he will begin approaching developers and tenants. He sees no reason to go any taller in his development than what is currently illustrated in the drawing. He explained that the plan is to add trees along the mason wall between the shopping center and the homes. Mr. Bench explained that a development agreement could be used to set limits. Mr. Earl said this is allowable but it would have to go back to the Planning Commission.

PUBLIC HEARING OPENS 6:32 PM

Mr. David Lee is a neighbor to this project and he is concerned about the noise for the neighborhood. He wonders if the wall is high enough. Mr. Bench said that the fence could be an 8 foot fence if the council would like to do a fence modification. Mr. Holdaway, the applicant, explained that a wall too high could be a problem for neighbors as well. Ms. Millett asked what the concerns were from the neighborhood meeting and Mr. Holdaway said it was noise and light levels. The new lights can mitigate the effects of lighting in the surrounding areas. The wall between the residential and commercial areas will need to be solid that will allow sound to bounce off of it.

Mr. (name unknown) is the back door neighbor and he asked about windows and lighting near his area. He would also like to see the fence taller than 7 feet. Mr. Holdaway replied there would be no windows in the back of the building, the fence is under discussion and the lights would not shine into the neighborhoods.

Ms. Karen (name unknown) asked about the traffic coming out of the parking lot and if customers can safely make a left hand turn. Mr. Holdaway showed the map and explained that he spoke with UDOT and the City traffic engineer and explained the entrance will be four lanes, two lanes coming in and two lanes going out.

Mr. (name unknown) does not live in the area but he is concerned about the traffic and the planned entrance. Mr. Holdaway worked with Horrocks on a traffic report. The idea of a light being installed was not approved by UDOT.

Mr. Jonathan Stephens lives in the area and he claims the current business is already noisy and the grocery store may be quieter. He is wondering if it makes more sense to not have a grocery store, bank and fast food but instead put the bank and fast food in the grocery store to reduce noise.

PUBLIC HEARING CLOSED 6:51 PM

Ms. Millett wonders if the C3 zone would be better, since grocery stores are allowed in that zone. Mr. Bench confirmed that it is allowed. His current plan would not change in a C3 zone. Mr. Earl advises that this would need to go back to the Planning Commission if they want to zone this parcel C3. Mr. Earl pointed out that by rezoning this parcel to C3 would mean that

the larger parcel would be part C2 and part C3. This would mean that parts of the area would have different permitted uses than another part. Ms. Millett asked if the City Council should give direction to the planning commission. Mr. Earl supported that recommendation. Mr. Holdaway would prefer that the entire zone be zoned the same and he would be willing to sign a development agreement. Mr. Earl cautioned the City Council about development agreements.

Mr. Spencer moved to amend article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone. Mr. Macdonald **seconded** the motion. Those voting yes: Chris Killpack, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. Those voting nay: David Young and LaNae Millett. The motion **passed**.

Ordinance Amending Fiscal Year 2023-2024 Budget *Presenter: Brandon C Nelson, CPA, Finance Director*

Mr. Nelson is here to amend the FY 2023-2024 budget. He showed the revenues and expenditures spreadsheet. He focused his discussion on the revenues. The first adjustment to the revenues comes from grants and donations received. Some of the larger grants received are the DOJ-COPS hiring program for mental health officers for \$132,704. Major crimes received the HIDTA Grant for \$298,756. The second revenue is the CIP fund transfer for Northridge Park in the amount of \$250,000. The third revenue discussion item is for the vehicle maintenance fund to replace the column jacks in the fleet department. The funds have been saved and are now being transferred to fund the purchase. The fourth revenue is for the Self Insurance Fund to replace a vehicle that was totaled. The fifth revenue is the CIP fund transfer for the Hillcrest property. The project is impact fee eligible and this will reimburse the fund used by the city to purchase Hillcrest. The sixth revenue discussion item is the money paid by UPS to rent the Public Works parking lot and the seventh revenue is from the City of Lindon to use our victim advocate services. This is the budget amendments that are proposed at this time.

Ms. Millett asked about the victim advocate services provided to the City of Lindon. Captain Speith explained that this agreement allows the City to recoup some of the funds used to services the needs in Lindon. He explained that this service has only been provided for one year and so the evaluation of fees has not been done yet. The data is being collected to facilitate that evaluation in upcoming months. Mr. Bybee said this is a concern that Exec Staff has been discussing. They are regularly looking at the different agreements Orem has with other agencies to make sure that what we are charging keeps up with our rising costs.

PUBLIC HEARING OPENS 7:17 PM

No public comment

PUBLIC HEARING CLOSED 7:17 PM

Ms. Millett moved to adopt the ordinance amending the fiscal year 2023-2024 budget. Mr. Killpack **seconded** the motion. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. The motion **passed**.

Discussion and Resolution Regarding Status of Legislative Counsel

Mr. Killpack moved to table 9.3 discussion and resolution regarding status of legislative counsel. Mr. Spencer **seconded** the motion. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. The motion **tabled**.

CITY MANAGER INFORMATION ITEMS

Mr. Bybee reported that the application process is open for Oremfest, he invites local businesses to submit applications for parades, booths, etc.

He invited the City Council to join the City in the “State of the City Event on March 7, from 9-11 am. The first portion will be a celebratory event and the second portion will be a town hall with Q&A from staff.

ADJOURN MEETING

Mr. Lambson moved to adjourn, **seconded** by Ms. Gale. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. The motion **passed**.

PASSED and APPROVED this 12th day of March 2024.


David A. Young, Mayor

ATTEST:


Teresa McKitrick, City Recorder



COUNCIL MEMBER**AYE NAY ABSTAIN****Mayor David A. Young****Chris Killpack****David Spencer****Jeff Lambson****Jenn Gale****LaNae Millett****Tom Macdonald**