

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
June 10, 2025

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

CONDUCTING	Mayor Pro Tem LaNae Millett
ELECTED OFFICIALS	David Spencer, LaNae Millett, Jeff Lambson, Jenn Gale, and Chris Killpack (by ZOOM) ABSENT Tom Macdonald and David Young
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ, Robinson, Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Lori Criman, Deputy City Recorder

NOTE: The referenced report and presentation documents for each discussion may be viewed at [orem.gov/meetings](https://www.orem.gov/meetings) under “City Council Presentations”

<https://www.youtube.com/watch?v=BT0fmCf6cQs>

Utah Risk Management Agency (URM) Presentation *Presenter: David Peterson, URMA Executive Director*

Mr. Peterson, Executive Director of the Utah Risk Management Agency (URMA), presented to the Orem City Council about the benefits and operations of the organization. As one of the four founding members in 1985, Orem is part of a non-profit, governmental entity designed to provide a self-insured alternative to expensive traditional insurance. Mr. Peterson highlighted that URMA's model is unique because it's actuarially based, which means member cities are shielded from massive losses in other states, such as those caused by wildfires or hurricanes. This differs from a traditional insurance model where all policyholders share in the cost of losses regardless of location.

A key feature of URMA is its emphasis on risk reduction over simple claims management. The agency uses a data-driven approach, powered by its premier software system, Origami, to analyze risk factors rather than relying on speculation. This data helps them advise cities on best practices, such as how to handle Taser training to avoid worker's compensation claims. Mr. Peterson also noted the significant cost savings, stating that member cities would pay

21% more for traditional insurance. He provided specific examples of reduced costs for general liability, cyber risk, and vehicle policies. For instance, URMA provides \$15 million in cyber risk coverage for a fraction of the cost an individual city would pay for just \$5 million in coverage.

Furthermore, the URMA model gives member cities a high degree of control and autonomy. Each city has a representative on the board to vote on policy decisions, and the city itself has the final say on whether to settle or fight a claim. They also have the freedom to choose their own legal counsel, which is a significant departure from traditional insurance practices. Mr. Peterson concluded his presentation by addressing Councilmember Millett's request for more frequent updates on claims. He explained that URMA's new software allows for real-time data access and is committed to providing quarterly reports to the council, ensuring greater oversight and transparency.

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=2706s>

Utah Valley HOME Consortium Resolution Discussion *Presenter: Heather Cox, Management Analyst*

During the city council meeting, Ms. Cox presented a resolution for the renewal of the Utah Valley HOME Consortium Interlocal Agreement, which must be renewed every three years. The HOME Consortium allows cities like Orem to pool resources and qualify for federal housing grants from the Department of Housing and Urban Development (HUD), as individual cities do not meet the minimum population or demographic thresholds to receive the funds on their own. The HOME program specifically targets housing opportunities for low-income residents and has been used to fund homeless and domestic violence shelters, among other initiatives.

Council members raised questions about the types of projects that receive funding. Councilmember Millett asked if the consortium could prioritize down payment assistance or neighborhood revitalization, expressing a desire to see more of these funds directly benefit Orem residents in purchasing homes. Ms. Cox confirmed that down payment assistance programs do exist and noted she would speak with the program administrator in Provo to explore these possibilities. She agreed to bring the topic of down payment assistance and neighborhood revitalization to the forefront of future consortium discussions. The resolution to renew the interlocal agreement was placed on the consent agenda for the council's vote.

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

Councilmember Millett provided a concise update on her involvement with several boards and commissions. She reported that the America 250 Committee is in its initial stages, with early discussions centered on creating book sets for the library. The Cultural Arts Advisory Commission is actively supporting local artists by providing performance opportunities at community events like Rock Fest. She also noted the success of the Neighborhood Advisory Commission, which is working on the "My Hometown" and "days of service" initiatives. Ms. Millett mentioned that the Orem Community Foundation Board is currently focused on

fundraising for Gold Star families. Other commitments include her work with the Station Area Plan Committee, which is set to submit its plan in the coming months, and her participation in the ULCT CHA (Commission on Housing Affordability). Finally, she highlighted the successful public engagement and conservation efforts of the Utah Lake Authority Board, mentioning a promotional video as a key part of their "Utah Lake is my lake" campaign.

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

CONDUCTING	Mayor Pro Tem LaNae Millett
ELECTED OFFICIALS	David Spencer, LaNae Millett, Jeff Lambson, Jenn Gale, and Chris Killpack (by ZOOM) ABSENT Tom Macdonald and David Young
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ, Robinson, Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Lori Criman, Deputy City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Richard Wilkerson

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Rachel Wilkerson

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=4495s>

CONSENT ITEMS

APPOINTMENT - Library Advisory Commission for Karina Lewis, Matthew Barton, Angela Watters, and Christine Corley

RESOLUTION - Utah Valley HOME Consortium

Mr. Lambson moved to approve the consent items. **Seconded by** M. Millett. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

SCHEDULED ITEMS

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=4553s>

PUBLIC HEARING - Enterprise Fund Transfers - FY 2025-2026 *Presenters: Brandon C. Nelson, CPA, Finance Director*

Mr. Nelson presented a report on the required transfer of funds from Orem's enterprise funds to its general fund. This practice stems from a state auditor's requirement for cities to show revenue for utility services used on city-owned properties, such as parks. To avoid raising utility rates, the city's general fund pays the enterprise funds (water, sewer, stormwater, and street lighting) for these services, and then the same amount is immediately transferred back to the general fund.

This process ensures that the financial accounts accurately reflect the services provided without impacting the city's budget or utility rates. The presentation detailed the specific amounts being transferred: \$900,000 for water, \$16,000 for water reclamation, \$141,000 for stormwater, and \$15,000 for street lighting. Mr. Nelson explained that while the state law was created to prevent some entities from misusing funds, Orem has always maintained transparency and has never used this process to transfer funds for other purposes. The report also included detailed breakdowns of revenue sources, expenditure categories, and administrative costs for each of the enterprise funds involved in these transfers.

Public Hearing open 6:11 PM

No public comment

Public Hearing closed 6:11 PM

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=4905s>

PUBLIC HEARING - ORDINANCE - Enacting Compensation Increases for Specific City Officers. *Presenters: Brandon C. Nelson, CPA, Finance Director*

Mr. Nelson informed the Orem City Council that a new state law requires cities and counties to hold a separate public hearing to approve salary increases for specific executive officers. This measure is intended to provide greater transparency in the budgeting process. Mr. Nelson explained that the proposed increases for these positions are generally in line with the standard 3% step increases given to other city staff members. The council was asked to pass an ordinance to formally accept these increases as part of the new budget.

Public Hearing open 6:13 PM

No public comment

Public Hearing closed 6:13 PM

Ms. Gale moved to enact by ordinance the compensation increases for specific City officers. **Seconded by** Mr. Lambson. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=5053s>

PUBLIC HEARING - ORDINANCE - Adopting FY 2025-2026 Budget. *Presenters:*

Presenters: Brandon C. Nelson, CPA, Finance Director

Mr. Nelson presented the final details of Orem's tentative budget, which is now ready for adoption after several previous reviews. He highlighted a significant \$17 million increase in overall city revenues for the upcoming fiscal year. A large portion of this new revenue is being allocated to capital projects, particularly for improvements to roads, water systems, and the water reclamation facility. The General Fund, which saw a \$3 million increase from sources like sales tax and fire contracts with Lindon and Vineyard, will fund new initiatives such as police software, a rifle replacement program, and additional personnel for the fire and public works departments. To address the costs of maintaining and improving utilities, Mr. Nelson detailed several rate increases. A new "water source fee" will be added to residents' water bills to specifically cover the costs associated with the Jordan River water supply and a Deer Creek intake project. Additionally, the Water Reclamation Fund will see an increase in its base rate and volume charge to prepare for major capital improvements at the water treatment plant. Mr. Nelson confirmed that the cities of Lindon and Vineyard, which share the facility, will contribute their portion of these costs. He also noted that while daily admission fees for recreation facilities will increase by 50 cents, there will be no increase to solid waste rates this year, with the city using its fund balance to absorb rising vendor costs. Mr. Nelson concluded by showing that despite the changes, Orem's overall utility rates remain favorable compared to other cities in the area.

Public Hearing open 6:27 PM

No public comment

Public Hearing closed 6:27 PM

Mr. Lambson moved to approve by ordinance the adopting of FY 2025-2026 budget. **Seconded by** Ms Gale. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

PERSONAL APPEARANCES

Opened at 6:29 PM

No personal appearances

Closed at 6:29 PM

CITY MANAGER INFORMATION ITEMS

Councilmember Millett and City Manager Bybee shared their appreciation for the city staff's efforts in making the annual Oremfest a success. Mr. Bybee stated that the event saw impressive numbers and ran smoothly due to the hard work of many volunteers and city departments. Ms. Millett added her thanks to the staff for their dedication, noting that some worked from early morning until midnight, even returning on Sunday to clean up.

Ms. Millett also took the opportunity to announce two prestigious "Best of State" awards received by the city. The Orem Police Department was recognized in the mental health services category for its commitment to both the community and its officers. Their initiatives include connecting those with mental health issues to resources, working with the special needs community, and providing required counseling and family support services for officers. The Parks and Recreation department was also honored with a "Best of State" medal. This award was given in recognition of the city's 21 parks, which received over a million visits last year and hosted major events like Oremfest. Other contributing factors included Hillcrest Park winning a "best facility" award, the growing attendance at the Orem Family Fitness Center, and recent improvements to Lakeside Sports Park. Ms. Millett concluded by expressing pride in both departments and confirming they would be formally recognized at an upcoming council meeting.

ADJOURN TO A MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

Mr. Spencer moved to adjourn to a meeting of the Orem Redevelopment Agency. **Seconded** by Mr. Lambson. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young..

RDA CONSENT ITEMS

Approval of Meeting Minutes for May 13, 2025

Mr. Spencer moved to approve the RDA minutes for May 13, 2025. **Seconded** by Ms. Gale. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

RDA SCHEDULED ITEMS

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=6162s>

PUBLIC HEARING - RESOLUTION - Redevelopment Agency of the City of Orem (RDA)
Fiscal Year 2025-2026 Budget Adoption

Mr. Nelson explained that Orem's Redevelopment Agency (RDA) is a separate legal entity from the city, and as such, it requires its own budget. The majority of Orem's RDA areas have expired, but remaining funds are being used for specific projects. The primary focus of the current RDA budget is the University Place Community Development Area (CDA). In this area, an incentive agreement dictates that 90% of property tax revenue goes to Woodbury to help pay for infrastructure debt. The remaining 10% is split between the city's RDA fund (5%) for future infrastructure needs and the city's general fund (5%) to cover administrative overhead.

Public Hearing open 06:35 PM

No public comment

Public Hearing closed 06:35 PM

Ms. Gale moved to adopt, by resolution, the budget for the Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2025-2026 and amend the FY 2024-2025 Budget. **Seconded** by Mr. Lambson. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

ADJOURN TO A MEETING OF THE OREM SPECIAL SERVICE LIGHTING DISTRICT (SSLD)

Mr. Spencer moved to adjourn to a meeting of the Orem Special Services Lighting District, **seconded** by Ms. Gale. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent Tom Macdonald and David Young.

SSLD CONSENT ITEMS

Approval of Meeting Minutes for May 13, 2025

Ms. Gale moved to approve the meeting minutes from the Orem Special Services Lighting District for May 13, 2025. **Seconded** by Mr. Spencer. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

SSLD SCHEDULED ITEMS

<https://www.youtube.com/watch?v=BT0fmCf6cQs&t=6377s>

PUBLIC HEARING - RESOLUTION -Special Service Lighting District of the City of Orem Fiscal Year 2025-2026 Budget Adoption

Mr. Nelson presented the budget for the Special Service Lighting District, a separate legal entity created in the late 1990s. The district was formed to replace all streetlights previously managed by Rocky Mountain Power with new poles and energy-efficient LED lights. Now that the replacement project is nearly complete, the budget's main focus has shifted to maintenance and repair. The district's revenue comes primarily from street lighting fees charged to residents' utility bills. The budget includes expenses for operational costs, holiday lighting, and a lease for the LED lights. To cover these costs, there will be an increase in the street lighting fee. Businesses pay their annual fee in full upon renewing their business license.

Public Hearing open 06:39 PM

No public comment

Public Hearing closed 06:39 PM

Mr. Spencer moved to adopt, by resolution, the budget for the Orem Special Service Lighting District (SSLD) Fiscal Year 2025-2026. **Seconded by** Mr. Lambson. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

ADJOURN TO A MEETING OF THE OREM MUNICIPAL BUILDING AUTHORITY (MBA)

Mr. Spencer moved to adjourn to a meeting of the Municipal Building Authority, **seconded by** Ms. Gale. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

MBA CONSENT ITEMS

Approval of Meeting Minutes for June 18, 2024

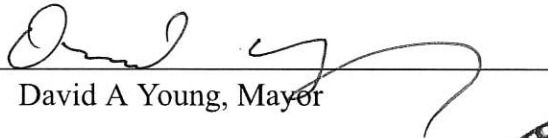
Mr. Lambson moved to approve the meeting minutes from the Orem Special Services Lighting District for June 18, 2024. **Seconded by** Ms. Gale. Those voting yes: LaNae Millett, David Spencer, Chris Killpack, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Tom Macdonald and David Young.

ADJOURN


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

(These minutes were created with the help of AI)

PASSED and APPROVED on this 26th day of August 2025.


David A Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder



COUNCIL MEMBER

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor David A. Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

