

CITY OF OREM  
 CITY COUNCIL MEETING  
 56 North State Street Orem, Utah  
 March 29, 2016

**3:00 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM**

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Sam Kelly, City Engineer; Jason Bench, Planning Division Manager; Lissy Sarvela, Recreation Department; Neal Winterton, Water Division Manager; Reed Price, Maintenance Division Manager; Steven Downs, Assistant to the City Manager; Keith Larsen, Transportation Engineer; Brandon Nelson, Accounting Division Manager; Ernesto Lazalde, IT Division Manager; Thayne Carter; and Donna Weaver, City Recorder

**BUDGET DISCUSSION/PREVIEW – Operational Changes**

Mr. Manning reviewed the budget-building process, including ongoing revenues and one-time monies. He noted that during the process they reviewed amounts that had previously been budgeted and evaluated if some of those were still needed.

*New Budget Personnel Request*

Requested Position	Explanation	Ongoing Impact	Ongoing General Fund	One-time Impact
Associate Engineer	Meet demand for stepped up CIP workload and development growth	\$77,000*	\$15,400	\$3,300
Building Inspector	Meet demand of new construction	\$85,500	\$85,500	\$22,400
Lead Mechanic	Meeting workload demands	\$79,500*	<b>\$58,830</b>	
(3) Police Officers	Allow for more proactive vs. reactive law enforcement & equipment	\$256,500	\$256,500	\$120,000

Requested Position	Explanation	Ongoing Impact	Ongoing General Fund	One-time Impact
PW Management Analyst	Process evaluation and data gathering	\$95,800*	\$19,160	
PW Technician	Water distribution meet system maintenance needs	\$66,750*	\$0	
	<b>Personnel Total on-going</b>	<b>\$661,050</b>		
	<b>Equipment one-time</b>			<b>\$145,700</b>
	<b>On-going cost to General Fund</b>		<b>\$435,390</b>	

*Nonbenefited Personnel Requests*

Requested Position	Explanation	Ongoing	One-Time Impact
HR Intern	Assist with day-to-day and projects	\$8,100	
Planning Intern	Assist with projects	\$10,000	
DS Technician	Assist with office work for building inspection	\$38,000	
UTOPIA Service Specialist	Help implement a go forward plan	\$18,000	
Additional Available for Flex	Adjust pay or staffing as needed	\$55,740	
Variable Hour Attorney	Help with department workload	\$30,000	
	<b>Total</b>	<b>\$159,840</b>	

Mr. Davidson explained the reasoning behind the new hires being proposed, noting that they were tied to needs to cover growth in Orem. He said there was a direct correlation between calls for service and the number of police officers needed or a new building inspector to help with the increased number of buildings that must be inspected.

Changes by Department

*City Manager*

Item	Explanation	Ongoing	One-Time Impact
Council Meeting Broadcasting	Annual licensing fees for software	\$4,800	
FTR Audio Backup	Allows searching of audio files		\$5,000

*Administrative Services*

Item	Explanation	Ongoing
Tuition reimbursement	Assist with tuition costs for job-related courses	\$40,000

Item	Explanation	Ongoing
FTR Audio Backup	Allows searching of audio files	\$30,000

### *Legal Services*

Item	Explanation	Ongoing	One-Time Impact
Indigent Counsel	Cover expected increase in indigent defense	\$15,000	

### *Development Services*

Item	Explanation	Ongoing	One-Time Impact
Enhanced noticing	Cover costs of noticing additional distances	\$12,000	
MySidewalk software	Cover cost of annual membership/subscription	\$4,000	
Online city code system	Make the city code accessible online	\$14,275	\$38,790

### *Police*

Item	Explanation	Ongoing	One-Time Impact
Spillman citation module	The citation module will import needed data to court	\$8,056	\$60,306
Armor plated vests	Provide protection from larger caliber bullets		\$15,120

### *Fire*

Item	Explanation	Ongoing	One-Time Impact
Ambulance stretchers	Provide for systematic replacement	\$30,000	\$100,000
Cardiac monitors	Provide for systematic replacement	\$30,000	
Extrication equipment	More engines with extrication equipment		\$20,000

### *Public Works - Parks*

Item	Explanation	Ongoing	One-Time Impact
Murdock Canal Trail	Slurry seal—Orem portion	\$45,000	

### *Recreation*

Item	Explanation	Ongoing	One-Time Impact
Operational shortfall	Cover shortfall of revenues and expenses	\$402,000	

### Recreation Fund Deficit

Mr. Macdonald said it was important that a project like the Fitness Center not be suggested to be self-sustaining. Mr. Davidson noted that in the past a portion of the expenses for staff salaries had been paid out of the General Fund which gave the appearance that the recreation fund was self-sustaining. A very different environment existed now than when the center was built. Facilities like it should be provided for the improvement of the quality of life for the residents of Orem.

### *One time-equipment*

Item	Explanation	Impact
Electric vehicle charging stations	Provide two charging areas at City Center	\$30,000
Library document station	Wireless printing-fee for printing	\$9,955
Office furnishings library	Ongoing furnishings upgrade	\$7,531
Study room furniture	Provide furniture for new study rooms	\$10,400
Fitness Center sewer lateral	Complete replacement of sewer lateral	\$50,000

### *Strategic Studies*

Item	Explanation	Impact
City fees study	Comprehensive review of City fees	\$62,000
Recreation Center	How to maximize space and function & architectural services for proposed remodel	\$100,000

### *FY16 Contingency*

Item	Explanation	Impact
Equipment for new fire truck	Necessary hoses, axes, etc. for new vehicle	\$60,000

Mrs. Lauret asked if the current Fire Department staffing was sufficient. Chief Gurney said that at the current time it was. Mr. Davidson added that they anticipated a need to hire additional fire personnel eventually but that their focus for the next fiscal year was replacing needed equipment. He hoped that over the course of a few years the City could hire additional firefighters who would then be moved to the new fire station when it was constructed.

### BUDGET DISCUSSION/PREVIEW – CIP, Fleet, IT

Mr. Price reviewed the proposed fleet replacement.

In response to a query from Mr. Sumner, Mr. Davidson noted that in analyzing the possible cost benefit of leasing vehicles versus purchasing them they had found that the longer a vehicle was retained, the more beneficial it was to own it rather than to lease it. Chief Giles said the installation expenses could be prohibitive if they had to do it every two or three years.

At the request of Mr. Macdonald, Mr. Davidson went over the process used to review the City's vehicles to determine which ones were recommended for replacement, based upon use, mileage, repair history, etc. He said each vehicle went through a three-step review process.

Mr. Carter noted that there came a time when it was more expensive to repair a vehicle than it was to replace it. The State's purchase contract afforded substantial savings, and the City could end up paying less for a new vehicle using that discount than purchasing a used one. Mr. Price noted that maintenance, especially frequent maintenance, meant down time for vehicles.

Mr. Lentz said it would be easier to make the case with residents to replace vehicles if the staff could quantify specific anticipated savings.

*Information Technology*

Mr. Lazalde provided some highlights for the current fiscal year and then reviewed the requests for the next fiscal year.

- Off-site data backups and disaster recovery
  - Will allow us to back up the City's data to a network operation center in St. George every night.
  - Will allow the City to protect its data from a catastrophic local disaster.
  - The technology will allow the City to bring important services online from the remote location.
  - One-time cost for equipment .....\$28,300
  - ongoing costs per year for the fiber connection and network services .... \$15,600/yr
- Replacement laptops
  - replacement of laptops that are used as primary office computers and are not currently on next year's rotation schedule.....\$15,000

*Capital Improvement Projects*

Mr. Davidson said the presentation represented needs anticipated for the next five years, and staff would use the information going forward. It would also be updated.

Mr. Kelly reviewed proposed FY 17 CIP projects.

Department Request	Item	Estimate
Public Works – traffic	MAG Match – ITS phase 1 & 2	\$102,000
	Fiber-optic to parks and other facilities	\$100,000
	ADA compliance at two signal locations	\$12,000
	HAWK signal	\$45,000
	Traffic signal –. Exact location to be determined pending traffic needs study	\$325,000
	Right turn lane – 400 W. Center St.	\$80,000
Development Services – Engineering	Hillside ordinance	\$50,000
	MAG Match – 1600 N, 1200 W to State Street	\$70,000

Department Request	Item	Estimate
	MAG Match – 400 W 1200 S roundabout	\$130,000
	800 N landscape improvements	\$210,000
Public Works – streets	City Center parking lot north reconstruct	\$182,500
	City Center parking lot entrance reconstruct	\$70,000
	Ongoing annual parking lot maintenance	\$70,000
	Miscellaneous street projects – reconstruct	\$300,000
	Reconstruct 1200 W 960 N to 1600 N	\$800,00
Public Works – parks	City Center sprinkler system replacement	\$100,000
	City Center storage/maintenance facility	\$150,000
	Northridge Park walking path renovation	\$50,000
	Bonneville Park tennis court rebuild	\$150,000
	City Center electrical system upgrade	\$75,000
	SCERA Park playground equipment replacement	\$175,000
	Block markers for lower cemetery	\$10,000
	Lower cemetery roads	\$60,000
	Cemetery sprinkler system replacement	\$70,000
Library	Study rooms	\$42,000
Development Services – Planning	Geneva Road "Wedge" Master Plan	\$150,000
	District plan (in connection with State Street Plan	\$100,000
Development Services –Facilities	Building security – Senior Center and Public Works cameras	\$25,000
	Carpet replacement – Public Safety	\$110,000
	Carpet replacement – Public Works	\$24,000
	Fire Station #1 electrical system rewire	\$100,000
	City Center bathroom renovations	\$50,000
	City Center rotunda improvements	\$75,000

Dept. Request	Fund	Item	Estimate
Public Works – Streets	B&C	Ongoing crack sealing	\$275,000
		Ongoing slurry seal	\$475,000
		Ongoing asphalt overlays/reconstruction	\$726,000
		Ongoing street striping	\$102,000

		Ongoing micro-surfacing	\$150,000
		Miscellaneous street projects	\$50,000
Public Works – Water	Water	4-inch water line replacements	\$425,000
		Miscellaneous projects – ongoing	\$153,000
		Share of Public Works facility carpet replacement	\$12,000
Public Works – Water Rec	Water Rec	Routine maintenance elimination projects	\$620,000
		Miscellaneous projects – ongoing	\$63,000
		Lateral install – cemetery	\$75,000
		Treatment Plant Odor Study	\$100,000
		Pipe Condition Assessment Study	\$300,000
Public Works – Storm Water	Storm Water	Routine maintenance elimination projects	\$206,000
		400 N – State Street to 250 E Mainline Install	\$258,000
		900 S – 250 W to UVU - upgrade 12 inch to 18 inch mainline (partial funding)	\$566,000
		Share of public works facility carpet replacement	\$12,000

#### UPDATE – UTOPIA and UIA

Mayor Brunst introduced Roger Timmerman, the new CEO for UTOPIA.

Mr. Timmerman said he had worked for UTOPIA for about five years and then moved to Vivint Wireless and was now back with UTOPIA. He then reviewed the original Five-Year-Plan Objectives.

He went over the following points:

- UTOPIA had continued to grow, reaching the operational break-even point prior to December 2015.
- They did not anticipate the need to call upon assessments for FY16.
- Asset deployment would be based upon the best return on investment (ROI).
- Stimulus and “open trench opportunities” could push some projects to the top of the list.
- Would continue to focus on
  - Businesses
  - “Green addresses”
- Technology Updates
  - Core, Distribution, Access Upgrades
  - Residential Services
  - Business/Carrier Services

He reviewed new customer growth for 2015 and went over the 2016 marketing focus:

- Targeting available residential addresses
- Green fields and new build opportunities
- Continue to focus on business connections

- Doing campaigns in all UTOPIA cities via city mailers, digital ads, and social media
- New footprints
- Increased ISP involvement
- Involvement of cities

**5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Sam Kelly, City Engineer; Jason Bench, Planning Division Manager; Lissy Sarvela, Recreation Department; Neal Winterton, Water Division Manager; Reed Price, Maintenance Division Manager; Steven Downs, Assistant to the City Manager; Keith Larsen, Transportation Engineer; Brandon Nelson, Accounting Division Manager; Ernesto Lazalde, IT Division Manager; Thayne Carter; and Donna Weaver, City Recorder

Preview Upcoming Agenda Items

Staff presented a preview of upcoming agenda items.

Agenda Review

The City Council and staff reviewed the items on the agenda.

City Council New Business

There was no City Council new business.

The Council adjourned 5:53 p.m. to the City Council Chambers for the regular meeting.

**6:00 P.M. REGULAR SESSION – COUNCIL CHAMBERS**

CONDUCTING

Mayor Richard F. Brunst

## ELECTED OFFICIALS

Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

## APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; Steven Downs, Assistant to the City Manager; Pete Wolfley, Communications Specialist; and Donna Weaver, City Recorder

## INVOCATION / INSPIRATIONAL THOUGHT PLEDGE OF ALLEGIANCE

Steven Downs  
Jacob Treo

## APPROVAL OF MINUTES

Mr. Spencer **moved** to approve the March 8, 2016, City Council meeting minutes. Mr. Lentz **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed unanimously**.

## MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

### Upcoming Events

The Mayor referred the Council to the upcoming events listed in the agenda packet.

### Appointments to Boards and Commissions

There were no appointments to Boards and Commissions.

### PROCLAMATION – Fair Housing Month 2016

Mayor Brunst read a proclamation naming April 2016 Fair Housing Month in the City of Orem.

Mr. Seastrand **moved** to accept the proclamation. Mr. Spencer **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed unanimously**.

### REPORT – Sleepy Ridge Golf Course

This item was postponed to a future meeting.

## CITY MANAGER'S APPOINTMENTS

### Appointments to Boards and Commissions

There were no appointments to boards and commissions.

**PERSONAL APPEARANCES**

Time was allotted for the public to express their ideas, concerns, and comments on items not on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

There were no Personal Appearances.

**CONSENT ITEMS**

There were no Consent Items.

**SCHEDULED ITEMS**

6:00 P.M. PUBLIC HEARING – Receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2016-2017

Mr. Downs, Assistant to the City Manager, recommended that the City Council hold the first of two public hearings to receive public comment on the projected uses of funds for the 2016-2017 Community Development Block Grant.

During the past few months, the CDBG Citizen Advisory Commission had heard funding proposals from various applicants who wished to receive CDBG funding. The Commission would present its recommendations to the City Council and then the first of two public hearings would be opened for comment on the proposed uses of funds.

The public hearing was the first of two opportunities for public comment on the recommendations before the City Council officially adopted the Final Statement of Projected Uses of Funds for Orem’s 2016-2017 Community Development Block Grant. Following a second public hearing that was scheduled for May 10, 2016, at 6:00 p.m., the City Council would adopt a resolution approving the CDBG Final Statement of Projected Uses of Funds for 2016-2017.

Mr. Downs clarified that no voting would take place until thirty days after the initial Public Hearing. He introduced Ginny Ball, chair, who then reviewed the commission’s recommendations for funding.

Public Services – limited by HUD to 15% of new entitlement funding

Family Support & Treatment .....	\$11,000
Project Read .....	\$3,000
PERC.....	\$2,000
Center for Women & Children in Crisis .....	\$8,295
Community Actions Services .....	\$16,000
Mountainland Community Health .....	\$4,500
Literacy Resources .....	\$2,000
RAH .....	\$7,000
Friends of the Children's Justice Center .....	\$12,000

Friends of the Food and Care Coalition .....	\$7,000
Utah County 4-H.....	\$1,000
Community Health Connect .....	\$4,000
Kids on the Move.....	\$5,000
People Helping People.....	\$4,500
Experience Children’s Museum.....	\$0
Rocky Mountain University of Health Professionals .....	\$4,000

Other

Habitat for Humanity .....	\$229,341*
Code Enforcement .....	\$130,000
Infrastructure.....	\$150,000
Administration .....	\$103,000
Section 108 Loan Repayment.....	\$105,000

*\*Subject to change based on end of year balance in current housing rehabilitation funding*

Mr. Downs noted that, in the past, the administration of the housing rehabilitation program had been handled inhouse. Applications would be submitted to the City which would then hire a consulting firm. Habitat for Humanity had made a proposal to take over that program. Applications would be submitted to them, and they had the ability to do the environmental reviews and bids. Because of the nature of their program, they had a large cadre of volunteers to draw on that the City did not. It would make the money go much further. Habitat would also be able to evaluate all the needs of the applicant families and point them to other services they might need.

Mayor Brunst opened the public hearing.

Vic Morris, Payson resident and representative for Rocky Mountain University of Health Professions’ Foundation, said that while they were not located in Orem, they provided services to many Orem residents, including sixteen Multiple Sclerosis patients. He said theirs was a pro bono clinic and expressed gratitude to the City for the proposed grant.

Mikel Fitzgerald, Orem resident, asked the Council to consider adding the lesbian, gay, bisexual, and transgender (LGBT) community to housing discussions.

Mayor Brunst closed the public hearing.

Mr. Seastrand said he was always amazed at the amount of time that was being volunteered in Orem.

Mayor Brunst expressed appreciation for the committee’s work.

Mr. Lentz noted the smaller grants were limited to 15 percent of the grant. He asked how much leeway there was for the Habitat figure, should the total grand be less than anticipated. Mr. Downs clarified that some of the money being used to fund Habitat were being proposed for roll-over from the current year.

6:00 P.M. PUBLIC HEARING – PD-21 – Parkway Lofts Sign Requirements  
ORDINANCE – Amending Section 22-11-33(Q) of the Orem City Code pertaining to  
signage requirements in the PD-21 zone at 1200 South Geneva Road

Mr. Bench presented Ben Lowe's request that the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road. Mr. Bench noted that the PD-21 zone was divided into three distinct areas with each owned by a separate entity. Area 1 was the existing Wolverine Crossing adjacent to Geneva Road and also included the Holiday Inn, Subway, and CNG station next to University Parkway. Area 2 was Parkway Lofts, owned and currently being developed by the applicant. Area 3 was the remaining vacant ground along University Parkway owned by Nelson Brothers.

Because of the internal location of Area 2 in the PD-21 zone, the applicant desired to amend the sign provisions of the PD-21 zone to allow additional signage that would provide greater visibility for the project. In addition to window and canopy signs, signage allowed in Area 2 of the PD-21 zone currently included two wall signs and one monument sign along 1000 South. The current code also allowed two monument signs (not yet constructed) along University Parkway in Area 3. However, Area 3 was not under control of the applicant.

The applicant requested that the PD-21 zone be amended to make the following modifications:

1. Allowed fourteen permanent flagpole signs in Area 2 with each flagpole sign having a maximum height of 22 feet and a maximum sign area of 25 square feet. The sign area of the signs could be composed of rigid materials (as opposed to the requirement in the general City sign ordinance which required that the sign area of a flagpole sign consist of nonrigid materials).
2. Allow two additional wall signs in Area 2.
3. Allow an additional monument sign in Area 1 or Area 2 which was intended to provide directions between Wolverine Crossing (Area 1) and Parkway Lofts (Area 2).
4. Provided that one of the currently allowed monument signs along University Parkway (Area 3) be allowed in either Area 1 or Area 2.
5. Reduced the allowed height of all monument signs from 16 feet to eight feet and reduced the allowed area of all such signs from 150 square feet to 100 square feet (applies to all areas).

A neighborhood meeting was held by the applicant on November 23, 2015. One property owner spoke at the meeting and made a comment about through-traffic across his property.

The Planning Commission recommended the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone. Staff supported the recommendation of the Planning Commission.

Mr. Bench turned the time over to Mr. Low, who reviewed the history of previous signs. When the owners of Area 3 came through, they used an older version of the code. Some signs were removed without others knowing about it. Mr. Low said he had met with his sign people and they came up with the current proposal which they thought was more attractive.

Mayor Brunst opened the public hearing. No one came forward to speak, so he closed the public hearing.

Mayor Brunst then **moved**, by ordinance, to amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road. Mr. Seastrand **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed unanimously**.

6:00 P.M. PUBLIC HEARING – PD-40 Amendment – Sun Canyon Villas  
ORDINANCE – Amending Section 22-11-53(H)(21) of the Orem City Code pertaining to  
the order of development in the PD-40 zone at 470 South State Street

Mr. Bench presented Craig Peay's request that the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Mr. Bench indicated that the Council had approved the PD-40 zone in January 2014. The concept plan approved in connection with the PD-40 zone showed three residential apartment buildings on the western portion of the property adjacent to Orem Boulevard. It also showed one mixed-use building containing both residential and commercial uses adjacent to State Street.

At the time it approved the PD-40 zone, the Council expressed its desire that the PD-40 zone should not be entirely residential, but that a commercial component should also be developed. The City Council expressed concern that after approval, all of the residential buildings might be constructed but the commercial building might not be constructed for an extended period of time, if ever.

To ensure that construction of the mixed-use building would not be left until the end, the Council included a requirement in the text of the PD-40 zone that requires the developer to construct the mixed-use building prior to the construction of the second residential building.

The developer had completed or was near completion of the first residential building and was ready to proceed with construction of the second residential building. The applicant would like to begin construction of the second residential building and to start construction of the mixed-use building at the same time.

In order to do that, the applicant proposed amending the text of the PD-40 zone to allow the second residential building to be constructed concurrently with the mixed-use building.

The proposed text changes are as follows:

**22-11-53(H)**

21. Order of Development. The commercial/mixed-use building shown in Area B of the concept plan must be constructed either 1) before a second building may be constructed in Area A or 2) concurrent with the second building in Area A. This is to ensure that there will be commercial development in the PD-40 zone.

The Planning Commission recommended the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Staff supported the recommendation of the Planning Commission.

Mr. Bench noted the development agreement was signed and ready to go.

Mayor Brunst asked about the mix of residents, and Mr. Peay said they had no children so far. Most of them were young couples. For the building closest to State Street they would like to avoid restaurants because of the smell so close to the housing. Mixed uses had not been a big success around Utah, even though it has been in other parts of the country. The front building would take longer to complete. He said they wanted to complete the project.

Mr. Macdonald asked how much the bonding would be that would be tied up. Mr. Peay said it was \$170,000.

Mr. Spencer asked about the time frame for completion, and Mr. Peay said a year and a half was optimistic, but it could be done.

Mayor Brunst opened the public hearing. No one came forward to speak, and he closed the public hearing.

Mr. Spencer **moved**, by ordinance, to amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Mr. Sumner **seconded** the motion.

Mr. Earl, noting that the proposed language in Mr. Bench's presentation was slightly different from the one that had been included in the Council's packet, asked if they meant to approve the new language from the overhead. Mr. Spencer and Mr. Sumner said they did.

Mayor Brunst called for a vote. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed unanimously**.

## **COMMUNICATION ITEMS**

The Monthly Financial Summary for February 2016 was included in the agenda packet.

## **CITY MANAGER INFORMATION ITEMS**

There were no City Manager Information Items.

## **ADJOURNMENT**

Mr. Spencer **moved** to adjourn to the meeting. Mrs. Lauret **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed unanimously**.

The meeting adjourned at 6:47 p.m.

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Donna R. Weaver, City Recorder

Approved: April 26, 2016