



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
January 22, 2019

*This meeting may be held electronically
to allow a Councilmember to participate.*

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

DISCUSSION - Consent Agenda Procedure (5 Minutes)

Review of Consent Procedure

Presenter: Steven Downs

DISCUSSION - Water Infrastructure Update (45 min)

Receive information, discuss, provide feedback.

Presenter: Chris Tschirki and Neal Winterton

DISCUSSION - Capital Bonding Update (60)

An update of the Library Hall and Fitness Center Remodel projects shall be provided.

Presenter: Ryan Clark, Brenn Bybee, Charlene Crozier, Karl Hirst, Joe Smith (Method Studio)

1. PREVIEW UPCOMING AGENDA ITEMS

Staff will present to the City Council a preview of upcoming agenda items.

2. AGENDA REVIEW

The City Council will review the items on the agenda.

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

This is an opportunity for members of the City Council to raise issues of information or concern.

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S ITEMS/REPORTS AND PRESENTATIONS

7.1. UPCOMING EVENTS

For Review

[Upcoming Events.pdf](#)

7.2. PRESENTATION - Utah Chiefs of Police Association

Accreditation of the City of Orem Police Department

Presenter: Chief Tom Ross, President and Val Shupe, Executive Director

7.3. PRESENTATION - Donation award for Orem Fitness Center Rebuild - Waste Management

Blake Leonelli, Waste Management, will make a presentation of Waste Management's donation to the Orem Fitness Center rebuild.

8. CITY MANAGER'S APPOINTMENTS

8.1. PLANNING COMMISSION - 1 vacancy

Mr. Davidson asks for the Council's advice and consent on his appointment of Camille Jensen to serve on the Planning Commission.

[Camille Jensen.pdf](#)

9. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

10. CONSENT ITEMS

The Consent Agenda is a meeting management tool that allows the City Council to handle several routine items with one action.

10.1. APPROVAL OF MEETING MINUTES

Minutes of City Council Meeting - January 8, 2019

[2019-01-08.ccmn DRAFT.pdf](#)

10.2. APPOINTMENTS TO BOARDS AND COMMISSIONS

Appointment to the Natural Resources Stewardship Committee - Brandon Hoffmann

[Brandon Hoffmann.pdf](#)

11. SCHEDULED ITEMS

11.1. 6:00 P.M. PUBLIC HEARING

RESOLUTION – Declaring Property Located at Approximately 820 South 800 East in the

City of Orem as Surplus Property and Authorizing the Sale of Said Property to Woodtusk II, LLC for Fair Market Value

The Economic Development Division Manager recommends the City Council, by resolution, declare property located at approximately 820 South 800 East in the City of Orem (the “800 East Parcel”) as surplus property and authorize the sale of said 800 East Parcel to Woodtusk II, LLC (Woodtusk) for fair market value.

Presenter: Ryan L. Clark, Economic Development Division Manager

[Resolution - 800 East Surplus 1.17.19.pdf](#)

12. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

13. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)

This agenda is also available on the City's webpage at orem.org

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE	
Jan 24	UTA	UVX Completion Ceremony	
	11 am: Kick-off and UVX Ride - Orem Station 1350 W 900 S, Orem		
	Noon: Program & Luncheon - Provo Library Ballroom, 550 N Univ. Ave., Provo		
Jan 24	City of Orem Development Services.....	Bill Bell's Retirement	Noon – 2:30 pm
	City Council Chambers	Open House	
Jan 26	City of Orem.....	Centennial VIP Reception	11am
	Mountain View HS Commons Area		
Jan 26	City of Orem.....	Centennial Kickoff Ceremony	Noon
	Orem Rec Center		
Feb 21.....	Eyemart Express	Ribbon Cutting	5pm
	364 E. University Parkway, Orem		
April 24-26.....	Utah League of Cities and Towns	2019 Midyear Conference	
	Dixie Center, St. George		



Board, Commission & Committee Application

City of Orem

Submitted On:

December 13th, 2018 @ 5:29pm

Personal Information

Full Name	Camille Jensen
Full Address	[REDACTED] Orem UT [REDACTED]
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

What board or commission are you applying for?	Planning Commission
If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?	No
Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.	I have lived in Orem for the past 26+ years. My husband and I purchased his childhood home on center street in Orem in 1993 and have completely remodeled the house. In the long process of remodeling we have worked with the City of Orem on everything-- from submitting remodeling plans to a fence application. I am a transplant from Salt Lake City, having moved here to go to BYU. I fell in love with Orem and have watched with interest as our city has grown and evolved. I feel Orem has huge potential, not only in its growth but also in its beauty and would love to be involved in the decision making process for future projects.

Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.

I have lived in Orem for the past 26+ years. I have worked in many capacities, both paying and volunteer positions, as I have lived and raised my children in Orem. When my children were small, I volunteered as the treasurer at our local elementary school. I also owned and operated my own franchise tax business in the Provo area for 5 years. As a small business owner I had to do all aspects of the business; marketing, budgeting, hiring employees, training, payroll and customer service. I had to be resourceful in the face of tight finances, learned how to network, and to think outside the box. Most recently, I was the football booster team president for the local high school. It was equally challenging and rewarding to work with high school administration, football coaches and the athletic director to grow a football program that has gone through many changes in the last few years. As the president, I reached out to local businesses and in the process, found a community that wanted to help the high school and the football team. By the final year as president, I had secured many community businesses that fed our football players during the team meals and away games, supported our games with halftime activities/giveaways, and financially supported our team in various ways. Also, I implemented a more organized communication system using email, twitter, texting, Instagram and Facebook that connected all football families, coaches, volunteers and the school students with fundraisers, donor coupons, halftime activities at football games, and team activities. It was incredibly gratifying to see the community and neighborhood increase its support for our school and football team. In my work and volunteer positions, I have learned how to be resourceful in difficult situations, enjoy networking, am a team player, able to handle conflict, and will always work toward an agreeable solution for all involved. I like to think outside the box and I am curious, which has helped me stay well-informed in all subject matters. With the many diverse experiences that I have had in my life, I believe I would be able to bring a varied and positive background to the planning commission.

Please upload your resume.

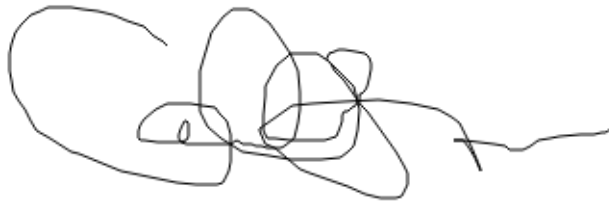
<https://seam.ly/POppNfR4>

Signature Data

First Name: Camille

Last Name: Jensen

Email Address: [REDACTED]

A handwritten signature in black ink, appearing to read 'Camille Jensen', with a long horizontal line extending to the right.

Signed at: 12/13/2018 05:29PM

DRAFT

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 08, 2019

3:00 P.M. TOUR – GENEVA PARK

Those in attendance were: elected officials Mayor Richard Brunst and Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner; Orem staff Jamie Davidson, Brenn Bybee, Steven Downs, Greg Stephens, Karl Hirst, Charlene Crozier, Richard Manning, Bill Bell, Jason Bench, Kena Mathews, and Jackie Lambert.

Mr. Downs and Ms. Mathews had invited the City Council to visit Geneva Park, one of the city's neighborhood parks located between Geneva Elementary and Suncrest Elementary schools. Ms. Mathews, Community Services Manager, said there was an opportunity to make some improvements and upgrades to the park using Community Development Block Grant (CDBG) funds and partnerships with the Real Salt Lake (RSL) Foundation, Intermountain Health Care, and others. Specifically, RSL would sponsor the repurposing of the tennis courts into Futsal courts; they had done this with great success at parks in Salt Lake County and felt this park was uniquely suited for it. Mr. Downs explained that Futsal was a variation of soccer played on a smaller, hard court rather than a standard field.

General discussion on proposed upgrades continued, including relocating and upgrading the playground structure, improving and expanding parking, land partnerships with Alpine School District and Intermountain Health Care, and the installation and lighting of the Futsal courts. The City Council was generally in favor of the proposed upgrades to Geneva Park.

4:00 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

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

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Karl Hirst, Recreation Department Director; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Ryan Clark, Economic Development Division Manager; Jason Bench, Planning Division Manager; Kirby Snideman, Long Range Planner; Kena Mathews, Community Services Manager; and Jackie Lambert, Deputy City Recorder

UPDATE – Regarding fallen Provo Police Officer Joseph Shinnors

At Mayor Brunst’s request, Chief Giles shared information regarding the circumstances surrounding the tragic death of Provo Officer Joseph Shinnors. The incident occurred in Orem on January 5, 2019, while officers were attempting to arrest a wanted fugitive that evening. During the arrest the man opened fire, fatally wounding Officer Shinnors; the subject was also wounded in the shootout and was in custody. Chief Giles said that was a heartbreaking situation not only for the Provo Police department and many others, it particularly affected Orem officers and dispatchers. The incident had occurred in Orem and was fielded by Orem Dispatch; there were six Orem officers present during the attempted arrest and subsequent shootings. Officer Shinnors had been a personal friend and fellow officer in POST and other training operations with many Orem officers. Chief Giles said the funeral was set for 11:00 a.m. on Saturday, January 12, 2019, at the UVU UCCU Event Center.

PRESENTATION – MAG TransPlan 2050

Shawn Seager presented the Mountainland Association of Governments (MAG) TransPlan 2050. By way of introduction, Mr. Seager explained that MAG was a Metropolitan Planning Organization (MPO) that worked with many mayors and the county commissioners, as well as city staffs and community organizations and reinvestment funds. He worked regularly with Orem staff and appreciated their input and expertise. The Utah Unified Transportation Plan had been created in coordination with three other MPOs in Utah. There were approximately \$80 billion in transportation needs leading to 2040. Mr. Seager said the Utah County portion of the plan accomplished three things: 1) produced a long range transportation plan out the required 20 years, 2) it brought people together to collaborate on transportation needs, and 3) programmed the costs of proposed projects. He said \$1 billion identified in previous plans was in place today.

Mr. Seager continued his presentation, showing maps and other visuals of the long range plan that featured proposed needs, not necessarily existing planned projects. There was continued discussion on the costs of projects and the organizations funding would come from, the ¼ cent sales tax apportioned for transportation needs, population trends and projections in Utah County and statewide, and transit needs. Mr. Seager explained that Salt Lake County had grown out and around the focal point of Salt Lake City, resulting in a countywide grid system. Utah County, on the other hand, had started as a number of smaller city settlements that grew and eventually joined up; there was not the same contiguous grid. The TransPlan had suggested transportation solutions to create a more connected grid system that matched up with Salt Lake County. He showed the “ideal arterial grid”. In response to Mr. Lentz’s question, Mr. Seager said Orem currently had an excellent grid system, so the suggested improvements would be minimal.

Mr. Seager shared a video (“Utah Valley – Connecting Communities” available on YouTube at <https://www.youtube.com/watch?v=ZlVfbsfj4Ys>) Mayor Brunst mentioned that freeway bridges over the lake would go a long way to relieving some of the commuter traffic issues higher population would cause. Mr. Seager said for the first time in his 31-year career at MAG there was a funded project for lake crossing.

1 Mr. Seager said transit was an important part of planning for the future. The UVX bus rapid
2 transit (BRT) line through Orem and Provo was an excellent example of a successful transit
3 project that cities statewide and beyond looked to. With the federal grant in place that made the
4 fare free for the next three years, ridership of the bus lines had gone from 2,000 to 10,000 a day.
5 As populations grew, transit systems like BRT, light rail, and commuter rail would be vital. Mr.
6 Davidson added that there had already been discussions in surrounding communities about
7 extending the BRT lines north, now that the UVX line had rolled out to great success. Mr. Seager
8 said it was ideal to put higher density housing and commercial/businesses along or near transit
9 lines.

12 Preview Upcoming Agenda Items

14 The City Council briefly reviewed items that would be coming before the Council in future
15 meetings.

18 Agenda Review

20 The City Council and staff reviewed the items on the evening's agenda. Mayor Brunst reviewed
21 the upcoming events as listed in the agenda packet.

24 City Council New Business

26 Mr. Davidson said that the City Council had the opportunity to use the Consent Agenda portion
27 of the meeting to a greater extent. He explained that administrative items and the like could be
28 placed on the Consent Agenda. Items like the approval of minutes, rescheduling of meetings,
29 resolutions authorizing the Mayor's signature on agreement or contracts, etc. could all be
30 handled together under Consent, with one motion accepting those items rather than voted on
31 individually. The purpose of the Consent Agenda was to help run the meetings in an efficient
32 way and remove some of the more cumbersome aspects of procedure.

34 Mr. Downs specified that any item that required a public hearing would not be allowed on the
35 Consent Agenda, and the Council had the option to request that an item be moved from Consent
36 to Scheduled Items with a motion, a second, and a majority vote. Residents who had come to the
37 meeting regarding any items on the Consent Agenda had the opportunity to make a public
38 statement during Personal Appearances. Based on those public statements, Council members
39 who felt the issue warranted further discussion could then request to move the item to Scheduled
40 Items.

42 Mr. Stephens added that items like resolutions and ordinances required a roll call vote, rather
43 than a voice vote, so it would make sense as a standard practice to accept all items on the
44 Consent Agenda with a roll call vote.

DRAFT

Some members of the Council voiced support for better utilization of the Consent Agenda portion of the meeting moving forward. The City Council then adjourned at 5:55 p.m. to the City Council Chambers for their regular meeting.

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

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

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Assistant City Manager; Greg Stephens, City Attorney; Karl Hirst, Recreation Department Director; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Charlene Crozier, Library Department Director; Chris Tschirki, Public Works Director; Steve Earl, Deputy City Attorney; Jason Bench, Planning Division Manager; Ryan Clark, Economic Development Division Manager; Kena Mathews, Community Services Manager; Pete Wolfley, Communications Specialist; and Jackie Lambert, Deputy City Recorder

INVOCATION /

INSPIRATIONAL THOUGHT

Pete Wolfley

PLEDGE OF ALLEGIANCE

Steven Downs

APPROVAL OF MINUTES

Mr. Macdonald moved to approve the following sets of meeting minutes:

- December 11, 2018, City Council meeting
- December 13, 2018 Special City Council meeting.

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

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

Mayor Brunst reviewed the upcoming events, as listed in the agenda packet.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mayor Brunst moved to reappoint Kenneth Bonney and Suzanne Stratton to the Library Advisory Commission. **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

PERSONAL APPEARANCES

Time was allotted for the public to express their ideas, concerns, and comments on items not scheduled as public hearings 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 none who signed up to speak.

CONSENT ITEMS

MOTION – Reschedule the March 19, 2019 City Council Meeting to March 12, 2019

Mr. Seastrand moved to reschedule the March 19, 2019 City Council meeting to March 12, 2019. **Mr. Lentz seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

At this time, Mr. Davidson reminded the City Council about the discussion they had during the earlier Work Session regarding the handling of the Consent Agenda. The motion that had just been made by Mr. Seastrand could have served to approve both the rescheduling item and the following resolution regarding the Section 108 Loan Assistance Program. Mr. Stephens added that because the second item was a resolution, it required a roll call vote. Mr. Davidson said the Council could conduct the vote once more, but as a roll call vote.

After some discussion, Mayor Brunst required that the resolution be done with a separate vote.

RESOLUTION – Authorizing the City of Orem to participate in the HUD public offering as part of the Section 108 Loan Guarantee Assistance Program to refinance the existing note or other obligation in the original principal amount of \$1,320,000, for the purpose of economic development. The current balance is \$616,000

Ms. Mathews, Community Services Manager, recommended that the City Council, by Resolution, authorize the Mayor to execute the necessary documents as required by HUD to refinance the existing guaranteed Section 108 Note, and to execute such other documents, contracts, amendments and agreements with HUD, and to authorize payment of any required fees, as may be necessary to effectuate this refinancing transaction. Mr. Downs clarified that this was the first time this opportunity had been made available.

1 **Mr. Macdonald moved**, by resolution, to authorize the City of Orem to participate in the HUD
2 public offering as part of the Section 108 Loan Guarantee Assistance Program to refinance the
3 existing note or other obligation in the original principal amount of \$1,320,000, for the purpose
4 of economic development. **Mr. Seastrand seconded** the motion. Those voting aye: Richard F.
5 Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent
6 Sumner. The motion **passed**.

7
8
9 **SCHEDULED ITEMS**

10
11 RESOLUTION – Approving and executing the signature page to the Multi-Jurisdictional
12 Automatic Aid, Mutual Aid, Fire Training, Emergency Medical, and Other Services
13 Agreement (an inter-local agreement) which outlines the rights and responsibilities for
14 mutual aid and other related services between the Orem City Fire Department and other fire
15 and emergency medical service providers throughout the state of Utah

16
17 Chief Gurney and Deputy Chief Earl presented a recommendation that the Orem City Council
18 and the Mayor approve and execute the signature page to the Multi-Jurisdictional Automatic Aid,
19 Mutual Aid, Fire Training, Emergency Medical, and Other Services Agreement (an inter-local
20 agreement) which outlined the rights and responsibilities for mutual aid and other related
21 services between the Orem City Fire Department and other fire and emergency medical service
22 providers throughout the state of Utah. Chief Gurney reminded the Council that the agreement
23 was non-binding if the City was understaffed or certain equipment was not available to respond,
24 so the City could get out of the agreement if they deemed necessary.

25
26 Chief Earl briefly reviewed the details of the agreement, previously discussed at the December
27 11, 2018 Work Session. Mrs. Lauret asked how many Orem firefighters were on duty at a given
28 time. Chief Earl said a minimum of 17 with a full staff of 21 including the fire station in Lindon.
29 He stated that the agreement would only ask that additional firefighters be called in for escalated
30 incidents and not day to day calls.

31
32 Mayor Brunst asked if there was a mass casualty event that required response beyond the
33 capacity of Utah County firefighters to answer. Chief Gurney said this agreement included cities
34 and fire districts and authorities in Salt Lake County as well, and they would be in the position to
35 offer aid. He continued that more agencies than were even currently included in the agreement
36 would be joining through the coming weeks or months.

37
38 Mayor Brunst asked about the possibility of a “needy municipality” that could use a lot of
39 resources without paying for them. Chief Earl reminded him that only specific incident types
40 could trigger the request for aid.

41
42 **Mayor Brunst moved**, by resolution, to approve and execute the signature page to the Multi-
43 Jurisdictional Automatic Aid, Mutual Aid, Fire Training, Emergency Medical, and Other
44 Services Agreement (an inter-local agreement) which outlined the rights and responsibilities for
45 mutual aid and other related services between the Orem City Fire Department and other fire and
46 emergency medical service providers throughout the state of Utah. **Mrs. Lauret seconded** the

1 motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark
2 Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

3
4
5 RESOLUTION – Establishing the parameters for authorizing the issuance and sale by the
6 City of Orem of not more than \$24,500,000 aggregate principal amount of its General
7 Obligation Bonds, Series 2019, to pay all or a portion of the costs of (i) acquiring,
8 constructing, furnishing, and equipping renovations, additions and improvements to the
9 City's family fitness center, a community library hall at the City Center Campus, and to
10 pay expenses reasonably incurred in connection with the authorization and issuance of the
11 Bonds

12
13 Mr. Manning presented the City Manager's recommendation that the City Council, by resolution,
14 adopt a parameters resolution authorizing the issuance and sale of the City of Orem General
15 Obligation Bonds, Series 2019, of not more than \$24,500,000 aggregate principal amount and
16 delegate certain officers the authority to select the underwriter; approve the principal amounts,
17 interest rates, terms, maturities, etc., and execute the final terms.

18
19 The results of the special bond election on November 6, 2018 passed in favor of the City to move
20 forward with issuing General Obligation Bonds, in order to pay for the costs of renovating,
21 adding to, and improving the City's Family Fitness Center, (including family-friendly changing
22 rooms, family-oriented facilities, a suspended track, etc.); acquire, construct, furnish and equip a
23 community Library Hall at the City Center Campus, (including all related improvements); and to
24 pay expenses connected with the issuance of the bonds.

25
26 A parameters resolution sets the outside limits within which the bonds can be issued. The
27 maximum amount of the bonds cannot exceed \$24,500,000, the term of the bonds will not
28 exceed a term of thirty (30) years from the date of issuance, and the interest rate cannot exceed
29 5.5% per year. However, the combination of the retirement of two existing General Obligation
30 Bonds and the issuance of these new 2019 Series Bonds, will not result in a higher level of debt
31 service than the current level of debt service.

32
33 Mr. Manning introduced Marc Edminster of Lewis Young Robertson & Burningham (LYRB)
34 and Brad Patterson of Gilmore & Bell. Mr. Manning used the visual of a baseball diamond to
35 explain the parameters of the bond. Once details have been worked out and interest rates agreed
36 upon, the deal needed to be sealed fairly quickly to ensure the parameters were in place. He
37 explained that either the Mayor (or Mayor Pro Tem), City Manager, or Administrative Services
38 Director were authorized to determine that the parameters of the resolution were met and would
39 be sufficient to complete the project. In response to Mayor Brunst's question, Mr. Manning said
40 the term of the bond could be shorter than the 30 year maximum, but could not be longer.

41
42 In response to Mr. Lentz's question, Mr. Edminster said the "coupon" interest rates would likely
43 range from 3% to a maximum of 5% with the final yield on the bonds determined at the bond
44 sale. They were projecting a rate of 3.5% or so. Mr. Patterson said there was a strong demand for
45 General Obligation (GO) bonds currently, which were the "gold standard" of the industry.

Mr. Lentz asked about options in the future for refinancing the loans if interest rates improved. Mr. Patterson said one of the features of this particular bond was the option to call the bond at approximately 10 years. The Tax Reform Act adopted in 2017 took away one of the tools of public finance professionals to have advanced refunding on a tax-exempt basis.

Mr. Macdonald moved, by resolution, to establish the parameters for authorizing the issuance and sale by the City of Orem of not more than \$24,500,000 aggregate principal amount of its General Obligation Bonds, Series 2019, to pay all or a portion of the costs of (i) acquiring, constructing, furnishing, and equipping renovations, additions and improvements to the City's family fitness center, a community library hall at the City Center Campus, and to pay expenses reasonably incurred in connection with the authorization and issuance of the Bonds. **Mr. Seastrand seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

COMMUNICATION ITEMS

The Monthly Financial Summary for November 2018 was included in the packets distributed to the Council.

CITY MANAGER INFORMATION ITEMS

Mr. Davidson had no information items to share.

ADJOURN TO CLOSED-DOOR MEETING – Pursuant to Section 52-4-205(1)(c), Pending or Reasonably Imminent Litigation

Mayor Brunst moved to adjourn to City Center room #107 into a closed meeting for a strategy session to discuss pending or reasonably imminent litigation, pursuant to Utah Code Section 52-4-205(1)(c). **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

The meeting adjourned at 6:31 p.m.

CLOSED-DOOR SESSION

A closed-door session was held at 6:35 p.m. in City Center room #107 to discuss pending or reasonably imminent litigation, pursuant to Utah Code Section 52-4-205(1)(c). Those in attendance were: Mayor Richard F. Brunst, Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner; staff members Jamie Davidson, Brenn Bybee, Greg Stephens, and Jackie Lambert.

The closed-door session adjourned at 7:18 p.m.



Board, Commission & Committee Application

City of Orem

Submitted On:

December 11th, 2018 @ 11:36pm

Personal Information

Full Name	Brandon Hoffmann
Full Address	[REDACTED] Orem UT [REDACTED]
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

What board or commission are you applying for?	Natural Resources Stewardship Committee
If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?	Yes
Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.	As a Orem City Patron I desire to be helping our community with sustainable ways to use our natural resources. As our city grows, it becomes of particular concern that natural resources are used efficient and effectively.
Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.	I have volunteered in Orem with organizations, but am new to my focus in natural resources, though I have always had a fascination with how to better utilize them.
Please upload your resume.	https://seam.ly/WgubfQSD

Signature Data

First Name: Brandon

Last Name: Hoffmann

Email Address:

A handwritten signature in black ink, consisting of a stylized 'B' followed by a vertical line and a horizontal crossbar, resembling 'BH'.

Signed at: 12/11/2018 11:35PM



City Council Agenda Item Report

Meeting Date: January 22, 2019

Submitted by: Ryan Clark

Submitting Department: City Manager's Office

Item Type: Resolution

Agenda Section:

Subject:

6:00 P.M. PUBLIC HEARING

RESOLUTION – Declaring Property Located at Approximately 820 South 800 East in the City of Orem as Surplus Property and Authorizing the Sale of Said Property to Woodtusk II, LLC for Fair Market Value

Suggested Action:

The Economic Development Division Manager recommends the City Council, by resolution, declare property located at approximately 820 South 800 East in the City of Orem (the "800 East Parcel") as surplus property and authorize the sale of said 800 East Parcel to Woodtusk II, LLC (Woodtusk) for fair market value.

Presenter:

Ryan L. Clark, Economic Development Division Manager

Background:

When the City of Orem widened 800 East between 800 South and 1200 South, the City purchased a number of homes and associated properties necessary for the project. The properties on the west side of 800 East contained excess land that was not needed for the widening of the road. The excess land was landscaped with grass and trees. Additionally, a block wall was constructed on the western border of the landscaped area to provide privacy to the residential homes that at one time bordered the 800 East Parcel. Since that time, the 800 East Parcel has functioned as a linear park strip along 800 East. The 800 East Parcel consists of 14,940 square feet.

In more recent years, the Woodbury Corporation purchased the adjoining residential homes, demolished the homes, and rezoned their property to be included in the University Place zone. Woodbury/Woodtusk continues to build out their University Place master plan and is ready to start an additional project in this area. University Place would like to acquire and incorporate the 800 East Parcel into their development plans for additional residential units.

Woodtusk approached the City to learn if there was interest in selling the 800 East Parcel. The City asked Woodtusk to acquire an appraisal. The Woodtusk appraisal indicated a value of \$11.25 per square foot. To ensure a fair value, City staff acquired a second appraisal that showed a value of \$16.00 per square foot. It was determined an average of the two appraisals was a fair compromise and resulted upon an agreed purchase price of \$13.63 per square foot.

It is important to note that the 800 East Parcel is a narrow strip of land and an independent development on such parcel would be very limited in scope due to limited access to 800 East and the small parcel size and

width. The highest and best use of the property would be to combine the 800 East Parcel with the property adjoining it to the west and to develop it as part of a project on the adjoining land.

Compensation to the City is to include \$192,482.86 and a parcel of land (the "800 South Parcel") located on the south side of 800 South that contains 818 square feet of land. The 800 South Parcel is just west of the 800 South and 800 East intersection. The 800 South Parcel is required for future widening of the intersection.

The City will also receive an additional payment of \$2,458. This is to reimburse the City for a previous land transaction completed with University Mall Shopping Center (UMSC) July, 2014. The City sold land to UMSC in exchange for the ongoing maintenance of the 800 East landscaping located on the west side of the street and located within the City right-of-way. The parcel the City now proposes to sell to Woodtusk is located in this area and will no longer require maintenance. The above amount represents the value of the ongoing maintenance of the 800 East Parcel that will no longer be required or performed.

Advantages:

- The 800 East Parcel, which is not needed by the City, will be put to a higher and better use and compensation will be received.
- Acquisition of the 800 South Parcel will allow a future widening project for an additional turn lane.

Disadvantages:

- Mature trees and landscaping will be eliminated from a portion of the 800 East corridor.

Potentially Affected Area:

Hillcrest Neighborhood

Attachments:

[Resolution - 800 East Surplus 1.17.19.pdf](#)

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RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL DECLARING PROPERTY LOCATED AT APPROXIMATELY 820 SOUTH 800 EAST IN THE CITY OF OREM AS SURPLUS PROPERTY AND AUTHORIZING THE SALE OF SAID PROPERTY TO WOODTUSK II, LLC FOR FAIR MARKET VALUE

WHEREAS the City owns a parcel of real property located at approximately 820 South 800 East consisting of 14,940 square feet (hereinafter referred to as the “800 East Parcel”); and

WHEREAS, Woodtusk II, LLC (“Woodtusk”) owns a parcel of real property located at approximately 800 South 770 East consisting of 818 square feet (hereinafter referred to as the “800 South Parcel”); and

WHEREAS the City does not need the 800 East Parcel for any City purposes; and

WHEREAS Woodtusk owns the property adjacent to and directly west of the 800 East Parcel and Woodtusk desires to acquire the 800 East Parcel;

WHEREAS Woodtusk obtained an appraisal of the 800 East Parcel and the City also obtained an independent appraisal of the 800 East Parcel; and

WHEREAS the average of the Woodtusk appraisal and the City appraisal is \$13.63 per square foot; and

WHEREAS the City has reached a tentative agreement to sell the 800 East Parcel to Woodtusk in exchange for the conveyance to the City of the 800 South Parcel and a price of \$13.63 per square foot for the square footage contained in the 800 East Parcel less the square footage contained in the 800 South Parcel; and

WHEREAS the compensation to be received by the City for the 800 East Parcel represents fair market value for the 800 East Parcel; and

WHEREAS the City Council considered the request to declare the 800 East Parcel surplus and to convey the 800 East Parcel to Woodtusk for fair market value at its regularly scheduled meeting on January 22, 2019 and provided an opportunity for public comment regarding the proposed disposition of the 800 East Parcel.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds that the property located at approximately 820 South 800 East, Orem, Utah as shown in Exhibit “A” and described in Exhibit “B”, which exhibits are attached hereto and incorporated herein by reference, is no longer needed by the City and is hereby declared surplus.

DRAFT

2. The City Council authorizes the sale of the 800 East Parcel to Woodtusk II, LLC in exchange for the conveyance of the 800 South Parcel to the City and the payment of \$13.63 per square foot for the square footage contained in the 800 East Parcel less the square footage contained in the 800 South Parcel, which compensation represents fair market value.
3. This resolution shall take effect immediately upon passage.

PASSED and APPROVED this **22nd** day of **January** 2019.

Richard F. Brunst, Jr., Mayor

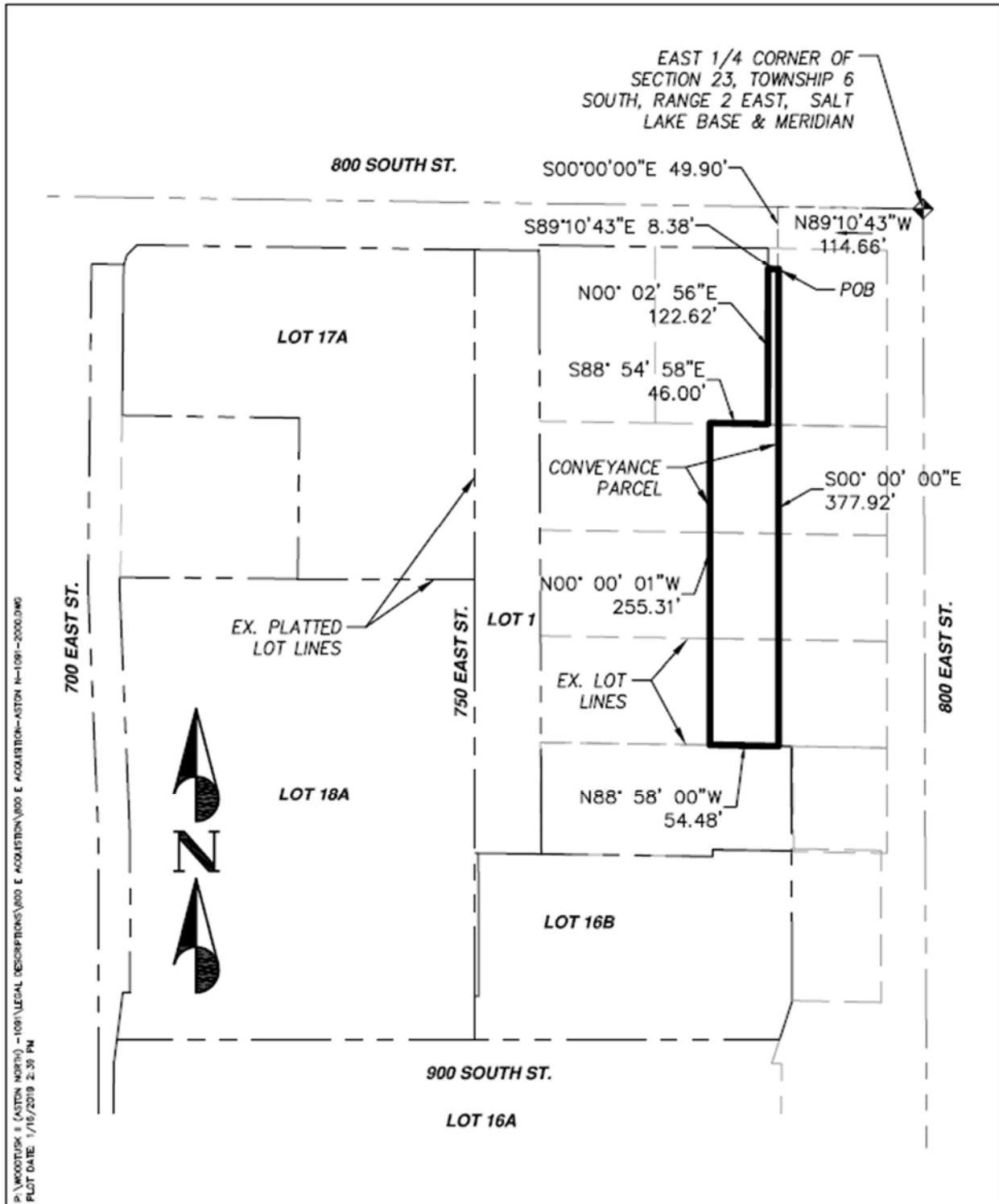
ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Debby Lauret	☐	☐	☐
Sam Lentz	☐	☐	☐
Tom Macdonald	☐	☐	☐
Mark Seastrand	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

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EXHIBIT "A"



DRAWN BY: K. DUNSTON
DATE: 01/16/2019
SCALE: 1"=100' (6.5"X11")
SHEET: 1 OF 1

ACQUISITION BY ASTON PARCEL
THE ASTON-NORTH
AT UNIVERSITY PLACE
OREM CITY, UT

WOODBURY
CORPORATION
2733 EAST PARKWAY BLVD, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 465-7770

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EXHIBIT "B"

City of Orem
800 East Surplus Property
Acquisition Parcel for Woodtusk LLC

A parcel of land situate in the NE1/4SE1/4 of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian, in the City of Orem, Utah County, Utah. The boundaries of said parcel are more particularly described as follows:

Beginning at a point 114.66 feet N.89°10'43"W. along the quarter section line and 49.90 feet South from the East Quarter Corner of said Section 23 (Note: Basis of Bearing is S.00°12'36"E. along the Section Line between the East Quarter Corner and Southeast Corner of said Section 23), and running thence South 377.92 feet; thence N.88°58'00"W. 54.48 feet to a westerly boundary line of that certain parcel of land conveyed to City of Orem as recorded in the office of the Utah County Recorder as Entry No. 32083:1997; thence along the westerly boundary of said City of Orem parcel the following three (3) courses and distances: 1. N.00°00'01"W. 255.31 feet, 2. S.88°54'58"E. 46.00 feet, 3. N.00°02'56"E. 122.62 feet; thence S.89°10'43"E. 8.38 feet to the point of beginning.

The above described parcel of land contains 14,940 square feet in area, or 0.343 acres, more or less.