

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

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Debby Lauret, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner
EXCUSED	Sam Lentz and Jamie Davidson.
APPOINTED STAFF	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; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; and JoD’Ann Bates, City Recorder.

DISCUSSION – Consent Agenda Procedure

Mr. Downs indicated they have had some discussion regarding the intention of the consent agenda and he wanted to reiterate that the consent would not be used for controversial issues. This is a way to streamline the agenda and meeting, allowing them to approve multiple items with one motion. He showed an example from a city in Colorado and how they use the consent agenda.

Discussion continued regarding the procedure of the consent agenda, having no discussion and the process if any item is to be pulled off the consent agenda.

DISCUSSION – Water Infrastructure Update

Mr. Tschirki stated this presentation includes capital projects that the City Council approved with the 2016 Water Master Plan. He introduced Drew Clark of the Public Works Advisory Committee, Steve Jones and Marv Allen of Hansen, Allen, Luce.

Mr. Winterton reviewed the current water levels and water mains that have or will be upgraded throughout the city. He indicated they would be discussing AMI, Well #10, 10 million gallon storage tank and water reuse.

- AMI (Automated Metering Infrastructure)

Mr. Winterton showed and explained the new water meters that are connected to the 9 towers around the city. Discussion continued regarding the location and solutions they had come up for the poles used and locations.

- Well #10

Mr. Winterton continued to state the city had contracted with Hansen, Allen, Luce for engineering of the scope of work that will optimize a location for a new well while considering future storage locations and major transmission lines. He reviewed the location of the proposed well and stated well #11 is proposed for 1600 North/Bonneville Park area in 2023.

- Storage Tank

Mr. Winterton and Mr. Tschirki discussed the proposed locations of the storage tank. Discussion continued regarding the locations being narrowed down to 4 southern locations and the pros and cons of each location. There were concerns discussed as to the length of the construction and the size and material of the tank.

Mr. Allen continued to discuss the reasoning for the length of time to construct the tank, how the tank is constructed, the type of material that will be used in the construction and the pros and cons of the top two locations.

Further discussion continued regarding land swaps and things that would need to be addressed based on the top two locations.

Mr. Allen stated they would be doing an evaluation of each site and what would need to be done in order to construct the tank on each site and bring that back to the Council for review and approval. He feels that they would be able to start the project by late fall with the excavation and installation in early spring 2020.

Mr. Winterton stated the tanks are not being constructed for growth but for replacement of old tanks allowing for better efficiency, he then continued to review the remaining item:

- Water Reuse

- Original Plan

Supply Lakeside sports park and the golf course with water once at the treatment facility and storing it at the Hole #9 Pond.

Mr. Winterson explained where the existing lines are and what needed to be connected, where they felt was the best locations for the connections in order to make a continuous line from the storage facility to the Lakeside Sports Park. They looked at various locations for storage and ended up with a small storage facility location at the treatment plant which eliminates pumping the water twice and water quality issues.

- New plan includes:

A 250 thousand gallon storage facility will be placed at the treatment plant. This will supply water to the Lakeview Park. There are a few things that do need to be considered which are drinking fountains, picnic tables, hose bibs and signage.

DISCUSSION – Capital Bonding Update

Mr. Bybee updated the Council as to the design and the status of the architect for the Bond projects. Mr. Clark had been asked to be the projects lead due to his experience working with multiple city departments and other critical projects. City Management had met with Moody, Fitch and Standard & Poor's and will receive the city's rating around the end of the month.

Mr. Clark indicated this is a group effort, introducing those involved and participating in the presentation. Mr. Clark reviewed the following:

- Review of the Library Hall remodel schedule.
- Review of the Fitness Center remodel schedule.

Mrs. Croizer expressed gratitude for all those that have been a part of the process and continue to support this project. They have worked extremely hard when looking at the programming of the library over the last number of years and it continues to be something the community responds to. She reviewed the following:

- How they pay for the project and
- How they preserve as much multi purpose use for the resident's as possible.

She continued to review some of the previous planned aspects that have been removed and redesigned in order to fit the budget and multi-purpose use. Discussion continued regarding the size of the theater as proposed and its proposed uses.

Mr. Smith of Method Studio reviewed the design modification of the remodel which include:

- 500 seat auditorium
- Larger open reception area
- New family restrooms
- Dressing room with restrooms
- Additional multi-purpose room that flows with the stage
- Extra storage
- Additional staff offices
- Ability to shut off the major part of the auditorium when not in use

Virtual Reality (VR) glasses were distributed allowing the Mayor and Council to view the lobby area and the auditorium view from the stage and the audience perspective.

Mr. Clark indicated they had narrowed the Architect firms for the Recreation Center down to two and will be interviewing with them in the next couple of days. He turned the time over to Mr. Hirst for further information.

Mr. Hirst explained the terms of CM/GC which is the model for Construction Manager/General Contractor, it contains 3 main elements:

- Cost;
- Quality; and
- Schedule

This process gets the team in place early to get most impact for the dollar. He continued to review the following:

- Hard Bid

- Delivery Methods between traditional methods and the CM/GC

Mrs. Crozier introduced David Driggs with Mighty Penguin Consulting regarding fund raising.

Mr. Driggs came in with the principals of doing a private/public partnership that works off each other and has significant investments on both sides. They started exploring what it is they are trying to instill in the community and felt they would like convey that this will build families. This will enhance Orem and the community together with the traditions of Orem by having the space to showcase talents and educate. He continued to explain their fundraising process and how they have focused on some primary funding.

Preview Upcoming Agenda Items

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

Agenda Review

The City Council and staff reviewed the items on the evening's agenda.

City Council Reports (Boards and Commissions, New Business, Etc.

There were no reports.

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Debby Lauret, Sam Lentz (participated electronically), Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner
EXCUSED	Jamie Davidson, City Manager
APPOINTED STAFF	Brenn Bybee, Assistant City Manager; Steven Downs, Assistant City Manager; Greg Stephens, City Attorney; and JoD'Ann Bates, City Recorder
INVOCATION / INSPIRATIONAL THOUGHT PLEDGE OF ALLEGIANCE	Mr. Spencer Mr. Bybee

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

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

PRESENTATION: Utah Chiefs of Police Association

Val Shupe, Executive Director stated the accreditation process was set up by the Utah Chiefs of Police Association to ensure the departments are following protocols, and various policies. They go through a strenuous oversight by their evaluators and assessors to ensure they are following policies and procedures set forth by city, state and federal agencies. He would like to congratulate Chief Giles for being very active in this process. Orem is only the 4th city that has received this recognition. Insurance companies that work with the cities have all agreed they will pay for the accreditation process.

Chief Ross, Association President, presented the award to Chief Giles on behalf of the Orem City Police Department.

Chief Giles thanked the association and indicated he wanted to give credit for his staff. He stated this was a long process, stating there were over 200 accreditation modules they had to go through, along with meeting all the policies and procedures. It allowed them to update and implement some new procedures putting their department at the forefront of police work.

PRESENTAION: Donation award for Orem Fitness Center Rebuild – Waste Management

Mr. Leonelli of Waste Management stated they had been working with Mr. Bybee and city staff and they appreciate the partnership they have had with the city over the years. He stated it was an honor to be presenting the city with a donation for the improvement of the Recreation Center.

Mr. Bybee indicated Waste Management a while back had given a similar donation to the library renovation and for them to return and do the same for the Recreation Center was greatly appreciated.

CITY MANAGERS APPOINTMENTS – Planning Commission Vacancy

Mayor Brunst moved to approve the appointment of Camille Jensen to serve on the Planning Commission. **Mrs. Lauret 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

- Approval of January 8, 2019 City Council Meeting Minutes
- Appointment of Bandon Hoffman to the Natural Resources Stewardship Committee

Mr. Macdonald moved to approve the Consent Agenda as listed. **Mrs. Lauret 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**.

SCHEDULED ITEMS

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.

Mr. Clark stated 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.

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. 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. 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. The 800 South Parcel is just west of the 800 South and 800 East intersections. 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 advantages are:

- The 800 East parcels, which are 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.

The disadvantages are:

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

Mayor Brunst indicated he felt the value of the land is there for the purpose of the surplus. Mr. Woodbury stated the current configuration of the property does not allow them to utilize it so with the property being squared off they will be able to build an additional apartment project on this parcel.

Discussion continued regarding the status of the wall, the demands for additional units, and where the funds would be placed.

Mayor Brunst opened the public hearing at 6:25 p.m., hearing no comments the Mayor closed the public hearing.

Mrs. Lauret moved, to approve a Resolution to declare the property located at approximately 820 South 800 East in the City of Orem as Surplus Property and authorize the sale of said property to Woodtusk II, LLC for fair market value. **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**.

CITY MANAGER INFORMATION ITEMS

There were no items for discussion.

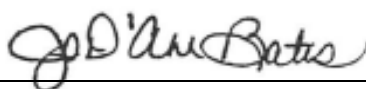
ADJOURN

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

The meeting adjourned at 6:26 p.m.

Approved: February 12, 2019




JoD'Ann Bates, City Recorder