

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 26, 2019

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, Brent Sumner and David Spencer

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; Brandon Nelson, Finance Division Manager; Ryan Clark, Development Services Director; Scott Gurney, Fire Chief; Jason Adamson, Risk Manager; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Neal Winterton, Water Resource Division Manager; Jason Bench, Planning Division Manager; and JoD'Ann Bates, City Recorder

DISCUSSION – Water Quality

Mr. Tschirki indicated drinking water was disinfected in the late 1800's early 1900's using Ozonation, Ultraviolet Radiation and Chlorination which promoted cleaner water and aided in public health improvements.

Mr. Winterton discussed current drinking water sources which are:

- Ground Water (25%)
 - Nine Deep Wells
- Spring Water (15%)
 - Alta Springs
 - Canyon Springs
- Surface Water (60%)
 - Provo River
 - Weber River
 - Duchesne River
 - Deer Creek Reservoir
 - Jordanelle Reservoir
 - Strawberry Reservoir

DRAFT

He continued to state that drinking water treatment is not required for ground water but is required for spring and surface water. Ground and spring water is treated with Chlorine which is safe, reliable and economical. Surface water treatment is done by the Central Utah Water Conservancy District at the Don A. Christiansen Regional Water Treatment Plant. He continued to discuss what is done in order ensure daily supply of clean water:

- Each water source is visited at least one time each day
- Data points are collected and recorded manually every day and continuously monitored and recorded electronically
- There are 300+ years of experience associated with the 16 certified Utah Water Distribution System Operators
- They do a general walk around
- Visual and audios assessments are made
- Doors and locks are checked
- Hatches are checked
- Leaks are documented

Mr. Tschirki reviewed some data that has been reported with the SCADA system which is how they maintain water information on an electronic level.

Gerard Yates of Central Utah Water Conservancy District stated they provide water for various cities and may use wells, springs or both. Orem city has a very high quality of water and he has enjoyed working with the employees at Orem City. He continued to discuss the water treatment plant and their process. He relayed how even minor events affect the water treatment plant and how they are able to react to those issues in keeping water safe and clean. He continued to show equipment and data that they use in the treatment of water and the quality of the water through their plant since 1996. The plant has received the Excellence in Water Treat Award for 15 years and is the only plant in Utah that has been given this award. They accomplish this by hiring good people and providing them with the resources and resiliency.

Mayor Brunst indicated that the in 2016 the City of Orem received a state award for the Best Tasting Water in Utah.

Discussion ensued regarding the availability of water used on average and having enough to provide Orem residents through buildout.

DISCUSSION – BUDGET - Revenue & Compensation

Mr. Manning reviewed the current business climate, population, employment outlook, property and sales tax projections. Discussion continued regarding the following projected revenues:

- Sales Tax projection is \$23.5 million
- Franchise Tax projection is \$8 million
- Building Fees projection is \$1.4 million
- Dedicated Street Maintenance projection is \$5.4 million
- Water
 - Water Sales \$16.4 million
 - Recurring Revenue \$17.3 million

- Total Revenue of \$20.4 million.
- Water Reclamation
 - Recurring Revenues \$11.3 million
 - New Revenue \$1.3 million
- Storm Water projection is \$4.8 million
- Solid Waste projection is \$4 million

Mr. Manning stated that residents will see a monthly increase of about \$9.62 a month to their utility billing. There will be others that will see a change if they live where the street lighting fee will be coming off. He continued to review the general fund and the overall revenue growth over time. Discussion ensued regarding an overview of State Compensation data and the wages portion of the General Fund which includes:

- Full-time employee compensation is projected at \$21million
- Non-benefitted employee compensation is projected at \$2 million
- They are proposing a 1% market adjustment equaling \$198,151
- They are proposing a 3% merit increase equaling \$594,566

Further discussion continued regarding compensation city-wide and retirement rates.

Mr. Davidson indicated they are working closely with PEHP and Orem City is trending very well. For the amount of premium the city is paying, they are able to cover the current claims and all of the administrative costs. The medical growth is increasing and the premiums will reflect that anticipated growth. They are budgeting an increase of 4% for health care costs.

Mr. Manning continued to review compensation citywide and retirement changes with the Tier1 and Tier 2 for Fire Departments. Mr. Davidson explained the issues of the new Tier 2 for law enforcement and how pensions are done in Utah versus other cities. He continued to state how this issue is being discussed at the recent legislative sessions.

Discussion continued regarding the option of raising taxes to help fund new police officers and the process that would need to take place, as well as discussing non-benefitted employees and how the city rewards them for their work and years of service.

Preview Upcoming Agenda Items

The City Council briefly reviewed items that would be coming before the Council in future meetings. Mr. Bench shared information related to upcoming zoning items.

Agenda Review

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

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

DRAFT

Mayor Brunst commented that NPS had opened and they had approximately 250 people waiting for their doors to open on the first day and has had a full parking lot since. They also have been able to pick up employees from stores that had recently closed.

Mr. Davidson stated the Recreation and Library Bond had closed and they have received the funds. They had a Family Fitness Center visioning meeting with the architect's making sure the top priorities are addressed. This is a precursor to the public process and enables them to a foundation to build upon. Mr. Davidson indicated they continued to progress with the library process and meetings will begin in the upcoming weeks.

Mr. Davidson reviewed some of the recent legislative issues which include:

- Tier 2 State Retirement changes
- Tax Reform – This is a 240 page bill; they anticipate seeing a draft of the bill by the end of the week. They are not sure exactly what this bill represents but they have been told there are provisions within the bill that will hold city's harmless.

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 (participated electronically)

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; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Pete Wolfley, Communications Specialist; and JoD'Ann Bates, City Recorder

INVOCATION /

INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

Chase Tylor

Kyson Taylor assisted by Joshua Page and Hayden Llewelyn

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

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

REPORT - BEATIFICATION ADVISORY COMMISSION

Mr. Aaron Orullian, Commission Chair introduced commission members Elaine Parker, Jason Bond which are new to the commission, and existing members Sheralyn Bennett and Sean Orullian.

Mr. Sean Orullian presented to the Council events they had accomplished during the past year and what they have planned for the upcoming year.

2018 accomplishments included:

- Adopt a pot program
- Summerfest Parade participation
- Arbor Day Participation
- Improvements to the Facebook page
- Holiday decoration Awards
 - Residential Awards
- Beautification Awards
 - Residential Beautification Awards
 - Business Beautification Awards

Goals for 2019 were presented by Jason Bond, Sheralyn Bennett and Sean Orullian which included:

- Participate and support in the Centennial Celebration
 - Plant 100 trees
 - Center street improvement between I-15 and 800 West
 - Be involved with any other centennial activities or events that help to beautify the City.
- Promote worthwhile projects
 - Encourage Orem residents and business to beautify their yards and properties
 - Recognize residents and businesses during the holiday season
 - Encourage the City Council to approve the proposed xeriscaping policy.
 - Participate in the City's Arbor Day activities that help sustain Orem's designation of "Tree City USA"
 - Educate residents on city code regarding posting of yard sale signs and advertisements on city street light posts and signs.
- Promote the roles and activities of the Beautification Commission
 - Update and maintain the Commissions bulletin board at City Hall
 - Continue to promote the Commission and Beautification activities and education opportunities through its Facebook page and city newsletter.
 - Participate in the Summerfest parade.

Mr. Arron Orullian thanked the City Council for their continued support and participation.

Mr. Lentz commented while at a ribbon cutting for Spherion they had commented they would like to participate in the beautification of the corner next to their location. Mr. Davidson indicated they are working with UDOT on new "Welcome to Orem" signs and had run into some restrictions.

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 February 12, 2019 City Council Meeting Minutes
- City Managers Appointment of Barry Roberts to the Planning Commission
- ORDINANCE - Amendment of Orem City Election Code 2-3-3- and 2-3-4

Mayor Brunst moved to approve the Consent Agenda as listed. **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**.

SCHEDULED ITEMS

PUBLIC HEARNG / ORDINANCE – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

Mr. Bench stated the applicant recently acquired the subject properties that are currently zoned as PD-45 (Jive). Having no plans to develop an office building according to the PD-45 zone development standards and concept plan, the applicant is requesting the site be rezoned to the Highway Services (HS) zone. The property was zoned HS prior to the creation of the PD-45 zone. The applicant has provided a concept plan for the near future. The southern portion of the property will be used as an RV sales lot. The RV lot would be paved and have a mobile sales office trailer. In addition, the applicant has recently rehabilitated the existing building on the northern portion of the property and has leased the building as a retail market and event center. Planning Commission did recommend approval.

Mayor Brunst opened the public hearing at 6:22 p.m. Hearing no comments the Mayor closed the public hearing and brought the discussion back to the City Council.

Mr. Macdonald moved, by ordinance, to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone. **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**.

CITY MANAGER INFORMATION ITEMS

Mr. Davidson reviewed current legislative issues:

- HB320 - The Container Regulatory Act; this is a bill that was introduced in order to prohibit plastic bags. The conversation that is being held is more about local control rather than plastic bags. The arguments municipalities are making is that this should be a local issue, rather than umbrella-style legislation. There are a number of bills this session that have some type of overreach similar to this one.
- HB119 - Referendum Language Amendments; Representative Daw's is proposing this amendment and has been very willing to openly have a conversation relative to the referendum process. One point they have yet to agree upon is the question of when a referendum becomes a referendum. There are additional provisions relative to communication, referendum information pamphlet, education and due process in the event someone has violated the terms of communicating. He stated they appreciate Representative Daw in his willingness to continue to have this conversation.
- HB311 - Government Immunity; Some of the changes proposed are not just for the City Recorder and the filings of a claim but the potential for the claimant to approach the Mayor or Council to file the claim. There are other provisions regarding the ability for that claimant to take legal action up to 2 years from the Notice of Claim when the current deadline is 1 year from the Notice of Claim. This goes again, to hurting the way they administer some of the risk management acts at the city and opens the window for more claims against the city.

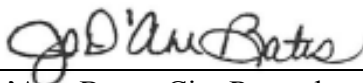
ADJOURN

Mr. Spencer moved to adjourn the meeting. **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**.

The meeting adjourned at 6:31 p.m.

Approved: February 26, 2019




JoD'Ann Bates, City Recorder