

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
March 12, 2019

3:00 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; Steve Earl, Deputy City Attorney; Karl Hirst, Recreation Department Director; Richard Manning, Administrative Services Director; Ryan Clark, Development Services Director; Scott Gurney, Fire Chief; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Jason Bench, Planning Division Manager; Pete Wolfley, Communications Specialist; Kena Mathews, Community Services Manager; Kathi Beckett, Economic Development Program Analyst; Ernesto Lazalde, IT Division Manager; Thayne Carter, Fleet Division Manager

DISCUSSION – Critical Home Repair and Neighborhood Preservations Programs Resolution

Ms. Mathews shared information regarding the City's Critical Home Repair and Rehabilitation loan program. She said that the administration of the program had been transferred to Habitat for Humanity a few years ago, and they were recommending that it be returned to the City. Mr. Downs added that Habitat for Humanity was driving this change, and other cities like Provo had received notice that the administration of the program should go back to the individual cities.

In response to Mr. Seastrand's question, Ms. Mathews said the loan amount could be up to \$15,000 in either loan or grant form (depending on income and the value of the home), and could be used for roof repairs, the addition of ramps and other accessibility improvements, heating repairs, etc. Mr. Downs said they had met with a consultant to help run the program, as had been done in the past, and they were looking forward to working with them again. The consultant had a set fee that was charged, which the City paid out of CDBG funding.

Mrs. Lauret asked how people were informed of the program. Ms. Mathews said many community service agencies would tell people about the program, and she additionally would place ads in the Senior Center newsletter and mentioned the program at all neighborhood leadership meetings.

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Mr. Downs said HUD, the federal agency that regulated CDBG money, set a cap that a home valued at \$255,000 or more was ineligible to apply for the Critical Home Repair and Rehabilitation program. Many aging homes that could benefit from the program were not able to receive help because of the cap; Ms. Mathews said they hoped to adjust the amount to a more reasonable number with the high prices of homes. They said they would bring the resolution regarding the program back on March 26, 2019 as part of the Consent Agenda.

DISCUSSION – Centennial Update

Ms. Beckett provided an update on the City's centennial celebrations. She offered information regarding the sale of the centennial books and puzzles, saying approximately 500 of the 750 books were sold, and over 1,000 of the 2,300 puzzles had been sold. The next event would be the City's Centennial Birthday Party that would be held at the Orchard Park at University Place on May 4, 2019, but Ms. Beckett said in case of inclement weather the event would be changed to May 11, 2019. This would be a four hour event kicking off at 5:00 p.m. that would include performances from the Hale Center Theater, the SCERA, Center Stage Dance Studio, Jive Dance Studio, and musical performances from the Chauntenettes Women's Chorus, the Orem Youth Choir, and more.

Ms. Beckett said Laura Bascom, the City's Volunteer Coordinator, had put great effort into the 100 Trees program. She distributed information about the program including what types of trees, which parks, etc. Mayor Brunst said the City Council would like to be involved in at least one of the tree plantings. Mr. Clark said the Arbor Day tree planting would essentially be the finale, which he felt would be the best opportunity to involve the Council. Mr. Macdonald mentioned that the Utah League of Cities and Towns Midyear Conference would be held over Arbor Day, so the Council would not be available. Ms. Beckett said she would work with Ms. Bascom to coordinate that opportunity.

Mr. Davidson said as a reminder that the sales of the books and puzzles went toward offsetting the costs of their commission, and they were encouraged with the sales only three months into the year. Mr. Macdonald suggested including the puzzle's key next to the portrait in the City Center, and also creating a map of the original locations for the historic places included in the portrait. He was not sure the map was possible, but felt this would help younger residents know where those historic places were throughout the city.

DISCUSSION – BUDGET – Operations, Fleet, and I.T.

Mr. Manning said they would review the operations and expansion requests, as well as fleet and IT. He reviewed operational expansion requests department by department, including personnel needs, equipment and software needs, technological improvements, etc.

TOTAL OPERATIONAL EXPANSION SUMMARY

- 7.25 new employees – full-time and related new equipment
- 2 reclassifications – increasing job responsibilities
- 4 flex employee positions

- New equipment, contracts, maintenance fees, etc.
- One-time requests with ongoing funds

Mr. Manning explained that a position in the 311 Help Center was currently $\frac{3}{4}$ time, but was moving to full-time, which accounted for the additional 0.25 for new full-time employees. He said a few departments would identify a current employee as a deputy department head, and some funding was set aside for that.

There was brief discussion regarding indigent defense, and justice court reform at the State Legislature. Mr. Davidson said the cities were asked to evaluate that need, and mentioned that the city attorney recommended a need for more prosecutors to handle the case load. Discussion continued on the budget proposals for the City's Administrative Services, City Manager, Development Services, Fire, Library, Police, Public Works, and Recreation departments. Mr. Manning said every ongoing cost was already covered in the budget.

Mr. Davidson said there had been some discussion at the City Council retreat about being able to increase the number of police officers, and the needed mechanism to fund them. As they had seen during the State Legislative Session, cities may not always be in full control of their sales tax revenue; this was of particular concern to Orem as much of the City's tax revenue was from sales tax. Mr. Davidson said in order to fund more police officers, it was suggested that the property tax be increased by an amount that would equate to approximately \$9 additional per household for the year. The Council may also select to raise the increase amount; the proposed change in property tax would require a Truth-in-taxation process. Crime was something that never seemed to decrease, and the unfortunate reality was that the police department was more in a position to be reactive than proactive in addressing crime.

Mr. Macdonald added that Provo City had seen success in implementing small increases where the generated funds were tied to public safety.

Discussion ensued regarding the costs of adding police officers to the City's police force, and the possibility of increasing property taxes. Mr. Davidson acknowledged that the Truth-in-taxation process was not an easy one, and this was an ever-challenging dilemma in areas of growth. The City Council expressed their opinions on the proposal of a property tax increase.

The renovation and rebuild of the Orem Fitness Center was discussed, including the concern of patrons and even employees already looking elsewhere during the construction time period. Mr. Davidson said Springville and Provo had seen increases in membership after the construction was completed, and they were hopeful the same would happen in Orem.

Mr. Manning said there was a new fund, the Transportation Sales Tax Fund, which was the fund for the $\frac{1}{4}$ cent sales tax increase Utah County had agreed to. He then turned time over the Thayne Carter to speak to the fleet replacement schedule.

Mr. Carter said they looked at fleet overall, and found a few of the vehicles could be repurposed for other uses. For example, an old pool van could be used by the custodial staff, as well as an older firetruck with over 150,000 miles that would be used as reserve. Mr. Carter continued to police fleet, and said it would be interesting now that Ford was no longer making cars and many

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police vehicles had been Ford. Fleet for fire, police, and parks were paid through the General Fund, where others like water, reclamation, and storm water were paid through specific enterprise funds. The total for the FY 2019-2020 allocation for fleet between General Fund and Enterprise Funds was proposed at \$3,035,300.

Ernesto Lazalde, IT Division Manager, presented highlights from the previous year's budget and addressed needs going forward. He said computers were on a four-year rotation schedule, which was an improvement from past years when the schedule was closer to seven or eight years. Mr. Lazalde reviewed the major projects funded for the new fiscal year, including audio/video and network switching equipment for the new Library Hall, integrating a third-party building inspection system with the core financial systems, and installing a storage area network. He said the major initiatives they hoped to tackle were:

- Focus on core applications (financial, human resources, billing, general ledger, fleet, etc.)
 - Look to integrating third-party “cloud applications” into core applications
- Separate and centralize our storage infrastructure for better data management to the cloud and disaster recovery
- Improve training and utilize better technologies to enhance the help desk
- Prepare for succession planning through cross training and adapting to technology shifts

DISCUSSION – Library Hall Finishes and Colors

Mr. Clark turned time over to Scott Smith with Method Studio; Mr. Smith introduced interior designer Hallie Gooch and engineer Erik Yamashiro that were part of the project team. Mr. Smith shared proposed exterior renderings and the interior floor plan. He said there were two palettes proposed for the interior finishes, which had been selected from the steering committee. Ms. Gooch said one option had a darker, richer wood and the other had a lighter, maple-like feel. She shared samples of the finishes, and said they would ensure that they were cohesive. Mr. Davidson said the furnishings and the artwork displayed would add color and energy to the space. Mr. Bybee said the hope was that the more permanent fixtures be finishes that were timeless.

Ms. Gooch showed the second palette option, which was the lighter wood with a darker gray material. She said they were similar costs for either finishes, and Mr. Smith added that they were similar also in terms of wear and tear. Mr. Davidson added that they had spoken with the maintenance crews regarding preferred carpets to avoid visible stains or tread wear along specific paths.

Mayor Brunst, Mrs. Lauret, Mr. Lentz, Mr. Macdonald, Mr. Spencer, and Mr. Sumner said they preferred the darker wood option. Mr. Seastrand said he preferred the lighter wood, but did not have a problem with the darker wood option.

Mr. Davidson asked Mr. Smith if there were any concerns with the large, west-facing windows. Mr. Smith said the windows would have roller shades that could be drawn that would help with any discoloration from direct sunlight.

As the discussion moved on to the style of chair, Mr. Yamashiro said they could customize to a certain degree with matching wood accents on the arms of the chairs. Samples of each chair type were provided, and Mr. Yamashiro went through some of the pros and cons of each option. Ms. Gooch said the chairs had a subtle tone on tone change in the proposed renderings, and different fabrics provided different textures. She said they planned to have textured wood on the back wall, so a multi-textured pattern on the chairs might be a tad busy but could still work.

There was continued discussion on the finishes of the chairs. The general consensus was to move forward with the Vera style chairs.

Mr. Davidson reviewed the timeline of the bid process, and said the proposed location of the Library Hall would require the removal of 17 trees from the City Center lawn area. He added that some of the trees being removed were unhealthy and would need to come down anyway. Mayor Brunst thought it might be a good idea to alert the public as to why trees were being removed. Mr. Davidson said there would also need to be an amendment to the Civic Center District code to allow for the curved design of the Library Hall. Mr. Bench clarified that it would only apply to this specific district. Mr. Spencer voiced a concern that an amendment specifically for the City could be viewed as preferential treatment.

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.

Mr. Lentz suggested some language modification to the proposed resolution regarding 1600 North and the efforts the City had already made in improving the flow of traffic on that interchange. Mr. Earl said whomever makes the motion on the resolution should include the additional language.

Mr. Davidson provided an update on the State Legislative session and bills to watch for municipalities and Orem specifically.

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.

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

Mayor Brunst said he would like to invite the City Council to share reports from their liaison or City representative assignments on various boards and commissions. Mr. Davidson suggested that they discuss amongst themselves how they would like to schedule those reports; Mayor Brunst suggested that they go in an alphabetical order by name.

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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, Deputy City Manager; Steve Earl, Deputy City Attorney; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Scott Gurney, Fire Chief; Ned Jackson, Assistant Police Chief; Chris Tschirki, Public Works Director; Richard Manning, Administrative Services Director; Brandon Nelson, Finance Division Manager; Jason Bench, Planning Division Manager; Kathi Beckett, Economic Development Program Analyst; and Pete Wolfley, Communications Specialist

INVOCATION /

INSPIRATIONAL THOUGHT

Jim Lauret

PLEDGE OF ALLEGIANCE

Skyler Bangeter

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

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

PRESENTATION of Walter C. Orem Award – Charlene R. Winters

Charlene R. Winters was named the recipient of the City’s Walter C. Orem Award for her outstanding efforts in writing the 2019 historical book of Orem, City of Orem: A Centennial Benchmark. Mayor Brunst shared information on that process, saying that Ms. Winters devoted an entire year to conduct interviews, to compile, and to write the book in conjunction with the City’s 100th year celebration. What started as a writing job had turned into a labor of love. Ms. Winters herself said, “I made loads of friends and fell in love with the city that has been my home for 40 years”.

Mayor Brunst said Ms. Winters went above and beyond to create a fascinating and heart-warming historical book of Orem that would become a lasting legacy, and said the City was pleased to honor Ms. Winters with this award. He invited her to come forward to receive a plaque and shake hands with the Council.

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 26, 2019 City Council Meeting Minutes
- Appointment of Vickie Johnson to the Beautification Advisory Commission

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

SCHEDULED ITEMS

PUBLIC HEARING ORDINANCE – FY 2018-2019 Budget Amendments

Mr. Manning and Mr. Nelson presented the recommendation that the City Council hold a public hearing to discuss amending the current Fiscal Year 2018-2019 Budget and consider the budget amendment.

Mr. Nelson said the Fiscal Year 2018-2019 City of Orem budget had many adjustments that occurred throughout the fiscal year. These adjustments included grants received from Federal, State, other governmental or private entities/organizations; sign replacement funds from developers for public development notices; administrative fees received from RDA agreements; and to account for the issuance of the 2019 General Obligation Bonds approved by the voters in November 2018.

Mr. Manning said the City was also dropping the \$3.25/mo. ELU street lighting fee for those residences that have completed paying their portion of the street lighting bonds. This fee would be replaced by a \$2.34/mo. ELU fee per residence or business in order to continue to maintain the City's street lighting system and complete buildout of the system. The new fee would be assessed on a per unit basis rather than the existing frontage based assessment. Businesses will be billed as part of their business license renewal. Apartments and PRD housing developments will be billed for each unit beginning July 1, 2019. Residences will begin this new fee as the prior fee expires according to a schedule which was based upon their street lighting installation date. He clarified that they would not be billing sprinkling systems, HOA accounts not associated with a building, and vacant lots.

Mr. Manning said there was an order to how neighborhoods initially came on with street lighting, and subsequently an order to how they would come off. Two specific neighborhoods, Cherry Hill and Lakeview, were coming off before any others. To avoid confusion with the change in the street lighting fee, they were suggesting that those two neighborhoods have an

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effective date of April 1. He said it would take a few years to ratchet down, and the City would end up covering the basic operations and maintenances costs of the system.

Mrs. Lauret asked about home occupation businesses. Mr. Manning said the fee applied to the home would cover that.

Mr. Manning said they may have found a clerical error in the analysis regarding the street lighting fee. It was suggested that the budget amendment discussion proceed, but that the discussion on the street lighting fee be continued for a thorough review.

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

Mayor Brunst moved, by ordinance, to amend the Fiscal Year 2018-2019 Budget as recommended, with the exception of the street lighting fee discussion. Mr. Spencer seconded the motion.

Mr. Davidson recommended that the motion include a specific continuance of the street lighting fee discussion to the next City Council meeting.

Mayor Brunst amended his motion to amend the Fiscal Year 2018-2019 Budget as outlined, and to continue the discussion on the street lighting fee to the March 26, 2019 City Council meeting. **Mr. Spencer seconded** the amended motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

RESOLUTION – Supporting and Encouraging the Utah Department of Transportation to acquire, develop, and operate 1600 North in Orem from I-15 to US-89 State Street in Orem

Mr. Davidson said that since the late 1990s, 1600 North had been identified as a major transportation corridor that provided access to I-15 for Orem, Vineyard, Lindon, and Pleasant Grove. The portion of 1600 North located between Geneva Road and I-15 was currently owned by UDOT while the section between I-15 and State Street was owned by the City. (At one point the whole corridor from Geneva Road to US-89 State Street had been owned by the State, and records could not be found to explain that change.) As Orem and other areas of Utah County had grown, 1600 North had seen significantly increasing traffic volumes. Some of the pressure on 1600 North had been relieved by the construction of the Pleasant Grove interchange in 2002, and the widening of the portion of 1600 North west of I-15 that occurred during the I-15 CORE project. The portion of the corridor east of I-15 to 1200 West had also been widened to accommodate a 5-lane facility through the private development process, which occurred mostly in the mid to late 2000s.

However, the section of 1600 North located between 1200 West and State Street was currently over-capacity and failing in some locations, as it was currently one lane in each direction and carried more than 28,000 Annual Average Daily trips. In today's dollars, the needed corridor expansion would cost an estimated \$30 Million. The City was in the process of receiving federal funding through the Mountainland Association of Governments (MAG), but the process to fully

fund this project would take 12-15 years as funding was available only every two years and each community was competing for a portion of the available federal funding allocated for regional transportation projects.

To construct the corridor in a timelier manner and to alleviate the growing traffic congestion, the City had had conversations with UDOT to find a collaborative solution to fund the widening project sooner rather than later. UDOT understood the need to improve a State Route grid network in Utah County similar to Salt Lake County and saw the importance of the connection of 1600 North to I-15 and State Street. The City recognized that at one point 1600 North was designated a State Route, and supported the transfer of ownership back to a State Route in an effort to better maintain the movement of traffic in Utah County. In order to facilitate the transfer of that portion of 1600 North located between I-15 and State Street to the State of Utah, staff proposed that the City Council adopt a resolution stating the City's support for such a transfer. The State could then take the additional steps necessary to complete the transfer of this portion of 1600 North to the State.

Mr. Davidson said the City had been concerned with the cost of the project without the local means necessary to rebuild, reconstruct, and expand that road alone. This road functioned like a regional state facility in servicing the needs of areas north and south of Orem and should be under state supervision and maintenance. Mr. Davidson said it had been an ongoing conversation with MAG for many years. MAG had been incrementally receiving money to go toward this project, but the cost of construction had been on the rise. It was determined that now was the time to move forward, before the cost outpaced the funding.

Subsequent to this discussion, the City had engaged in a public outreach program with the landowners along and near this corridor since 2017. Some issues discussed had been:

- The future alignment of the road and properties
- The power corridor that ran along 1600 North
- School, park, and church properties on the frontage
- Historic buildings

While the City had been having this conversation with MAG and Orem residents for some time, UDOT had only become a part of the conversation in the last six to nine months. A resolution endorsing this transfer would help with both the funding and eventual construction of the project.

Mr. Lentz reiterated the points he made in the earlier work session. He said the language in the resolution identifying the great need to improve this corridor was supported by the City's extensive study of the issue, public open houses and outreach, ongoing discussions with MAG, etc. He wanted that reflected in the final resolution.

Mr. Lentz moved to approve the resolution supporting and encouraging the Utah Department of Transportation to acquire, develop, and operate 1600 North in Orem from I-15 to US-89 State Street in Orem, with the addition of a section highlighting the fact that Orem had engaged in considerable efforts to study the corridor and gather public input on potential solutions. **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**.

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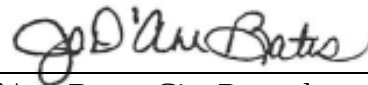
CITY MANAGER INFORMATION ITEMS

Mr. Davidson had no additional items to review.

ADJOURN TO CLOSED MEETING

Mayor Brunst moved to adjourn to a closed meeting to be held in Room #107, to discuss “the character, professional competence, or physical or mental health of an individual”, pursuant to Utah Code Section 52-4-2015(1)(a). **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**.

The meeting adjourned at 6:36 p.m.



JoD'Ann Bates, City Recorder

Approved: March 26, 2019

