



Orem Public Works Advisory Commission Meeting Minutes

7:00 a.m. Tuesday, Jan. 15, 2019
Department of Public Works
1450 W 550 N
Orem, Utah, 84057

APPROVED

CONDUCTING: KC Shaw

ATTENDING:

Commission Members: Drew Clark, Stan Roberts, Tai Riser, Val Hale, Tod Hadley, Devin Rich
City Council Rep: Mark Seastrand
Public Works Dir: Chris Tschirki
Maintenance Div. Mgr: Reed Price
PWAC/Public Works Sec: April Nielson
Public Works Reclamation Mgr: Giles Demke
Water Resource Div. Mgr: Neal Winterton
Streets & Storm Water Mgr: Cody Steggell

ABSENT/EXCUSED: Luke Peterson (PWAC Member), Carol Walker (PWAC Member)

KC Shaw opened the meeting at 7:00 a.m.

Mr. Shaw first invited a motion to approve the PWAC meeting minutes of October 16, 2018. Drew Clark moved to approve the minutes, as presented. Stan Roberts seconded the motion. The motion passed unanimously by voice vote.

Mr. Shaw next turned the time over Water Resource Division Manager, Neal Winterton. Mr. Winterton first noted that the Utility Master Plan was adopted in 2016. He said that one of the outcomes of the Utility Master Plan was a Facilities Plan, which was to be paid for in cash. Now, in 2019, Orem City is at the brink of implementing some significant projects in cash.

Mr. Winterton first enumerated the projects he would be addressing, as follows:

- Automated Metering Infrastructure (AMI) project
- Well # 10
- 10 MG Storage Tank
- Water Reuse

With regard to the AMI project, Mr. Winterton stated that nine (9) 50-foot-tall towers would be placed throughout Orem, and each meter would be replaced with the meter shown on the PowerPoint slide. He clarified that the function of the meter would be the same, but the water flow would be communicated to the towers, thereby eliminating the need for meter readers to go throughout the City to manually read water meters. Through this process, the data from 23,000 meters could be collected in 15 minutes. In addition, the residents would be able to get real-time data for their water use. This feature would make it possible for residents to enhance their water conservation.

Note: City Council Member Mark Seastrand entered the meeting at 7:05 a.m.

With regard to the towers, Mr. Winterton explained that two of the towers would be attached to court lighting. The collection boxes are about one foot by one foot, and the collection antennas are about two feet wide. At the lower cemetery, there will be an AMI receiving antenna on one of the flag poles. Mr. Winterton stated that the poles are on order. Thus far, about 1,500 meters have been replaced that will be ready to go once the towers are up and running. All of the fiber locations have been prepared to all of the Utah Telecommunications Open Infrastructure Agency (UTOPIA) locations.

Chris Tschirki, Public Works Director, asked how many meters there would be and how long it would take to swap out all of the meters. Mr. Winterton said that there would be about 23,000 meters and the transition would take four to five years.

In response to a question from Tod Hadley regarding security, Mr. Winterton said that the City was working with Ikon Security to provide security for meter services to prevent hacking of the system. Commission Member Clark asked about the cost-benefit analysis of the AMI. Mr. Winterton said that the project cost about \$6.5 million, which entails the hardware and installation costs. The return on the investment is, first and foremost, equity among billing customers. The meters were already due for replacement because they were old and not reading accurately. That inaccuracy created an inequity among the customers that needed to be addressed. Secondly, when the City changed its billing procedures to a tiered rate, the meter readings needed to be timely and accurate so that the customers could adjust their water use patterns. Currently, the City sends five meter readers eight months out of the year, so customer service has been less than optimal. The other saving is the fuel consumption and vehicle use by the meter readers, along with the associated risks of dog bites, bee stings, and spider bites, among other things. Another benefit is that leaks can be detected and the customers can be notified of such. Likewise, people are better able to monitor and conserve on the water they use for their lawns. One comment was made that a leak in the toilet flapper valve was detected and resolved. Mr. Winterton stated that though the new equipment may not pay for itself, the customers would benefit greatly from the new AMI because they could monitor their water use in real time and make needed adjustments.

In response to a question regarding the cost to replace the meters only, Mr. Winterton stated that it would be \$4 million. The AMI adds \$2.5 million, but the benefits to the customers are significant. Reed Price, Maintenance Division Manager, inquired as to what other cities are doing. Mr. Winterton said that Orem City was the only community he was aware of to read water meters manually. Mr. Tschirki noted that the AMI project was a direct result of the Orem Water Master Plan and was supported by the City Council. Some of the water meters currently in use are 40 to 50 years old and are woefully inaccurate.

Mr. Winterton next addressed Orem Well # 10. The City has access to water, but it needs more wells to access that water to help with the distribution network. Val Hale asked about the location of Well # 10. Mr. Winterton explained that it would be at Orem Community Park, which is by Mountain View High School. As to the reason for the location, Mr. Winterton explained that part of well design and task for the Request for Proposal (RFP) required that the engineer would optimize the location for a new well while considering future storage locations and major transmission lines used for that space.

Next, the group discussed the water tank. Mr. Winterton said the City was saving to build another water tank in 2021 or 2022; however, the well is currently funded to be installed. He noted that the well has a

very small footprint, whereas a storage tank footprint has quite an impact. Mr. Winterton explained how the location for a water tank (storage reservoir) was determined. He reviewed the sites that were noted on the PowerPoint slide. Several sites were considered but then ruled out for various reasons. Eventually Site # 1 was selected. The depth pad for the water tower is about 20 feet. Mr. Winterton said that the fields would be rehabilitated in the process of the installation of the water tower.

Mr. Winterton said that Well # 11 would be placed in the north half of Orem around 1600 North in the Bonneville Park area in 2023. Thus, as 1600 North is widened, efforts would be made to identify a location for a new well.

Mr. Winterton next addressed Water Reuse. He stated that Waterworks Engineering had been hired to study and make recommendations for this project. He noted that the Master Plan recommended Water Reuse for the Links at Sleepy Ridge golf course and Lakeside Sports Park. Subsequently, Springwater Park and within the Orem Treatment Plant have also been added. Mr. Winterton provided a PowerPoint historical overview of the plans to provide water reuse to the original two locations identified in the Master Plan. Further studies showed that it would be advantageous to add the other sites. Mr. Winterton noted that one of the challenges of water reuse is that the water cannot sprinkle picnic tables. Thus, options are being considered on how to address the tables that are currently located at Lakeside Sports Park. It is acceptable to sprinkle benches with water reuse, but not tables or drinking fountains. It was also noted that the pavilions have grills, so they need to be protected from water reuse, as well.

Mr. Winterton reiterated that the projects would be paid in cash, which accounted for the time it has taken to get to this point. Devin Rich asked about the payment of the AMI project. Mr. Winterton said that \$2 million was currently funded and over the next several years the budget would be available to cover the remaining costs. He said that the well has already been funded, and one-third of the water tank has been funded. Additionally, water reuse has been funded.

Stan Roberts inquired as to the size of the tank. Mr. Winterton said it would be 10 million gallons. In response to the question as to whether the additional wells would negatively impact the underground water supply, Mr. Winterton said the wells that are depleting water supplies are likely from a shallower aquifer. The Orem City wells are 900 to 1,000 feet deep and come from different aquifers. That said, he noted that Orem City monitors the well head to ensure that ground water loss does not occur. He noted that the water year has an impact because of the amount of water that comes from the watershed. Discussion ensued on the impact of the population growth on the available water supply. The water meters should be a good means of helping customers conserve water consumption.

In response to KC Shaw's question regarding the amount of water that was used by Geneva Steel, Mr. Winterton said that Geneva used around 60,000 acre-feet per year. The wells provided about half of that. Most of the wells from Mayor Washburn's era have been plugged. Orem City has two wells that are used only to monitor the water level for three different aquifers, which act independently. The water table will recharge in the winter and spring. In the summer it may go down 20 feet. Orem is a forward-looking City and has a resilient system for obtaining water. Orem and Provo access both well and surface water, whereas Lehi is fully dependent upon wells for its water. More discussion took place on the impact of population growth and the water supply. It was noted that the tiered water rate has been helping substantially with the conservation of water use. In fact, approximately 1,000 water leaks have been repaired because of that program. The AMI project will be the largest conservation measure ever undertaken by Orem City. The City has also engaged in educational outreach with the citizens of Orem.

Note: Val Hale excused himself from the meeting at 7:36.

Devin Rich asked about the City's tracking of water use each month. It was noted that the City carefully tracks its water uses. Devin Rich also suggested that tracking historical data would be a valuable means of educating the public on water use and conservation. Mr. Winterton noted that the City has a Water Conservation Plan that is updated every year and reported on every five years. It includes population figures and water use data. It was noted that the weather has a major impact on the amount of water used, particularly in the summer.

KC Shaw turned the time over to Public Works Director, Chris Tschirki. Mr. Tschirki began by giving a street lighting update. He noted that there were about 500 lights left to install. He said that the City had a bond of about \$20 million that was issued in 2001 that is retiring. He explained that the \$3.25 fee that was associated with the street lighting has been primarily associated with the repayment of the bond. Now that the debt has been paid off, the fee will continue to be used to cover street lighting costs. His handout provided information regarding the "current street lighting fee philosophy" and a "proposed street lighting fee philosophy" for non-residential users. The flier will be mailed to all Orem utility account holders and will include notice of an open house tentatively on January 24, 2019, from 6:00 p.m. to 8:00 p.m., to allow for public feedback. The fee, he noted, had previously been based on street frontage. The new proposal calls for including the street lighting fee as a charge added to the business license renewal. The proposed cost of \$2.34 per month would be just to pay for the operation and maintenance of the actual facility. The fee would not include any funds for replacement of the street lighting facility. Churches, schools, and other government facilities would pay \$2.34 per month on their individual utility bill, as they already have been doing.

The second page of the flier presents the "current street lighting fee philosophy" and "proposed street lighting philosophy" for residential users. The proposed fee would be \$2.34 per month per dwelling unit. The cost would be equal for all users across the board. For multi-family dwellings, such as apartment buildings, the cost would be charged to the account owner, who would then pass the cost on to the renters. Discussion ensued on how landlords feel about having the burden of the cost placed upon them to pass on to the tenants. Change does not come easy. Devin Rich asked if the fee was for maintenance only and not for upgrades. Mr. Tschirki responded that there was no replacement revenue stream associated with the fee.

KC Shaw offered to have the next PWAC meeting at the new Olmstead Power Plant. It has a conference room and could include a tour, if desired.

Note: Chair KC Shaw excused himself from the meeting at 7:51.

Mr. Tschirki turned the meeting over to Reed Price, Maintenance Division Manager. Mr. Price provided an update on legislation that would attempt to give local governments and counties an opportunity to increase their transportation spending. The public had voted down a proposed sales tax to devote money to local government, counties, and regional transportation organizations, such as UTA. Subsequently, the State Legislature has determined that it wants to give communities another opportunity to look at that idea and empower County Commissions to enact that tax on their own without a vote. Salt Lake County immediately enacted that tax. Thus, the County has been collecting .25 percent in sales tax for the past year to devote to Salt Lake County transportation needs. The citizens had voted down the tax originally because they were not supportive of the idea that UTA would benefit from the tax, the Utah County Commission was reluctant to enact the tax. With the current legislation, the County can influence how that tax money will be spent, so the Utah County Commission has enacted that tax, as well. The money will become part of the sales tax calculation in April, and Utah County will keep what

is accrued between April and June. Starting July 1, Orem City will receive a .1 percent of the .25 percent increase of that tax money. That will translate into \$2 million dropped into Orem City's funds to address transportation needs of Orem City. The City is now looking at the Long-term Management Plan to decide how the money would be best prioritized and spent. The transportation plan includes roads, sidewalks, trails, and traffic signals.

Mr. Tschirki said that the next PWAC meeting was scheduled for February 19. He said that he would coordinate with Chair KC Shaw for having him host that meeting at the Olmstead Power Plant. The agenda would be light in order to accommodate the tour of the facility. He confirmed that 7:00 a.m. is a good time to hold the meeting.

Mr. Tschirki noted that the Orem City Council would be meeting on January 22, and that the Public Works Department would be giving an update similar to the one presented at this meeting.

Mr. Price noted that the Parks Master Plan had been reviewed two years ago. The City continues to invest in that plan. He indicated that there would be a meeting scheduled at 6:30 pm this same day at the Senior Citizens Center to discuss replacing some tennis courts at Bonneville Park. They would be replaced with some tennis courts and pickle ball courts.

In the absence of Chair KC Shaw, Vice Chair Drew Clark called for a motion to adjourn the meeting. Stan Roberts moved to adjourn the meeting. Tod Hadley seconded the motion. The meeting adjourned at 8:01 a.m.