

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
September 8, 2020

*This meeting was held electronically
to allow Councilmembers and Staff to participate.*

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner
APPOINTED STAFF	Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Marc Sanderson, Fire Chief; Karl Hirst, Interim Police Department Manager; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Department Manager; Brandon Nelson, Finance Department Manager; Debbie Boone, Interim Recreation Department Manager; Jason Bench, Planning Division Manager; Ernesto Lazalde, IT Division Manager; Pete Wolfley, Communications Specialist; Neal Winterton, Water Resource Division Manager; Reed Price, Maintenance Division Manager; Kena Mathews, Community Services Manager and JoD’Ann Bates, City Recorder.

NOTE: The referenced report and presentation documents for each discussion may be viewed at orem.org/meetings under “City Council Presentations”

DISCUSSION – Utility Master Plan

Mr. Tschirki stated the Water, Sewer, and Storm Water Master Plans were approved by the Orem City Council in 2016 after an 18-month development process that included engineering analyses by Bowen, Collins & Associates, professional staff engagement, public involvement, and formal presentations to the Public Works Advisory Commission and Orem City Council. These capital facility plans were used by Orem's Financial Advisor, Lewis, Young, Robertson, and Burningham to develop financial models and multiple supporting utility rate solutions. These updated master plans will include additional analyses pertaining to State Street nodes, southwest density increases, irrigation canal abandonment, and Vineyard City water disconnection. An overview and discussion about guiding principles will take place.

Mr. Larson of Bowen, Collins & Associates reviewed and discussed the overall Water, Sewer and Storm Water Master plan and challenges they face over the next 5 years being:

1. New regulatory requirements;
2. Aging infrastructure and
3. Future growth.

He continued to discuss solutions to the master plans challenges to include:

1. Identifying required improvements
2. Exploring funding alternatives
3. Executing the plan

Mr. Larson reviewed the required improvements.

- Required Improvements - Water:
 - New Storage Reservoir
 - Additional well capacity
 - Reuse
- Required Improvements – Sewer:
 - Nutrient Removal
 - Struvite
 - Hydrogen Sulfide Corrosion
- Required Improvements – Storm Water:
 - Sump Removal
 - Irrigation/Drainage Separation
 - West Union Canal Abandonment

General discussions ensued regarding valuation, replacement and budgets of improvement projects.

Mr. Larson continued to review funding alternatives to include:

- Impact fees
- Bonding vs. pay as you go
- Rate increases

General discussions ensued regarding funding options and what they felt would work best for the City and the residents.

Mr. Larson reviewed what they recommended be reviewed and revised every 5 years to include:

- Changes to Southwest Annex Densities
- Updated growth and land use data
- Vineyard City water no longer served by Orem
- Canal abandonments
- Concerns regarding rate increases
- Potential Favorable bonding conditions
- Escalating construction costs

Master Plan Update:

- Update master plans to confirm necessity and timing of recommended improvements
- Update financial plan to determine if bonding should be incorporated
- Update rates and impact fees based on results above.

Mayor Brunst thanked them for their time and information and indicated they look forward to seeing this come back before the council in the future.

DISCUSSION – Revisions to the City Council Meeting Policies and Procedures

Mr. Stephens said that state requires them to have policies and procedures as to how they would conduct their City Council meetings. This was last adjusted in 2009 and he felt it was time to look at some of the items that he feels need to be changed or updated. Mr. Stephens reviewed some of the proposed adjustments.

General discussion continued regarding the proposed changes to the City Council Policies and Procedures. Mr. Stephens indicated he would bring back the proposed changes to the Council for approval at a later date.

DISCUSSION – CARES Act Expenditures

Mr. Downs reviewed some dates and information regarding Coronavirus Aid Relief Fund and Economic Security Act. The intent of the funding is for necessary expenditures due to the public health emergency. The following is some of the needs that are being met with this act.

- Community Action Services
 - Rent, Mortgage, and Utility Assistance
- Utah County by way of MAG (Mountainland Association of Governments)
 - Economic Support Fund.
- Identified Needs:
 - Personal protective equipment
 - Signage for city facilities
 - Additional cleaning, sanitation and disinfectant supplies
 - Police & fire needs
 - Equipment and software to support telecommuting capabilities
 - Furniture & workspace improvements
 - Facility improvements
 - Payroll costs for Timpanogos Hospital COVID testing
 - Economic Support to restaurant through “Taste of Orem Event”
 - Support for the School District

Mr. Downs reviewed some plans that had been discussed to spend the funds, regulations in spending those funds and deadline dates they will need to keep in mind.

DISCUSSION – CARES Act CDBG-CV Funding Recommendations

Ms. Mathews stated the funds that have been received have been for extra Community Development Block Grants (CDBG) funds due to the Coronavirus and will be presented as additional requests during the regular session. These requests have been previously approved by the CDBG committee.

DISCUSSION – City Retention Schedule

Mrs. Bates stated this is the next section of the ongoing approval for the overall retention schedule. This will cover some of the Public Works Division mainly being Sanitation, Street and Traffic Engineering, Fleet, Geospatial and Maintenance.

Agenda Review & Preview of Upcoming Agenda Items

The City Council reviewed the evening's agenda. Discussion ensued regarding the scheduled items that would be considered.

City Manager Information Items

Mr. Davidson shared the following information with the Council:

- The city has submitted an earnest money offer to the Alpine School District last week and they have 30 days to respond. Their focus right now is in the agreement and the due diligent phase. If they do accept the agreement with the city, they will go through an environmental review and financing and have some real conversations as to what to do with the property. Staff will be compiling proposed costs and bring that back to the City Council for further review and discussion.
- They are narrowing down recruitment efforts for the position of Police Chief. The supplemental questionnaire submissions have been reviewed and it is their recommendations they move forward with 5 of the 7 that responded to the questionnaires. He would like to have them come into the City Center for a series of interviews and assessments which the council will be involved in once those are set up.
- Today at 5:30 am the Fitness Center opened up the lap pool and this afternoon the leisure pool has been signed off and been able to open. He thanked all those that have been working throughout the weekend in order to make this happen.
- Reminder of the upcoming Utah League of Cities and Town Annual Conference via a virtual conference the week of September 22nd through the 25th.
- Reminder of the upcoming joint meeting with Provo City on Thursday at noon via a zoom meeting.
- Financially the city continues to move forward based on the recent tax projections which are not as resilient and strong and usual specifically for the road allocations.
- The City has not had any significant damage due to the recent windstorm and will continue to monitor that as the weather proceeds throughout the night.

Mayor Brunst indicated he was fortunate enough to attend the groundbreaking of the Orem City Temple. They had the full area presidency in attendance along with 30 other individuals.

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

Mr. Lambson reported on the following committees:
stated he works with the

- CARE Tax:
 - Continues work to help local business of Orem

- Resource Stewardship Committee:
 - Working with local farmers
 - Activities outside around the area to help with covid
 - In process of creating some education stations for youth and pre-teens
 - Running a contest regarding renewable energy for businesses.
- Utah Lake Commission:
 - Algae bloom
 - Phragmite
 - Nesting boxes for Off sprays
- Transportation Advisory Committee:
 - Continue to do a great job

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner

APPOINTED STAFF

Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Marc Sanderson, Fire Chief; Karl Hirst, Interim Police Department Manager; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Department Manager; Brandon Nelson, Finance Department Manager; Debbie Boone, Interim Recreation Department Manager; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; Sam Kelly, City Engineer; Ernesto Lazalde, IT Division Manager; Pete Wolfley, Communications Specialist; and JoD'Ann Bates, City Recorder

CALL TO ORDER

INVOCATION /

INSPIRATIONAL THOUGHT Jeff Lambson

PLEDGE OF ALLEGIANCE Darla Lambson

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

Mayor Brunst read the following to begin the meeting:

“Pursuant to Mayor Richard F. Brunst's Proclamation dated September 1, 2020, the Orem City Council meeting on September 8, 2020 will be an all-electronic meeting. There will be no anchor

location for the meeting. The City cannot ensure the recommended minimum of six feet of social distancing for meeting participants at the usual anchor location in the Orem City Council Chambers. Therefore, holding the meeting at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meeting and may contribute to the spread of COVID-19. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically.

To view the meeting: please go to orem.org/meetings.

To make a comment: Please submit your comment through:
orem.org/comments

OR

CityCouncilPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to each City Council member for review. Comments will also be read aloud during the live meeting when required by law or when time permits. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.”

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 make a comment provided staff with written comments.

The public comments submitted were read into the record. Comments that were submitted for “Public Appearance” are attached to the end of the minutes in their entirety.

No public comments were received.

CONSENT ITEMS

- Approval of the August 11, 2020 City Council Meeting Minutes
- Appointments to Boards and Commissions:

- Orem Neighborhood Advisory Commission - Appointments:

Sunday Meservy

David Moulton

Mark Seastrand

Karen McCandless

- Public Works Advisory Commission - Reappointment:

Jim Michaelis

- Summerfest Committee - Reappointment:

John Whitaker

Katrina Bleyl

Mr. Davidson asks for the advice and consent of the City Council for the following appointments:

- Board of Adjustment Appointments:

David Moulton to replace current seat held by Mickey Cochran

Juan Carlos Iglesias to fill a current vacancy.

- RESOLUTION – Approval of the City of Orem Finance Department Retention Schedule.
- RESOLUTION – Updating the City’s Policy regarding shutting off utility accounts.

Mayor Brunst moved to approve the Consent Agenda as listed. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed**.

SCHEDULES ITEMS

PUBLIC HEARING

RESOLUTION –Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding and approval of a substantial amendment to the 2019-2020 Annual Action Plan

Mr. Kenneth Ransom, CDBG Advisory Commission Chairperson stated in response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development Community Development Block Grant provided the City of Orem with a CDBG allocation of \$411,983 to be used to prevent, prepare for, and respond to COVID-19. Based on the recommendations from the CDBG Advisory Commission, the City of Orem would like to allocate \$132,000 for COVID-related Senior Friendship Center improvements and approximately \$5,000 to Community Action Services and Food Bank for COVID-related technology needs. The balance of the funding of approximately \$202,032.66 will be noticed and allocated at a future date.

Mayor Brunst opened the public hearing at 6:11 p.m.

Karen McCandless:

I want to express my appreciation to the CDBG Commission for its recommendation of allocating \$5,000 to Community Action Services and Food Bank to help with COVID-related technologies. I also appreciate your consideration of its recommendation.

We at Community Action are seeing a significant increase in the number of community members who need help with basic needs. Fortunately, Community Action has been able to remain open to serve our community. We do not know what the future holds and there may be a time when we would have to temporarily close.

We will be using the money to purchase hardware and software so our employees can continue to serve our community remotely. While we cannot provide food pantry services remotely, we can provide rent, utility, mortgage, and emergency shelter assistance remotely, provided we have the necessary technology. The technology will not only be able to be used if we are closed but can be used while we are open to minimize contact with the public.

Again, thank you for your consideration.

Hearing no further comments, Mayor Brunst closed the public hearing at 6:12 p.m. and brought the discussion back to the City Council.

Mayor Brunst moved to approve by resolution Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding and substantial amendments to the 2019-2020 Annual Action Plan. **Mr. Spencer seconded** the motion. Those voting aye: Richard

F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed**.

COMMUNICATION ITEMS

The Monthly Financial Summary for July 2020 was included in the packets distributed to the Council.

CITY MANAGER INFORMATION ITEMS

The City Manager had no information items.

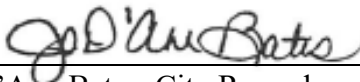
ADJOURNMENT

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

The meeting adjourned at 6:15 p.m.

Approved: September 29, 2020




JoD'Ann Bates, City Recorder