

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
June 23, 2026

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

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Chris Killpack, Quinn Mecham
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Executive Director; Bryce Merrell, Community Services Executive Director; Brandon Nelson, Chief Finance Officer; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Gary McGinn, Community Development Executive Director; Peter Wolfley, Community Services Executive Director, PIO; Teresa McKitrick, City Recorder

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

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

ADJOURN TO REGULAR SESSION

Ms. Gale moved to adjourn to the regular session, **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

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

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Chris Killpack, Quinn Mecham
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Executive Director; Bryce Merrell, Community Services Executive

Director; Brandon Nelson, Chief Finance Officer; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Gary McGinn, Community Development Executive Director; Peter Wolfley, Community Services Executive Director, PIO; Teresa McKitrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT –Jim Bell

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Diane Wanamaker

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

Mayor McCandless presented a memorial tribute dedicated to former Councilmember Margaret Black, who passed away unexpectedly. Mayor McCandless shared reflections from their seven years serving together on the city council, describing Ms. Black as a fierce, passionate, and tireless advocate for public safety, local education, the arts, and municipal beautification projects—notably championing Orem's community hanging flower baskets.

Beyond her nine-year tenure on the city council from 2007 to 2016, Ms. Black's extensive civic legacy included serving as a board member and chair for the Community Action Services and Food Bank, actively participating in the Orem Kiwanis Club, and serving multiple terms as a PTA president. Professionally, she spent 40 years as a dedicated piano teacher instructing hundreds of local students. Mayor McCandless also fondly recalled Ms. Black's wit, noting her authorship of the viral late-1970s satirical essay "Patty Perfect," which humorously poked fun at cultural expectations within her faith tradition. Following the tribute, the council observed a formal moment of silence to honor Ms. Black's memory and express condolences to her husband, their six children, and their numerous grandchildren and great-grandchildren.

Building A Better Orem Presentation *Presenter: Keri Rugg, Deputy City Manager*

Ms. Rugg provided an administrative overview of the initiative's cumulative success since its inception. Funded and sustained with the continuous backing of the Mayor and City Council, the BABO (Build a Better Orem) Ambassador Scholarship began in 2021. Over its five-year operation, the city has successfully awarded 41 employee scholarships.

Ms. Rugg highlighted that the program acts as a powerful internal talent pipeline, noting that 17 of the previous scholarship awardees have successfully secured promotions into higher leadership roles within the municipality. By lowering historical financial barriers to higher education, the program ensures that internal staff members remain competitive for emerging institutional opportunities while simultaneously elevating the overall operational expertise of the city's workforce.

Ms. Rugg officially introduced the 2026–2027 BABO scholarship winners. Twelve municipal employees across various city departments were recognized and called forward to receive their awards: Andrew Belknap, Adam Butts, Jake Gould, Chris Hadlock, Jeremy Jameson, Matthew Cameron, Gary Ledoux, Michael Locke, Casey Metcalf, Casey Palmer, Mariah Shirley, and Cameron Wilson.

School Resource Officer Presentation *Presenter: Neil Skougard and Mike Locke, Police Sergeants*

Sgt. Neil Skougard and Sgt. Mike Locke presented an overview of the Orem Police Department's School Resource Officer (SRO) unit, which covers 20 local schools. Operating under the National Association of School Resource Officers (NASRO) Triad model, the unit emphasizes law enforcement, informal mentoring, and public safety education. Sgt. Skougard highlighted the unit's proactive history of innovation, noting that several of their initiatives have since been codified into Utah state law. Specifically, he discussed the Assailant Response Method (ARM) grid system—an alphanumeric building marker system designed by Orem officers to vastly reduce emergency response times—which was presented to the Utah State Legislature in November 2024 and adopted as a statewide requirement.

Additionally, the Orem SRO unit has been conducting proactive building security assessments and implementing the Comprehensive School Threat Assessment Guidelines (CSTAG) model long before they were legally mandated. Sgt. Skougard also detailed their ongoing work with the state's school guardian program, providing specialized training and ongoing support to armed school employees who act as immediate responders during a crisis. In recognition of their peak professional excellence, specialized training, and commitment to the Triad model, the unit was honored with the 2024 NASRO Model Agency Award, making them the first agency in Utah to receive this distinction. Mayor McCandless and members of the city council expressed high praise and gratitude for the unit. Council members specifically commended the officers for their state-level leadership and innovation, while noting positive feedback from local parents who highly value the SROs' mentorship and the strong, reassuring relationships they build with the students.

PERSONAL APPEARANCES

Opened at 6:21 PM

Elona Shelley advocated for short-term rentals by highlighting how large Airbnb properties have allowed their own family to gather with a sense of unity that hotels cannot provide. Citing a neighbor's well-managed property on Palisade Drive as a model, they argue that responsible, on-site management ensures neighborhood peace and quick resolution of any issues. While acknowledging that short-term rentals require careful regulation regarding location and oversight, she expresses confidence that the city council can successfully balance neighborhood integrity with the benefits of responsible property ownership.

Craig Walker shared how his family of six successfully used an Airbnb during a home remodel to remain in their community and maintain their routines without the burden of a long-term lease. He stresses that short-term rentals are vital resources for local residents facing temporary life events—such as renovations, job assignments, or transitions—and not just for tourists. He urges the city council to create balanced regulations that protect neighborhoods while preserving these essential, flexible housing options for families in need.

Closed at 6:27 PM

CONSENT ITEMS

Meeting Minutes Approval - May 12, 2026 and May 26, 2026

Appointment Mayor Pro Tem -Jeff Lambson

ORDINANCE - Amending Chapter 10 of the Orem City Code pertaining to Flood Damage Prevention

ORDINANCE - Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial together with a development agreement limiting certain uses

Ms. Gale moved to approve the consent items, **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

SCHEDULED ITEMS

RESOLUTION - Adopt the CDBG 2026-2027 Annual Action Plan Update, to Authorize the Mayor to Execute the Standard Form 424, the Grantee Certification and all other HUD Application Documents and Approve the FY2026-2027 CDBG Budget *Presenter: Bradley Day, Community & Sustainability Officer and Taylor Draney, Mountainland Association of Governments (MAG)*

Mr. Day addressed an adjustment made to the Community Development Block Grant (CDBG) budget, which had previously been presented on May 26. MR. Day reported that the mandated public comment period running from May 23 to June 22, as well as a public hearing held on June 11, had both officially closed.

When asked by Councilmember Lambson if any feedback had been submitted during this time, Mr. Day clarified that no public comments were received. However, he noted that the team

had successfully taken into account and incorporated the feedback received during prior interactions and meetings with the council members themselves. With the public comment phase finalized, MR. Day turned the time over to the council to vote on the adjusted CDBG budget and all its associated materials.

Mr. Killpack moved to adopt the Orem Community Development Block Grant (CDBG) 206-2027 annual Action Plan update, to authorize the Mayor to execute the Standard Form 424, the Grantee Certification and all other required HUD application documents, **seconded** by Mr. Lambson. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

PUBLIC HEARING -ORDINANCE - Amending Articles 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meeting in advance of applications to the Planning Commission - Presenter: Jared Hall, Planning Director

Mr. Hall presented proposed amendments to the city's zoning code regarding neighborhood meeting notifications. Currently, zoning changes and site plan applications adjacent to or within residential zones require developers to hold neighborhood meetings prior to moving to the planning commission for a public hearing. While the planning division simply provides the list of property owners to be notified, the actual meetings are conducted by the applicants. The proposed changes aim to standardize the meeting formats and significantly enhance neighborhood notification procedures to maximize community involvement.

The details of the proposed amendments span four primary categories: 1) Meeting Scheduling: Current rules prohibit meetings before 6:00 PM on weeknights, before 9:00 AM on Saturdays, and on or adjacent to holidays. The new rules add that neighborhood meetings cannot be held on the same night as a City Council or Planning Commission meeting (to allow officials to attend) and clarify that the holiday restriction applies to the Saturday preceding a Monday holiday. 2) Notice Distance: The notification area will see a massive expansion based on radius. For site plans adjacent to residential zones, the notice radius increases from 500 feet to 1,000 feet. For any zone change application, the radius expands to a blanket 2,000 feet (up from the previous standard of 500 feet, or 1,000 feet if multifamily housing was involved). 3) Notice Timing: Addressing the challenges of modern mail collection habits, the proposal lengthens the required notice time from 7 days prior to the meeting to a postmark requirement of 21 calendar days in advance. 4) Notice Content and Documentation: The current code only requires basic contact information, existing/proposed zoning classifications, and a neighbor roster. The update mandates templates for highly detailed notices that include the date and time, a vicinity map, and the architectural elevations or site plans on the back. It also mandates specific presentation rules, an attendance roster, and formatted meeting minutes to ensure a structured presentation rather than an unstructured open house.

Councilmember Mecham raised concerns regarding a clause requiring additional neighborhood meetings if a project's "concept changes," warning it could trap developers in an

endless feedback loop. Mr. Hall explained that this rule is designed to prevent applicants from holding a vague "information-gathering" meeting without a concrete proposal. City Attorney Earl advised against using ambiguous language like "may require" due to legal uncertainty. He suggested that using definitive terms like "shall" or "will" combined with clear conditional exemptions would provide the necessary administrative discretion while maintaining legal clarity.

Councilmember Millett suggested adjusting the templates to explicitly require the names of the actual landowner and developer, rather than just the hired presenter, to ensure local accountability. Furthermore, Councilmember Millett inquired about notifying renters. Mr. Hall acknowledged that state law only requires notifying property owners listed on county tax records, which leaves out renters and commercial tenants. He stated that while the planning commission wants to find a manageable way to include residents (such as through door hangers), they did not want to stall the current ordinance while sorting out the logistical and data-collating challenges of adding renters, which will require a few additional months to finalize.

The discussion shifted heavily toward the financial and administrative burden placed on applicants due to the geometric expansion of the notification circles. Mr. Hall estimated that expanding the radius could easily double the number of notices sent, taking a typical mailing from roughly 165 notices up to 320 or more.

Councilmember Gale expressed support for transparency but stated she was unready to vote on the ordinance without understanding the exact scale of the additional mailing costs imposed on developers. Councilmember Millett countered that an extra \$500 to \$2,000 in mailing costs is minuscule when placed in the perspective of multi-million dollar development projects, noting that the current 500-foot rule leaves too many affected neighbors in the dark.

To bridge this gap, Mr. McGinn offered a solution: staff would take several recently completed local projects, calculate what the mailing costs were under the old rules, apply the new standard to see exactly how many addresses would be added, and present the concrete cost-differential data at the next meeting. Councilmembers Mecham and Gale highly favored this approach. Mayor McCandless noted that while she personally felt ready to approve the ordinance immediately due to the undeniable benefit of expanded community awareness, she was fully supportive of delaying the vote so staff could provide the requested data to ensure the rest of the council felt comfortable moving forward.

Public Hearing open at 6:54 PM

No public comment

Public Hearing closed at 6:54 PM

Ms. Millett moved to approve, by ordinance, amending article 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission, **seconded** by Ms. Muhlestein. Those voting yes: Karen McCandless,

Chris Killpack, Crystal Muhlestein, Jeff Lambson, and LaNae Millett. Those voting no: Jenn Gale and Quinn Mecham. The motion **passed**.

PUBLIC HEARING - ORDINANCE - Amending Appendix A of the Orem City Code by including Standard Land Use #6231 “Beauty and Barber Shops” and Standard Land Use #6232 “Tattoo and Body Piercing” as Permitted Uses in the M2 (Manufacturing) Zone -

Presenter: Jared Hall, Planning Director

Mr. Hall delivered the overview, explaining that the request originated from a local business owner who owns a building in the M2 zone primarily west of I-15. The applicant uses the warehouse to store merchandise and equipment, but wanted to add three interior stations—two for hair styling and one for tattooing. Mr. Hall addressed concerns raised during the Planning Commission phase regarding whether cheaper retail uses would “take over” heavy industrial and warehousing spaces. He explained this was highly unlikely due to the strict and expensive structural modifications required to transition a building's fire and building code compliance from a standard warehouse occupancy to a retail/service environment.

Mr. Hall noted that the applicant's intent was to capture a captive customer base of local industrial employees looking for quick services during lunch breaks or immediately after work. He further clarified that under Orem's standard land use regulations, tattooing is heavily restricted: it is only permitted as an accessory to beauty and barber shops and must account for less than 15% of the shop's total revenue. Additionally, while the M2 zone is currently concentrated west of I-15, Mr. Hall reminded the council that M2 zoning is not geographically restricted like Public Facility (PF) zones, meaning any property owner in the city could theoretically request a rezone to M2.

During the council's review, several key points and concerns were evaluated: Councilmember Lambson asked if Orem previously capped the total number of tattoo parlors allowed in the city. City Attorney Earl clarified that while the city tracks certain uses on a per-capita basis, tattoo parlors are not currently restricted by a hard numerical cap. Councilmember Millett asked if the council could approve the barber shop use while excluding the tattoo use. Because the applicant was absent from the meeting, she questioned if the applicant would be satisfied with such a split. Councilmember Mecham, recalling the Planning Commission meeting, noted that the applicant's model integrated the two tightly, focusing primarily on cosmetic and small tattoos adjacent to barber services. In response to a question from Councilmember Mecham, Mr. Hall highlighted that the Planning Commission had voted unanimously (7 to 0) to recommend approval of the amendment. The council briefly reviewed the zoning map to locate the property. Mr. Hall indicated it was on the north end of the M2 district near a Public Facility zone.

Public Hearing open at 7:12 PM

No public comment

Public Hearing closed at 7:12 PM

Ms. Gale moved to approve, by ordinance, amending Appendix a of the Orem City Code to include Standard Land Use #6231 “Beauty & Barbershops” and Standard Use Land code #6236 “Tattoo and Body Piercing” as permitted uses in the M2 (Manufacturing) zone **seconded** by Mr. Mecham. Those voting yes: Karen McCandless, Chris Killpack, Jeff Lambson, Jenn Gale and Quinn Mecham. Those voting no: Crystal Muhlestein and LaNae Millett. The motion **passed**.

PUBLIC HEARING - ORDINANCE - Amending Section 22-11-17(B) of the Orem City Code by including Standard Land Use #7424 “Recreation Centers (General)” as a Permitted Use in the PD-5 Zone - Presenter: Jared Hall, Planning Director

Mr. Hall clarified that unlike standard city-wide adjustments to Appendix A, this amendment targeted an article specifically governing the unique guidelines of the PD-5 zone, which runs along University Parkway.

The request was prompted by a company named "Fun City," which plans to take over a building vacancy previously occupied by Joann Fabrics. Because the business features "experiential" elements—including gymnasiums, trampolines, ball pits, an arcade, and party rooms—it did not cleanly fit under the zone's recently permitted categories like health spas or athletic clubs. It had to be explicitly categorized as a general recreation center. Mr. Hall noted that the proposed use requires no changes to the zone's underlying architecture, landscaping, or parking mandates. He concluded by informing the council that the Planning Commission had previously voted unanimously (7 to 0) on May 6 to recommend approval.

Public Hearing open at 7:19 PM

No public comment

Public Hearing closed at 7:19 PM

Councilmember Mecham supported the project, recalling from the Planning Commission hearing that surrounding commercial neighbors are highly enthusiastic. Business owners believe Fun City will generate substantial family foot traffic, representing an excellent redevelopment opportunity. Mr. Mecham emphasized that this aligns perfectly with Orem's forward-looking economic strategy to embrace "experiential retail."

Councilmember Millett raised a larger philosophical concern regarding how Orem handles changes to its Planned Development (PD) zones. She questioned whether continuously adjusting fixed PD regulations as retail trends shift is the most effective approach to encouraging specific types of development. Mr. Hall agreed, acknowledging that rigid PD zones become highly limiting as the retail landscape evolves. He noted that the Planning Commission has actively been evaluating the General Plan to design specialized, modernized commercial zones that actively incentivize desired developments rather than simply managing rigid use lists.

Mr. Bybee stepped in to validate Councilmember Millett's observations, suggesting that a broader strategic discussion on the future structure of commercial and PD zoning would be an

ideal agenda topic for an upcoming joint work session between the Planning Commission and the City Council.

Mr. Lambson moved to approve, by ordinance, amending section 22-11-17(B) of the Orem City Code by including Stand Land Use #7424 “Recreation Centers (General)’ as a permitted use in the PD-5 zone, **seconded** by Ms. Millett. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

PUBLIC HEARING - ORDINANCE - FY 2025-2026 Budget Amendments-

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

Mr. Nelson presented the final year-end budget amendments for the fiscal year to reconcile outstanding expenditures across twelve key city accounts. Key adjustments included allocating grants and donations toward emergency preparedness, in-car police cameras, a Mountainland Association of Governments (MAG) trail master plan, and tracking Orem Fest revenues. Mr. Nelson also accounted for increased Medicaid fees and third-party collection costs tied to rising ambulance revenues, and updated billings for Utah Valley University (UVU) police overtime. Other major adjustments finalized a lease-purchase financing agreement with JP Morgan Chase for a new fire engine, funded event safety barricades from the self-insurance fund, and utilized road surplus funds to begin the final phase of converting street lighting from Rocky Mountain Power to city ownership. Additionally, surplus water and stormwater funds were designated for upcoming infrastructure line improvements, while reserves from the solid waste fund were pulled to cover a contract deficit caused by the council's previous decision to freeze garbage rates. Finally, adjustments were made to public works to replace a warehouse delivery van, to the senior citizens fund to support a meals program and a new floor scrubber, and to Library Hall to manage rental overages and local artist sales payouts.

Following the presentation, Councilmember Mecham requested a high-level overview of the city's overall fiscal health, to which Nelson replied that while expenditures were successfully kept within budget, final revenue numbers would remain uncertain until auditing begins in late August due to a typical one-to-two-month lag in sales, property, and franchise tax data. Councilmember Millett then highlighted a state grant for investigating internet crimes against children, recalling a powerful police presentation she attended regarding online predators. Police Chief Robinson and Mr. Nelson clarified that this state grant had gradually been whittled down from \$25,000 to roughly \$16,000 over the last decade because more agencies across Utah are competing for the same funding pool, forcing the department to supplement the cost of software, hardware, and training out of its own budget. In response, Councilmember Millett urged that local leaders lobby state legislators to fund this critical program at a higher level. Mayor McCandless then opened and closed a public hearing when no citizens came forward to speak, and the budget amendments were subsequently approved by the council.

Public Hearing open at 7:40 PM

No public comment

Public Hearing closed at 7:40 PM

Mr. Killpack moved to approve amending the Fiscal Year 2025-2026 Budget as presented in Exhibit "A", **seconded** by Mr. Mecham. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

CITY MANAGER INFORMATION ITEMS

Mr. Bybee provided a brief update on the city's recent and upcoming community events. He highlighted the massive success of Orem Fest, noting that 82,000 people visited City Center Park during the final three days of the celebration. This marked their second-highest attendance record. Looking ahead, he noted that the city will soon host the first of several enhanced "police picnics in the park," which have been expanded to offer more public activities and robust community interaction. He also reminded the council that the upcoming Freedom Festival events are starting, specifically highlighting the Colonial Heritage Festival taking place at Scera Park over the weekend. Mr. Bybee concluded by thanking the council for their active participation and extended a special shout-out to city staff, public safety officials, and the parks department for their immense effort in keeping these large-scale public events both highly successful and safe for all residents.

ADJOURN TO A MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

Ms. Millett moved to adjourn to a meeting of the Orem Redevelopment Agency, **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

RDA CONSENT ITEMS

Meeting Minutes Approval - May 12, 2026

Ms. Millett moved to approve the Orem Redevelopment Agency meeting minutes from May 12, 2026, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

RDA SCHEDULED ITEMS

PUBLIC HEARING - RESOLUTION - Approving the Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2026-2027 Budget - *Presenter: Brandon C. Nelson, CPA, Chief Financial Officer*

Mr. Nelson revisited the Redevelopment Agency (RDA) budget presentation from May 12, noting that this session would include a public hearing and final approval. He clarified that the city's only currently active area is the University Place Community Development Area (CDA), though some funds from older, inactive RDAs are still being gradually spent on infrastructure studies and library projects within those specific zones. Mr. Nelson explained the revenue and expenditure structure for the active CDA, detailing that 90% of the growth in property tax revenue is refunded back to the developer, Woodbury Corporation, to help pay down the debt associated with local infrastructure improvements. The remaining 10% is split equally, with the city keeping 5% as an administrative fee and reserving the final 5% within the RDA fund to finance future infrastructure needs as they arise. Mr. Nelson then concluded his overview and opened the floor for council questions.

Public Hearing open at 7:48 PM

No public comment

Public Hearing closed at 7:48 PM

Ms. Millett moved to approve and adopt the fiscal year 2026-2027 budget of the Redevelopment Agency for the City of Orem as presented in exhibit "A", **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

ADJOURN TO A MEETING OF THE OREM SPECIAL SERVICE LIGHTING DISTRICT (SSLD)

Mr. Killpack moved to adjourn to a meeting of the Orem Special Service Lighting District, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

SSLD CONSENT ITEMS

Meeting Minutes Approval - May 12, 2026

Ms. Millett moved to approve the Special Service Lighting District minutes from May 12, 2026, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

SSLD SCHEDULED ITEMS

PUBLIC HEARING - RESOLUTION - Approving the Special Service Lighting District of the City of Orem (SSLD) Fiscal Year 2026-2027 Budget - Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

Mr. Nelson presented the budget for the Special Service Lighting District of Orem, explaining that it operates as a legally separate entity with its own tax ID and budget funded by a street lighting fee included on municipal utility bills. The fund's revenue consists of these steady fee collections, supplemented by an appropriation of surplus intended to finalize the multi-phase transition of street lighting infrastructure away from Rocky Mountain Power. On the expenditure side, the district manages standard operating costs, including the annual holiday lighting during the Christmas season and direct power costs paid to Rocky Mountain Power. Mr. Nelson noted that the fund also services a debt obligation from an energy savings lease entered into years ago to upgrade the city's incandescent streetlights to LEDs. When Mayor McCandless asked about the remaining duration of this lease, Mr. Nelson stated that it has about eight years left until completion. Finally, he detailed a proposed monthly rate adjustment for the upcoming year, which increases the neighborhood residential street lighting fee from \$3.28 to \$3.36 per month. This same rate structure applies to local businesses, with the distinction that commercial entities pay their street lighting fees as a single, consolidated annual payment upon the renewal of their business license.

Public Hearing open at 7:52 PM

No public comment

Public Hearing closed at 7:52 PM

Mr. Lambson moved to approve and adopt the Fiscal Year 2026-2027 budget of the Special Service Lighting District of the City of Orem as presented in Exhibit "A", **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

ADJOURN TO A MEETING OF THE MUNICIPAL BUILDING AUTHORITY (MBA)

Ms. Muhlestein moved to adjourn to a meeting of the Orem Special Service Lighting District, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

MBA CONSENT ITEMS

Meeting Minutes Approval - June 10, 2025

Mr. Killpack moved to approve the Municipal Building Authority meeting minutes from June 10, 2025, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

ADJOURN

Mr. Killpack moved to adjourn, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

(These minutes were created with the help of AI)

PASSED and APPROVED on this 14th day of July 2026.


Karen McCandless, Mayor

ATTEST:


Teresa McKittrick, City Recorder



COUNCIL MEMBERS

Mayor Karen McCandless
Chris Killpack
Crystal Muhlestein
Jeff Lambson
Jenn Gale
LaNae Millett
Quinn Mecham

AYE NAY ABSTAIN ABSENT

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