

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
May 10, 2022

3:30 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING	Mayor David A. Young
ELECTED OFFICIALS	David Spencer, LaNae Millett, Terry Peterson, Jeff Lambson, Debby Lauret, and Tom Macdonald
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Steve Earl, Deputy City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Bryce Merrill, Recreation Director; Keri Rugg, HR Director; Mark Sanderson, Fire Chief; Jason Bench, Planning Division Manager; and Nathan Nelson, Deputy City Recorder
ABSENT	Tom Macdonald

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

DISCUSSION - Municipal Wastewater Planning Program

Mr. Price introduced the Municipal Wastewater Planning Program (MWPP) to the Council and stated the MWPP uses an annual survey to assist owners of municipal sewerage systems and wastewater treatment works in evaluating and summarizing the technical, operational, and financial conditions of and requirements for these facilities. He expressed the purpose of MWPP is to help communities better understand these business operations, and to help identify and resolve potential problem areas before they become serious and costly. After this, Mr. Price presented the Water Resources Division organizational chart, and went through the roles of

1 various employees and discussed the operation of the division. Mr. Price reviewed questions in
2 the survey, and shared how staff responded to them.

3
4 Mr. Peterson asked how Orem's impact fees line up compared to other cities such as Provo and
5 Saratoga Springs. Mr. Price stated Orem falls somewhere in the middle.

6
7 Mrs. Lauret asked about water project timelines, wondering if the city is on track to do
8 everything they have slated. Mr. Price stated the city is on track with planned projects, but can't
9 guarantee anything about the future.

10
11 Mayor Young inquired about what variables that would affect the cost of water projects. Mr.
12 Demke responded that supply chain issues are driving up project time, and therefore driving up
13 project cost. Mr. Davidson also responded to this and detailed different issues and scenarios
14 caused by supply chain issues.

15
16 Mayor Young asked the Council if they had any other questions, seeing none, he thanked Mr.
17 Price for his presentation and moved to the next item on the agenda.

18
19 DISCUSSION - CARE Major Grant Applications

20
21 Mr. Bybee provided handouts to the Council which showed funding amounts requested from
22 Hale Center Theater, SCERA Center for the Arts, and the Utah Metropolitan Ballet (UMB). This
23 handout also included how much CARE funding the city has given them in past years. For the
24 2022-2023 fiscal year, Hale requested \$1.27 million dollars, Scera requested \$759 thousand, and
25 UMB requested \$76 thousand.

26
27 Representatives from Hale, Scera, and UMB detailed how their operations changed, and how
28 their companies were affected during the COVID-19 pandemic.

29
30 Mr. Bybee continued with a presentation detailing CARE applications for fiscal year 2023. He
31 stated there were around 21 different requests totaling 4.4 million dollars, and expressed the city
32 has a little over \$3 million dollars of CARE funding to distribute. Mr. Bybee then went through
33 city-related arts applications. These included historic photo digitization, upgraded equipment for
34 the Library Hall, a new Scera Pool, branding, art, and public art displays in the city's Arts
35 District. Mr. Bybee continued to discuss the city recreation applications, which included items
36 such as a "swimwall" for the Family Fitness Center, upgraded equipment for the Scera pool, and
37 funding for co-sponsored groups. Mr. Bybee concluded by reviewing the city parks applications,
38 which included funding for Hillcrest Park, field lighting and artificial turf at Lakeside Park, and
39 City Center Park WIFI improvements.

1 Mr. Peterson asked if the artificial turf fields will be used for just one, or multiple sports. Mr.
2 Bybee responded these field are designated as multi-sport and will be put to a variety of different
3 uses.

4
5 Mr. Davidson and Mr. Downs commented on how the proposed upgrades to Lakeside Park will
6 be a benefit to the community and expressed by bringing more sports events to Orem, they are
7 going to be benefiting many aspects of the local economy.

8
9 Mr. Bybee then summarized the amounts requested, stating there are just over a million dollars
10 in both arts and recreation applications, and \$875 thousand in parks applications. Mr. Bybee then
11 concluded the presentation by showing an overview of the funding recommendations. These
12 consisted of giving the full requested amounts to city-related projects, \$25 thousand to Utah
13 Metropolitan Ballet, \$759 thousand to Scera, and nothing to the Hale Center Theater.

14
15 Mr. Peterson stated in the past there was a fifty-fifty split between Arts and other city-related
16 categories, and asked if the new three-way split is a proposal new for this year. Mr. Bybee
17 responded this adjustment is new for this fiscal year, and the city has ensured they are on good
18 legal grounds to make this change.

19
20 Mr. Davidson expressed that CARE funding for city-related projects used to be split as evenly as
21 possible between arts and recreation. He then explained in detail why the city has done this in the
22 past.

23
24 Jeff Fisher from Hale Center Theater stated the theater has been operating in Orem for 33 years
25 and expressed it feels “brutal” that Orem would not allocate any CARE funding at all to them
26 this year, and expressed how it feels like this is a punishment for them deciding to move to
27 Pleasant Grove. Mr. Fisher then asked how Hale could go about challenging this
28 recommendation. Mr. Davidson responded because he’s already voiced his concerns, the
29 decision rests on the Council, and action either way will be taking place during the next meeting.

30
31 Mrs. Lauret expressed how she would like to see some CARE funding go to Hale, even if it was
32 just a fraction of what they originally asked for.

33
34 The CARE grant applications discussed in this item will be up for approval in a later City
35 Council meeting.

36
37
38 DISCUSSION – Residential Occupancy Limits
39

1 Mr. Spencer stated this topic is a follow up to two young women who came and spoke to the
2 Council during the public comment portion of a past Council meeting. He stated during their
3 comments, they expressed concern regarding residential occupancy limits, and asked Mr. Earl to
4 explain how the city has gotten to the current standard of three unrelated people maximum living
5 in a house at one time.

6
7 Mr. Earl stated this regulation comes from a state code which says cities can limit residential
8 occupancy to three unrelated parties if there is a major university within the city. He also stated
9 that if there isn't a major university in the city, you cannot limit occupancy to less than four
10 unrelated parties. Mr. Earl concluded the city has the residential occupancy limit set to three
11 mainly due to parking concerns.

12
13 Mayor Young stated he understands where these women are coming from, and is sympathetic to
14 their problem. He then expressed how it seems really tricky to make a change like this actually
15 happen.

16
17 Mr. Downs agreed with Mayor Young's comments and expressed the city is trying to not make
18 buying single family homes and renting them out to college students any more attractive than it
19 already is to investors. He then explained how he feels just raising the unrelated parties limit
20 straight across will entice investors to do this. Mayor Young responded and expressed how
21 increasing the occupancy limit could be going in the opposite direction of affordable housing.

22
23 Mrs. Millett stated some of the potential problems which could come with raising the occupancy
24 limit. These included parking four cars while still maintaining the 50% landscaping requirement,
25 enforcement issues, and encouraging the use of single-family homes as investment properties,
26 thus diminishing housing stock available for first-time-buyers and raising housing prices
27 throughout the city, creating an affordable housing issue.

28
29 Mrs. Lauret and Mr. Spencer asked if the city could just give the young women in this example
30 an exception. Mr. Earl responded they need a rule that applies generally to everybody, and
31 should not give exceptions to that rule.

32
33 The young women who brought up this topic asked about various different possibilities for
34 raising this occupancy limit while still addressing parking concerns.

35
36 Coming to no definitive answer, the Council expressed they would have to discuss this issue with
37 the legal department further, and see what possibilities they could produce.

38
39
40 AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

1 The City Council reviewed the evening’s agenda and discussion ensued regarding the scheduled
2 items that would be considered.

3
4 Mrs. Millett reviewed the boards and commissions in which she serves on and updated the
5 Council on their happenings. This included updates on the Neighborhood Advisory Commission,
6 the Public Works Commission, the Library Advisory Commission, and CDBG Commission.

7
8 Mr. Davidson updated the Council on the new city hall progress, and stated the city has selected
9 Layton Construction as the general contractors for this project. He then asked Chief Adams to
10 give the Council an update on a homicide case which recently happened in Orem.

1 **6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS**

2
3 CONDUCTING Mayor David A. Young

4
5 ELECTED OFFICIALS David Spencer, Terry Peterson, LaNae Millett, Jeff
6 Lambson, Debby Lauret, and Tom Macdonald

7
8 APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant
9 City Manager; Steven Downs, Deputy City Manager;
10 Heather Schriever, City Attorney; Joshua Adams, Police
11 Chief; Ryan Clark, Development Services Director;
12 Charlene Crozier, Library Director; Steve Earl, Deputy
13 City Attorney; Chris Tschirki, Public Works Director;
14 Brandon Nelson, Finance Director; Bryce Merrill,
15 Recreation Director; Keri Rugg, HR Director; Mark
16 Sanderson, Fire Chief; Jason Bench, Planning Division
17 Manager; and Nathan Nelson, Deputy City Recorder

18
19 ELECTRONIC PARTICIPATION Tom Macdonald

20
21
22 **CALL TO ORDER**

23
24 **INVOCATION / INSPIRATIONAL THOUGHT – Karen Howard**

25 **PLEDGE OF ALLEGIANCE – David Howard**

26
27 **MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL**

28
29 Mr. Downs and the Council thanked and recognized Mr. Ernesto Lazalde for his 36 years of
30 service to the City of Orem and stated he will be retiring this coming Friday.

31
32
33 **PERSONAL APPEARANCES**

34
35 Jim Hadlock asked the Council to look into making the Orem Police Department more diverse,
36 and to especially include more Hispanic police officers. He then expressed how the Alpine
37 School District is one of the largest water users within the city, yet has no water conservation
38 program. He concluded his statements by expressing how he feels their water usage needs to
39 somehow be limited because of water scarcity and worsening drought.

1 Greg Carlisle expressed concerns he has with traffic along Center Street in Orem, and also asked
2 the city to publicize which entrances to the Orem Family Fitness Center are currently being used.
3 He then concluded his comments by explaining how difficult it is to turn left into the Post Office
4 and Holiday Oil on Center Street, then asked the Council to look into mitigating this issue.
5

6 Shauna Mecham expressed her concern regarding the Council choosing not to re-appoint Barry
7 Roberts to the Planning Commission was felt it was unfair because it removed the last voice of
8 “pro-growth” sentiment. She asked the Council to not just surround themselves with people of
9 like opinions, but to include and value all differing points of view.
10
11

12 **CONSENT ITEMS**

- 13
- 14 ● **APPROVAL OF MEETING MINUTES**
 - 15 ○ Minutes of City Council Meeting – April 26, 2022
 - 16

17 **Mrs. Millett moved** to move the approval of the April 26, 2022 meeting minutes to a scheduled
18 item. **Mayor Young seconded** the motion. Those voting aye: David A. Young, David Spencer,
19 Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion
20 **passed**.
21
22

23 **SCHEDULED ITEMS**

24 MINUTES

25
26
27 Mrs. Millett asked if the Council could continue the minutes so they could review additional
28 suggestions on helping the public with ease of being informed and knowing what’s happening in
29 Orem.
30

31 Mr. Davidson’s suggested Mrs. Millett meet with the Recorders and a representative from the
32 City Attorney’s office to discuss changes she would like made.
33

34 **Mrs. Millett moved** to continue the approval of the April 26, 2022 City Council meeting
35 minutes to the next scheduled meeting. **Mayor Young seconded** the motion. Those voting aye:
36 David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson
37 and LaNae Millett. The motion **passed**.
38
39
40

1 APPOINTMENTS TO THE PLANNING COMMISSION

2
3 **Gerald Grismon**

4
5 Terry Peterson commented on Mr. Grismon and expressed how he will be glad to have someone
6 from the neighborhood next to the University Mall serving on the Planning Commission. He also
7 stated Mr. Grismon is an active leader in the community, which the Council has seen and
8 appreciates.

9
10 **Mayor Young moved** to appoint Gerald Grismon to the Planning Commission. **Mr. Spencer**
11 **seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom
12 Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

13
14 Gerald Grismon expressed how he feels honored to have been selected to serve on the Planning
15 Commission and stated he will do his best to represent the people of Orem.

16
17
18 APPOINTMENTS TO THE BEAUTIFICATION COMMISSION

19
20 **Barbra Cooper**

21 **Jared Goble**

22
23 **Mayor Young moved** to appoint Barbra Cooper and Jared Goble to the Beautification
24 Commission. **Mr. Spencer seconded** the motion. Those voting aye: David A. Young, David
25 Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The
26 motion **passed**.

27
28
29 PUBLIC HEARING / RESOLUTION – Adopting the City of Orem Fiscal Year 2022-
30 2023 Tentative Budget

31
32 Mr. Nelson started by expressing that the Council is not voting to adopt the tentative budget
33 today, but are just voting to accept it, followed by a vote to adopt the final budget in June. Mr.
34 Nelson presented the Council with various taxes and fee changes. He discussed changes and
35 projected increases in sales tax, property tax, franchise tax, and building/business service
36 changes.

37
38 Mayor Young stated when he moved into his house, his property taxes were \$800 dollars, and
39 are now \$2,800 dollars. He then asked Mr. Nelson which parts of his property tax have been
40 going up. Mr. Nelson responded and expressed that more than likely the portions of property tax

1 controlled by the school district or other entities have been going up, and not necessarily the city-
2 controlled portion.

3
4 Mr. Nelson then went through city-wide expenditures by type, which included various personnel,
5 operational, and capital costs for the fiscal year 2023. These items added up to a total of
6 \$140,793,863. Dollars. Some of these additions included, new fire and police equipment, new
7 department vehicles, various new job positions, and multiple fleet vehicle replacements. Mr.
8 Nelson continue to review various debt and internal service funds such as fleet maintenance and
9 self-insurance.

10
11 Mrs. Lauret asked how long the city will be paying Utopia. Mr. Nelson responded until fiscal
12 year 2040.

13
14 Mr. Nelson then concluded his presentation by going over the water, recreation, and solid waste
15 fund summaries.

16
17 Mr. Davidson commented on water fees, stating the cost of providing water has become more
18 expensive today than it was last year.

19
20 Mr. Peterson inquired about a chart that was presented which compares water fees in Orem to
21 surrounding cities, and asked what specific water fees this chart is comparing. Mr. Nelson
22 responded the numbers presented are the average monthly water bill within each city.

23
24 Mr. Macdonald commented he is okay with approving the budget, but does not want to approve
25 the formation of an Orem swim team until further discussion has been held on the matter.

26
27 Mayor Young opened the public hearing at 7:19 pm. Hearing no comments, he closed the public
28 hearing and brought the item back to the Council for further discussion.

29
30 **Mr. Peterson moved** by Resolution to adopt the City of Orem Fiscal Year 2022-2023 Tentative
31 Budget. **Mrs. Lauret seconded** the motion. Those voting aye: David A. Young, David Spencer,
32 Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion
33 **passed.**

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36 **COMMUNICATION ITEMS**

37 No communication items at this time.

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39
40 **CITY MANAGER INFORMATION ITEMS**

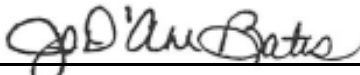
1 **ADJOURNMENT**

2
3 **Mrs. Millett moved** to adjourn to a meeting of the Orem Redevelopment Agency. **Mr.**
4 **Lambson seconded** the motion. Those voting aye: David A. Young, David Spencer, Jeff
5 Lambson, Terry Peterson, Debby Lauret, Tom Macdonald, and LaNae Millett. The motion
6 **passed.**

7
8 The meeting adjourned at 7:21 PM.

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13 Approved: July 12, 2022



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JoD'Ann Bates, City Recorder