

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
April 12, 2022

3:00 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

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

DISCUSSION – Neighborhood Improvement Team

The Neighborhood Improvement Team introduced themselves and explained the history of code enforcement in Orem. Ms. Mathews stated that around 20 years ago, there was a unit within the police department which was set up to deal with basic nuisance complaints. Then in 2021, that unit was dissolved and reorganized into the current Neighborhood Improvement Team. (NIT) The current team consists of one police officer and three non-police full time employees.

Mr. Andreason explained why code enforcement is needed in Orem and discussed common examples of code violations the team deals with. These mainly included junk-filled yards, homeless encampments, and graffiti.

Mr. Ledoux presented the council with other examples of nuisances the team works with. These included various code violations such as weeds/landscaping, junk, occupancy violations, and unregistered vehicles. He stated junk accumulation and parking violations are the two most common nuisances they encounter.

Mr. Earl explained the process of reporting, contacting, and enforcing nuisance violations with the council. He stated complaints can be received directly or through 311, at which point the team will inspect the property, leave a door hanger explaining the violation and what the property owner needs to change to come into compliance, and then continually follow up. Mr. Earl expressed the team is as compassionate as possible and often gives people who are actively working on their violation extra time to come into compliance. He also gave the council multiple examples of times where the NIT team themselves have helped to clean up or otherwise assist residents who cannot come into compliance on their own.

Mr. Turner described successes the team has had since July 1st. These included the team addressing 687 cases, obtaining compliance in 442 of those cases, and having 70% of cases reach compliance within 30 days. He then presented the council with various before and after project photos.

Ms. Mathews concluded the presentation by showing the council other activities the team hosts, such as picnics with police, neighborhood leader meetings, back to school nights, preservation team projects, and the property all-star program.

General discussion ensued regarding neighborhood improvement tactics and goals. Mayor Young suggested the team look into a more extensive education program to inform residents on this topic, and common nuisances they can avoid.

DISCUSSION – Water Fee Abatement Program

Mr. Downs summarized the Water Fee Abatement Program stating it provides a monthly credit towards utility billing for low-income families and builds off of an agreement the city has had with Community Actions since September of 2017. He stated the program that is already in place can help families receive up to 300 dollars to pay late utility billing. Mr. Downs then went on to explain how the city wants to offer an additional program where low-income families can receive an extra ten dollars per month to help pay for their water bill. He then listed the requirements a family would need to meet to qualify for this program.

General discussion ensued regarding water conservation education and upcoming changes in water fees.

The City Council expressed their support for this new program and stated the existing program is very helpful and they can see the extra monthly credit going a long way as well.

DISCUSSION – Pre-Disaster Mitigation Plan

Mr. Stevenson introduced the Pre-Disaster Mitigation Plan and went through disaster vulnerabilities and at-risk locations in Orem. These included locations vulnerable to wildfires, mudslides, strong storms, and earthquakes. He then went through various mitigation projects and strategies Orem could do to prepare for natural disasters. Some of these included relocating water pipes to avoid fault lines, retrofitting facilities to meet current building code, practicing yearly emergency drills, rebuilding the City Center to withstand a major earthquake, “fire wise” education, and installing a water reuse facility at Sleepy Ridge golf course.

General discussion ensued regarding natural disaster risks, focus areas, and a possible emergency preparedness center to be built within the new Orem City Center.

DISCUSSION – Budget: Capital Improvement Projects

Mr. Kelly presented the council with capital improvement projects the city plans to undertake during the upcoming fiscal year. Some of these projects include various park, transportation, facility, water, street, and lighting improvement projects. After going through these main project fields, Mr. Kelly presented the council with other miscellaneous capital improvement projects and concluded his presentation by stating all planned projects add up to a total of \$31,385,186 dollars.

General discussion ensued regarding various capital improvement projects and the costs associated with them.

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

Mr. Macdonald shared information regarding the commissions in which he represents. These included the Heritage Advisory Commission, the Orem Youth Council, and Orem Community Outreach. He stated the Heritage Advisory Commission is currently planning a Memorial Day

program, the Youth Council just resumed meetings after a hiatus, and then informed the council about property the Orem Community Hospital has donated to the city.

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

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Spencer, Terry Peterson, LaNae Millett, 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; Joshua Adams, Police Chief; 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

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Ralph Olsen

PLEDGE OF ALLEGIANCE – Annette Olsen

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

Members from the Beautification Advisory Commission presented an update and progress report to the council. The commission shared their mission statement, 2021 accomplishments, commission member roles, and examples of awards they have given to deserving yards. After this, the commission shared their 2022 goals with the council. Some of these included encouraging property owners to beautify their yards, exploring ways to recognize residents for wise water use, and participating in Summerfest.

PERSONAL APPEARANCES

Alan Johnson expressed he would like to see the choker islands on Palisades Drive removed while maintaining the installed speedbumps. He expressed the choker islands are unsightly and can be unsafe because they force cyclists into the middle of the road.

Ralph Olsen stated he felt the choker islands installed on Palisades Drive can be dangerous because they force cyclists into the center of the road and can make certain turns difficult. He also expressed neighbors were not properly informed on what was being installed, and the city should focus on better communication in the future.

Sierra Bradley stated she lives in a rental home with three other people, which violates city code which states no more than three unrelated parties may live in a home at one time. She expressed herself and the other residents of the property have done everything they can to meet requirements and continue living together. She asked the council to review these regulations so they may be able to continue living within Orem. Mr. Davidson responded and stated this regulation is consistent with state law.

Jim Hadlock stated with reservoirs being well below normal, the city organization, as the largest user of water within Orem, should look into conserving their water usage. He stated that as of last year, the other two largest users of water in the city, Alpine School District and the Church of Jesus Christ of Latter-Day Saints, did not have any set water conservation policy. Mr. Hadlock then concluded by suggesting one way of saving water is to not cut grass any shorter than three inches. That way, water would evaporate less easily and thus scheduled watering could be reduced.

Douglas Vertell stated there is a development being built around 400 West and 1600 South which neighbors are opposed to. He then informed the council about a neighborhood meeting the developers of the project are holding and asked council members to attend.

Lori Tolman stated she is from the Springwater Park Neighborhood where multiple homes in the area have been facing “settling issues.” She expressed those home are beginning to sink and lean, causing cracks in walls and other noticeable damage that could cost over \$110,000 dollars to repair. Ms. Tolman stated neighbors feel there is a link between the drilling of new wells and damage to property. She concluded by asking the council to find answers for the many questions residents in that area have, and to do an investigation into the matter before more damage occurs.

John Barrick expressed his concern of Northridge Elementary declining in quality over the past few years, and issues with class sizes and building maintenance. Mr. Barrick then thanked the council for taking on the school district split feasibility study. He concluded his statements by explaining how he felt paying \$30,000 dollars for the feasibility study isn’t too much considering how Orem pays \$55 million dollars in taxes to the Alpine School District.

Cissy Rasmussen asked the council to limit the public comments to Orem residents only. She then stated how she was at the meeting to share a petition she started which asks the council to cancel their feasibility study contract with Discovery Education Consultants, and begin to search for a new company to conduct the study. Ms. Rasmussen expressed that Orem residents deserve a study done by an unbiased and experienced company. She then stated that in just two days, her petition has garnered over 1,200 signatures, and explained how she felt this is a strong indication of how residents feel about the company which was selected to conduct the study.

Mike Stiles stated he is for a feasibility study, but one done by a more experienced company. He explained how property taxes in Orem could go up 25% for education that is not guaranteed to be any better than it is now. Mr. Stiles then explained how he felt Discovery Education Consultants is unfit to conduct the study, and encouraged the council find a new company to contract with.

Ada Wilson stated she is one of two Orem representatives on the Alpine Board of Education, and she specifically represents the Mountain View High School area. She expressed how at the beginning of March, she sent the council an email containing four presentations regarding Alpine School District reconfiguration, and stated her sole purpose of involvement is to protect Orem families right to access the best educational opportunities for their children and to provide fair and accurate information. Ms. Wilson stated she wants to ensure the 780 teachers, 863 staff, and 41 administrators who work in Orem schools will not be hurt by this decision.

Britney Lindsey from Cedar Hills expressed how she feels the Alpine School District suppresses parent's voices and locks them out of school board meetings. She stated Alpine School District is the largest, wealthiest, and most powerful school district in the state, and needs to be broken up. Ms. Lindsey continued to explain how she is being criminally charged for honking her car horn outside of a school board meeting which parents were locked out of.

Bart Francis stated he is a teacher in Orem and asked the council not to rush interpreting the outcome of the feasibility study. He stated he has been a teacher in Orem for 15 years and expressed how he would like to see the council take the proper time to understand the study before they act on it.

Stephanie Grant stated the Alpine School District is encouraging and guiding parents to make the petition against choosing Discovery Education Consultants to host the feasibility split study, and asked why the school district is fighting so hard against a split study. Ms. Grant stated that Alpine School District has shut down multiple schools within Orem and feels the district is much too big to control what is actually being taught in school. She concluded by expressing how she feels Alpine School District is trying to stall this process as much as possible so it won't get on the ballot.

Elizabeth Ludwig stated she is a teacher at Lakeridge Junior High and is not against the feasibility study, but she does have some concerns. She expressed if Orem split off from the district, many teachers would leave to stay with the Alpine School District. Mrs. Ludwig then stated how she feels Discovery Education Consultants are not fit to conduct a feasibility study and asked the council to contract instead with an unbiased, out of state company.

Kathy Owens stated she is in favor of the study and the team which the council have chosen to conduct it. She expressed that Discovery Education Consultants have been involved in split studies regarding Granite, Canyons, and Draper School Districts. Ms. Owens concluded by expressing how she feels Alpine School District wants to delay the study and split investigation because they plan to put a \$500 million dollar bond on the ballot.

Kara Ludwig voiced her concern about the action in which the council has taken to hire Discovery Education Consultants to conduct the split feasibility study. She stated she feels it is clear that if Orem splits from the district, it would reduce educational resources while raising property taxes. Ms. Ludwig concluded by expressing how she feels Discovery Education Consultants is inexperienced in conducting split feasibility studies, and the council should look elsewhere for the service.

Brook Peterson thanked the council for supporting a feasibility study. She expressed how Alpine School District wants to put a \$500 million dollar bond on the ballot this year, and she feels Orem residents will be taxed for this bond, and then won't see their fair share of return from it. Ms. Peterson concluded by expressing how she feels Alpine School District does not want Orem to split from the district because they would lose lots of tax dollars.

Keith Wilson expressed how he feels the company selected to host the feasibility study could be bias and inexperienced with conducting fair studies. Mr. Wilson stated a larger district is more cost effective and expressed that if Orem splits from the Alpine School District, property tax could increase significantly. Mr. Wilson concluded his remarks by stating the petition against contracting with Discovery Education Consultants is not district backed, and the \$500 million dollar bond Alpine School District wants to put on the ballot will not raise property taxes.

Aaron Davidson from Lindon expressed his confusion with people who think the school district split is a done deal if the council goes forward with the study. He stated this study is just to see if splitting from Alpine School District would be at all possible, and they are not going into it with a direction already decided. Mr. Davidson then stated that at a recent County Convention, none of the current Alpine School Board members received an endorsement from the Republican or Democrat parties, then stated the school board does not treat parents properly.

Kay Clark expressed how she feels it is not the Orem City Council's job to decide if Orem should split and form their own school district. She stated the council should be dealing with things such as beautification, budgeting, safety, and growth. Ms. Clark expressed how property taxes could raise significantly if Orem decides to split from the district, and many families would not be able to afford living in the city anymore. She concluded by asking the council how they would deal with declining student numbers and disabled students.

Scott Swain expressed that many parents would be willing to pay extra property tax to better educate their children. He then asked the council to be fiscally minded and cut costs where they can.

Mayor Young stated he feels there is a group of Orem residents who are against anything the council wants to do. He stated this group was very vocal and opposed the council hiring their own attorney, changing the Planning Commission structure, changing the State Street Master Plan, the school feasibility study, and are now opposed to the council's choice of who is conducting that study. Mayor Young expressed how he feels the petition against Discovery Education Consultants is inaccurate and stated the group against the council's decision are not dealing in facts. He expressed that it has been claimed property taxes will go up 35 percent, educational quality will go down, teachers will leave, and the amount of student resources will go down. Mayor Young then stated that if any of these were true, he would sign the petition, but he feels none of them have any basis in fact. He stated no one has any idea if splitting from the Alpine School District would be feasible, and that's why the council has voted to conduct a study.

After the Mayor's comments, Mr. Spencer went through a list of people from Discovery Education Consultants, and expressed why the council felt they were qualified to conduct the feasibility study.

Mayor Young then stated that by signing the petition against Discovery Education Consultants conducting the split feasibility study, they are saying these individuals are not qualified and should be disqualified immediately. Mayor Young then asked why Alpine School District is trying so hard to stop the study. He concluded by stating once the study is complete, the council will examine the results and see if there is something worth voting on. Mayor Young assured residents the council is focused on representing the people that elected them and will do what is best for the tax payers.

CONSENT ITEMS

- **APPROVAL OF MEETING MINUTES**
 - Minutes of City Council Meeting – March 22, 2022

Mr. Macdonald moved to approve the consent agenda as listed. **Mrs. Millett seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

SCHEDULED ITEMS

APPOINTMENT TO THE ARTS COUNCIL

Michael Smith
La Beene
Alex Malone
Scott Swain
Mike Ramsey

Mrs. Lauret moved to accept the appointments as listed. **Mr. Macdonald seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

APPOINTMENTS TO THE TRANSPORTATION ADVISORY COMMISSION

Laura Redford
Jay Przybyla

Mr. Lambson moved to accept the appointments as listed. **Mrs. Millet seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

APPOINTMENTS TO THE SENIOR CITIZENS ADVISORY COMMISSION

Joyce Ottens
Kathleen Thrugood
Sarah Paulson
Verl Hooley
Craig Huish

Mr. Spencer moved to accept the appointments as listed. **Mr. Macdonald seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

PUBLIC HEARING – The City will receive public comment on the Community Development Block Grant (CDBG) Project Use of Funds for Fiscal Year 2022-2023

Mr. Ransom and Ms. Mathews introduced the presentation and stated the City of Orem will be receiving approximately \$684,750.00 in 2022-2023 CDBG funding plus program income revenues of \$24,808.16. Unspent funding from previous years may also be available for reallocation during FY 2022-2023, and is estimated at \$65,645.95. The total amount for allocation in FY 2022-2023 is estimated to be approximately \$775,214.05 although this amount is subject to change based on HUD allocation amount and unspent funding from previous years. The CDBG Advisory Commission recommends that the Orem City Council allocates the 2022-2023 CDBG funding allocation for the following projects: City of Orem Victim Services \$30,000, City of Orem Homeless Services \$4,237.50, City of Orem Code Enforcement \$115,000, Section 8 Loan Payment \$94,000, City of Orem CDBG Administration \$136,950, City of Orem Neighborhood Preservation \$5,000, Orem Senior Friendship Center Roof Replacement \$196,733.45, City of Orem Critical Home Repair and Home Rehabilitation Program \$100,000, Mountainlands Community Health Center \$19,745, Utah Valley Family Support \$26,580, Kids on the Move \$8,860, and Community Health Connect \$13,290.

General discussion ensued regarding the funding vetting process and possible CDBG funding projects.

Mayor Young opened the public hearing at 7:58pm. Hearing no comments, the mayor closed the public hearing and brought the item back to the council for discussion.

MOTION – The Mayor and City Council will consider, by motion, the removal of bulb out traffic calming devices along Palisade Drive (from 800 No. to Center Street) and 500 East (from 800 South to 1150 South)

Mayor Young stated the council has come to the conclusion that the bulb-outs along Palisade Drive should be removed while maintaining the currently installed speed tables.

Mr. Lambson stated there had been some discussion regarding putting signs up in neighborhoods near the University Mall that advertise the fact that you cannot access the mall through those

streets, and asked about the progress on those. Mr. Davidson responded and stated staff will talk about the signage with the traffic team.

Mr. Spencer asked if paint encouraging speed mitigation will be installed along Palisade Drive. Mr. Davidson responded and stated all bulb-outs along 500 East (Palisade Drive) will be removed and possible speed-mitigating painting/stripping will be explored.

Mr. Peterson expressed how he received comments from a BYU employee who conducts surveys for the US Military, who stated the survey with the city contracted for this topic was bias and only two of the 13 questions actually had to do with the traffic mitigation devices along 500 East. Mr. Peterson concluded by stating that in the future, surveys like this should be reviewed by the council beforehand.

Mrs. Millett asked if not only the bulb-outs, but also the traffic delineators on top of them will be removed as well. Mr. Davidson responded and stated the delineators are part of the bulb-out assembly and will be removed.

Mrs. Millett moved to remove the bulb-out traffic calming devices along Palisade Drive which includes 800 North to Center Street and 500 East from 800 South to 1150 South be removed.

Mr. Spencer seconded the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

COMMUNICATION ITEMS

No communication items at this time.

CITY MANAGER INFORMATION ITEMS

Mr. Davidson expressed the city is having a hard time finding seasonal hires, and as such the city is looking into raising the seasonal hourly rates to remain competitive. He then also updated the council on the progress of Hillcrest Park, the new Orem City Center, and Utopia expansion within Orem.

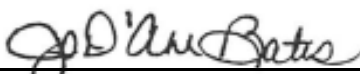
ADJOURNMENT

Mayor Young moved to adjourn to a closed meeting for discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code Section 52-4-205(1)(a) **Mr. Macdonald seconded** the motion. Those voting aye: David A. Young, David Spencer, Jeff Lambson, Terry Peterson, Debby Lauret, Tom Macdonald, and LaNae Millett. The motion **passed**.

The meeting adjourned at 8:07 PM.

Approved: April 26, 2022




JoD'Ann Bates, City Recorder