

CITY OF OREM  
CITY COUNCIL MEETING  
56 North State Street Orem, Utah  
May 24, 2022

**3:00 P.M. ON SITE TOUR – ALTA SPRINGS**

|                   |                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONDUCTING        | Mayor David A. Young                                                                                                                                                                                                                                                                        |
| ELECTED OFFICIALS | David Spencer, LaNae Millett, Terry Peterson, Jeff Lambson, and Debby Lauret.                                                                                                                                                                                                               |
| APPOINTED STAFF   | Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Keri Rugg, HR Director; Nathan Nelson, Deputy City Recorder; and Quinn Fenton, Public Works Field Supervisor |
| ABSENT            | Tom Macdonald                                                                                                                                                                                                                                                                               |

The City Council was led on a tour of critical water infrastructure by Mr. Tschirki and Mr. Fenton.

**4:30PM WORK SESSION - CITY COUNCIL CONFERENCE ROOM**

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| 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; 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; Jason Bench, Planning Division Manager; and Nathan Nelson, Deputy City Recorder |

Due to an unexpected travel time delay, the work session held in the City Council Conference Room did not start until 5:00pm.

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

#### DISCUSSION – City Center Park Cell Tower

Mr. Earl began his presentation and stated the city has received a request from T-Mobile for construction of a cell tower in the City Center Park. He then showed the Council the proposed location for this tower.

Mayor Young asked if T-Mobile would be paying the city more for this new tower location than their current one. Mr. Earl responded T-Mobile would be paying the same amount they currently do.

Mayor Young inquired on why this tower was being added, and asked if it was being built for 5G, or just added cell coverage. Mr. Earl responded this tower would just be added for coverage, and would have no 5G purpose.

Mr. Davidson asked how long this kind of use agreement is typically signed for. Mr. Earl responded they are generally signed for a 25-year period.

Mr. Macdonald inquired about escalators in the agreement, wondering if payment to the city would gradually be increased. Mr. Earl answered there is typically a 4 percent per year escalator.

Mrs. Millett asked how much space this new structure will take up. Mr. Bench responded that because there is no building being constructed, the cell tower will take up a very minimal amount of ground space.

Mr. Peterson expressed he wished to go on record that he was worried about the safety of the towers. He expressed it could be similar to powerlines, where you can see grass and other plants don't grow as well under them.

Mr. Lambson indicated there are a few Orem residents the Council has heard from who have expressed these same health and safety concerns about cell towers. He asked Mr. Earl if the city could verify with T-Mobile that they are going to use the safest technologies and standards when building this tower.

Mr. Spencer asked if a cushion could be added onto the lower part of an existing light pole to minimize possible injury if a child accidentally ran into it while playing baseball.

The Council supported this item and asked staff to move forward in the agreement process.

#### UPDATE – Hillcrest Park

Mr. Gray introduced the item and expressed that the design team had received Council suggestions and have incorporated those into this new design

Representatives from Blu Line Designs, the company which the city has contracted with to design Hillcrest Park presented the Council with an updated design for Hillcrest Park, and went through new updates. These updates included expanding walking paths and adjusting feature placements.

Mrs. Lauret asked if this park will have family dressing/restrooms near the splash pad. The Blu Line team responded they currently have planned for two large family-style rest/changing rooms. Mr. Gray further expanded on this stating they have 14 gender-neutral floor-to-ceiling walled stalls, two of which are large family rooms.

Mrs. Millet asked if there was an exterior entrance to these restrooms. Mr. Downs responded it was like a half-bath in a house.

Mr. Peterson asked why they couldn't just have separate men's and women's rest and changing rooms. Mr. Davidson responded the city wanted to accommodate families while at the same time having private stalls.

Mrs. Millett expressed she would prefer not to share restrooms with men. She stated how she would like some restrooms that were just for women, and if a woman wanted to wait to use a women's only restroom, they could.

Mr. Spencer asked for separate men's and women's restrooms.

Mrs. Millett asked if there could be two men's only, and two women's only restrooms, then have the rest be gender-neutral.

The Blu Line team continued to update the Council on the planned splash pad features and technology. They then showed the Council a planned outdoor plaza, and stated the team wanted

to design this area as an extension of the indoor area. This area featured activities such as ping pong, as well as an eating/sitting area.

Mr. Peterson asked if the pickleball courts would be lit. The Blu Line team responded that they would.

Mrs. Lauret asked if there were any supply chain issues which could affect the construction of this park. The Blu Line team responded just about everything, and especially cement has longer lead times, and are more expensive.

The Blu Line team then presented the Council with a video flyover of a 3D model of the park and discussed various elements of the park with them.

Mr. Peterson inquired if they were planning on remodeling the outside of building, and what they will be keeping and re-purposing from Hillcrest. Mr. Gray responded it will be remodeled, and will be very similar to what was being shown in the presentation renderings. Mr. Peterson then asked if the city could host a donation program where people could donate in order to have a tree, bench, etc. dedicated in their name. Mr. Bybee responded the city could do this once they get closer to completion, as that's when they typically receive small donations.

Mr. Spencer inquired if there would be easy access to the park for tenants of a nearby senior care center. The design team responded stating there would be.

Mrs. Lauret asked about parking updates. The Blu Line team responded they have added a new bay of parking since the last concept was shown to the Council.

General discussion ensued regarding parking and park walkability.

Mr. Peterson asked if a well was planned to be placed on-site. Mr. Davidson responded they would not be building a well at the moment due to pricing, but would reserve a spot for one for future development. Mr. Peterson then asked about park access on University Parkway. Mr. Davidson responded there will be one access point to the park tied to the Bus Rapid Transit (BRT) crosswalk.

Mayor Young requested the Council revisit the restroom conversations, and inquired about how bathrooms are currently organized. The Blu Line team responded by describing the restrooms as gender-neutral, with one large room for men and women with 14 stalls. Seven on each side, and a large family room on each end. They also stated there is a shared wash/sink area in the large room. The Blu Line Team stated each stall is individually enclosed, with floor-to-ceiling door

and walls. They stated this is similar to how the Orem Recreation Center changing rooms are set up.

Mr. Peterson asked if there could be a woman in a stall directly next to a man. The Blu Line Team responded stating there could be, and these stalls would be like two separate rooms next to each other, but the sinks would be shared by men and women.

Mayor Young asked if it was a benefit to this layout from a cleanliness standpoint. The Blu Line Team responded it would be about the same whichever way they chose.

Mrs. Lauret expressed that just having two family changing room feels like far too few, and would like to see at least four. She also agreed with Mrs. Millett, and stated she liked the idea of having some women's only along with gender-neutral.

Mrs. Millett expressed her concerns regarding the shared design, and stated it was uncomfortable for her. Mrs. Lauret agreed with this point. Mrs. Millett further expressed concern that a young girl could go into the bathroom, and some man could follow her in and be in the stall next door, then wash his hands next to her, talk to her, etc. She expressed the young girl is in a shared space that is supposed to be safe. Mrs. Millett restated how this makes her uncomfortable.

Mr. Peterson stated he had the same concern. He stated he has five daughters and would be concerned about who was next to them, whether they are young or not. He expressed how it is not like they are going into a women's only restroom.

Mrs. Lauret asked for four family changing rooms. Mrs. Millett agreed with this.

Mayor Young closed this item by asking the Blu Line Designs team to come back to the Council with cost-effective redesigns and ideas that address the Council's restroom and changing room concerns at a later date.

#### 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.

## **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 – Rajan Zed**  
**PLEDGE OF ALLEGIANCE – Stephanie Visnaw**

## **MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL**

Mr. Downs and Katrina Bleyl, chair of the Orem Summerfest Committee went before the Council and presented their annual report. This presentation covered topics such as the Summerfest mission statement, sponsors and partners, committee members, this year’s schedule, and hiring a new carnival company.

Russ Sneddon of the Orem Heritage Advisory Commission went before the Council and gave an annual report. This report covered topics such as an upcoming Memorial Day program, board vacancies, and flag pole updates at the Orem City Cemetery.

## **PERSONAL APPEARANCES**

Courtney Packer stated she is representing the “100 Women who Care” organization. She expressed this organization meets once quarterly, each bringing 100 dollars to donate, and decide which non-profit they will distribute the combined money to. She then detailed a few of the charities they have donated to in the past and invited Council Members to join the group and contribute.

Cody Hale stated he has lived in Orem since 1984 and also serves on the Orem Arts Council. He then expressed how he founded the Hale Center Theater in Orem and appreciates the city supporting their business over the many years they have been in Orem.

## CONSENT ITEMS

- ORDINANCE – FISCAL YEAR 2022/2023 CARE TAX REVENUES
- RESOLUTION – Fines for Civil Infractions (Pulled from Consent Items and continued)
- RESOLUTION – Appointment of a Representative to the Utah Lake Authority

**Mrs. Millet moved** that the Fines for Civil Infractions Resolution be pulled off of the consent agenda and continued to the next City Council meeting on June 14, 2022. **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**.

**Mr. Macdonald moved** to approve the rest of the consent agenda items. **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

### APPOINTMENTS TO BOARDS AND COMMISSIONS:

- **Neighborhood Advisory Board**
  - **Linda Parkinson, appointment**

**Mr. Macdonald moved** to appoint Linda Parkinson to the Neighborhood Advisory Board. **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**.

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

Mr. Ransom and Ms. Mathews presented the Council with CDBG funding recommendations for the fiscal year 2022-2023. These included funding for Orem Police Department Victim Services, homeless services, Community Health Connect, Kids on the Move, Mountainland community health Center, and Family Haven.

Mrs. Lauret asked about funding for the Meals on Wheels organization. Ms. Mathews responded the organization has found funding through the county and feels they have an adequate amount to remain operational.

Mayor Young opened the public hearing at 6:32PM.

Jenelle Christiansen, the Executive Director of Family Haven thanked the Council for consideration of these funds. She stated these funds would go towards programs helping to treat child abuse and trauma for families in the community.

Hearing no further comments, Mayor Young closed the public hearing and brought the item back to the Council for further discussion.

**Mr. Spencer moved** to by Resolution to approve the Community Development Block Grant (CDBG) use of funds for the fiscal year 2022-2023. **Mrs. Lauret 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**.

MOTION / CONDITIONAL USE PERMIT – Approval of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.

Mr. Bench introduced Matt Shucher, a representative from Rage Development. He stated Rage Development, who is contracted with T-Mobile is applying to be able to build a stealth cell antenna on top of the Alpine Credit Union at 1510 North State Street. He expressed to the Council that T-Mobile/Rage Development already has the right to build a cell antenna on top of the building, and they are coming before the Council today to ask for approval to build a “stealth enclosure” around the antenna.

Mr. Peterson asked Mr. Shucher about the safety & possible health effects of cell towers. Mr. Shucher responded he feels they are safe, and federal law prohibits the denial of building cell towers due to health or safety concerns.

Mrs. Lauret asked why they want to enclose this antenna. Mr. Shucher responded they want to enclose this antenna purely for aesthetic purposes. He stated they could build the tower with no enclosure around it, but feels this is best for neighboring homes.

Mr. Spencer asked Stephanie Visnaw for her opinion on this item. She responded though the residents in the area aren't completely happy with it, and find the stealth enclosure to be somewhat unsightly, they do prefer it to exposed cell antennas.

**Mrs. Lauret moved** to approve the Conditional Use Permit for a T-Mobile stealth location of cell antenna and equipment to be on top of the Alpine Credit Union building located at 1510 North State Street in the C2 zone. **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**.

## **COMMUNICATION ITEMS**

No communication items at this time.

## **CITY MANAGER INFORMATION ITEMS**

Mr. Davidson updated the Council on the progress of the new City Hall. He stated the city has decided to work with Method Studios and Layton Construction to design the new building before sending it out for bid. He then stated they plan to start construction of the new building in March of 2023. Mr. Davidson also updated the Council on the water tank being built at 400 South and 400 West, and detailed some constructability concerns.

Mr. Spencer asked for updates on fencing for the Farley property and a Wiggy Wash location. Mr. Davidson responded they are still working through the fence pricing stage, and Wiggy Wash is looking at installing quieter blowers.

Mr. Macdonald stated he assumes the city will need to do ground test and other surveys before construction can start on the new City Hall building, and asked who would be managing this process. Mr. Davidson responded that Lane Gray, the Capital Improvement Project Manager will be leading this process, and informed the Council that an asbestos review of the current building has already been initiated.

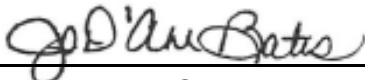
Mrs. Lauret inquired about a power transformer and construction staging for the new City Hall. Mr. Davidson responded staff is getting with electrical engineers to see if a new, upgraded transformer is required for the building, then stated staging and storage for City Hall construction will be tight, but storage at the Public Works building and staging in part of the City Center Park could be used.

## **ADJOURNMENT INTO A CLOSED MEETING**

**Mr. Macdonald moved** to adjourn to a closed meeting to be held in Conference Room #107, Orem City Hall, 56 North State Street, Orem Utah for a strategic session to discuss pending or reasonably imminent litigation, pursuant to Utah Code Section 52-4-205(1)(c). **Mr. Spencer 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 7:03 PM.



  
JoD'Ann Bates, City Recorder

Approved: July 12, 2022