CITY OF OREM

CITY COUNCIL MEETING

56 North State Street Orem, Utah

September 13, 2022

3:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

CONDUCTING Mayor David A. Young

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

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager;

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; and Tess Jones, Deputy City Recorder

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

PRESENTATION – Concept of New City Hall

Mr. Gray introduced the Method Studio and Layton Construction team. Mr. Gray reviewed option 2 and explained what lead to making the decision of going with option 2. He indicated the corner trees of the property are close to the new footprint of the building and will need to be evaluated. He explained that the freedom tree is in the clear and will not be affected and nothing has changed since the last update.

Mr. Macdonald asked if the new footprint was two separate buildings. Mr. Gray replied stating that it is not, it will be one building that is connected with a lobby space between the two separate looking structures. He continued saying that the idea is to have one building with the Mayor's office and a few other departments in it that will be designed to a higher structural capacity.

Mr. MacDonald clarified that it will be considered two separate buildings as far an earthquake structure. Mr. Gray replied stating, yes but it will not be noticeable.

Mrs. Lauret asked which of those buildings were going to be used as an emergency command center. Mr. Gray stated that the left side of the building where the Mayor's office is located will be considered that area.

Mr. Bybee clarified that all of the building will be built to seismic code standards. If an earthquake were to occur the entire building would stay standing but one side will stay more operational than the other.

General discussion ensued regarding square footage projections and utilities. The basement is planned to be under one side of the building. It would be below grade and will contain utility and storage rooms, also room for growth.

Mr. Peterson asked what the cost would be to add a basement on the other side of the building. Mr. Gray indicated one of the builders priced it out and said that it would be an estimated 2 million dollars. It is costly because the type of rock in the soil that was found on that side of structure.

Mayor Young asked what the seismic ratings of the building would be. Mr. Gray clarified that it would be category 4 and 3 rating up to code.

General discussion ensued regarding the current recreation/fitness center and library seismic scale, storage pricing and basement plans, use of electrical room, server room, archive space and utility rooms.

Mr. Gray reviewed the ground floor, level one and reviewed the illustration. He stated there would be a folding door between the multipurpose room and the council room and a serving kitchen off to the side

General discussion ensued regarding the shape of tables, the capacity of the room, how tall the ceilings would be, the capacity of the council room being around 200. And the proposed speaker system for the council room.

Mr. Gray reviewed the lay out of the building in that the public services area of level one is the 311-help center. He continued to review the purpose of the fire/EOC room and stated that the public meeting/EOC room has a divider door that can be opened up the extra space into the fire/EOC room.   Mr. Sanderson stated that EOC currently meets in the public safety building, and this new space in the new building will replace that space for them where difference cities can come to meet.   Mr. Gray continued to state the lobby stairway does go all the way down to the bottom floor from the top and there is a conference room on every floor. He continued to explain the building moving on to level three, pointing out the break room, conference rooms, restrooms and elevator locations.

Mr. Davidson reviewed some of the common interests in what employees would like to have in a common breakroom area. He continued to mention that all of the cubicles are measured with the size of the position. So, supervisors will all have a particular size of office and department directors will have their office one consistent size. He commented on the balconies and the availability for future growth.

Mr. Peterson inquired as to what was being considered in regards to security features in the new building. Mr. Davidson responded they are putting a secure zone for emergency escape for the Mayor's office, Council chambers, and the EOC zones also have areas that they could go into if an emergency did occur.

Mr. Gray then reviewed the outside of the new building and what it would look like from the street view. He explained that the landscape is not yet decided but they are considering the existing trees.

Ms. Lauret expressed that she would like to still be able to light the building up for Christmas because that is something that the citizens of Orem enjoy.

Mr. Gray explained that all images shown in his presentation are not final, due to compliance, some of the features will need to be adjusted, but the general look of the building will remain the same. Mr. Gray concluded by expressing his gratitude to his team, Orem City and to Mr. Davidson and his team. He stated he has worked with five other cities and he is impressed with the amount of effort and energy that has been put into every detail in each department.

<u>DISCUSSION –Orem Provo Dispatch Services</u>

Mr. Davidson started by explaining that this is a conversation they have had with Provo City for about a year and they are making progress in terms of working out the details He continued to state they are having conversation regarding employee's compensation, terms of the agreement as well as the equipment associate with the facility. He explained that if this effort were to move forward they we would want to accommodate some new equipment due to the fact of Orem City's aging equipment.

Mr. Sorenson addressed the council as to why they are considering the merge:

- Staffing:
  - The Orem dispatch center hasn't been fully staffed since 2015. Current staffing is 13 employees out of 21 positions. This opens the City up to liability and the inability to provide the best possible service to the citizens of Orem.
- State Tax Commission:
  - State legislators are pushing to have fewer Public Safety Answering Points (PSAPS) per County.
- Transfer Rates:
  - By merging the two centers they will have fewer transfers and increase the level of service for both Orem City and Provo City residents.
- Level of Service Increases:
  - Both Fire and Police Departments will have the ability to assist the other agency more quickly and efficiently on critical calls for service.
- Employees:
  - Employees will be able to have time off and enjoy a healthier work and home life balance.

Mr. Sorenson then discussed the investment/cost:

- One-time initial cost of $189,076.00
  - Consoles: $74,904 (purchased)
  - Phone Lines Transfers: $61,000.00
  - Total Dispatcher vacation bank value: $53,172.00

Annual increase to dispatch budget of $164,700.00

Mr. Sorenson went over the milestones completed:

- An initial operational study has been completed

- A financial study has been completed

- Received two bids for a consolidation, one merging with Provo and one merging with Central Dispatch. Provo dispatch provides the City of Orem with more control in dispatch related matters. They work with Provo and currently have a joint SWAT team. They have confidence in Provo's dispatch leadership team.

- Met with Lindon Police and they support the Provo/Orem/Lindon consolidation.

- Shared staffing occurred with Provo Dispatch while they moved into their new center. All the calls went through the Orem Dispatch Center. No problems were encountered and this was a successful 14-week trial period.

- Logistics of the consolidation were completed or have been scheduled with: Utah Communications Authority, Motorola, Lumen, Orem IT and facilities.

- Operational plan with Provo Police and Provo Fire completed in August 2022.

Mr. Sanderson stated that the main focus was to ensure that transitioning to the Provo location with dispatch, the emergency services did not lose anything that they currently have as a benefit.

Mr. Sorenson discussed some upcoming milestones:

- On September 20th, Utah Communication Authority (UCA) will move one radio console to the Provo Dispatch Center prior to the start of the shared staffing model.

- Shared staffing model starts October 3rd. Orem employees will work out of the Provo dispatch center as Orem employees.

- Prior to January 2023 UCA and Motorola will move 4 phone positions and 4 radio positions from Orem to the new center, once the purchased consoles are installed in the new Provo Communication Center.

- Human resources with Provo/Orem will present pay/benefit package to Orem employees. This is currently being finalized.

Ms. Lauret inquired if they were paying the Orem employees similar to their current rate or if there was a big difference. Ms. Rugg replied stating they are very similar, one of the biggest differences is that Orem is Social Security exempt, and the new center employees will be paying into Social Security. Orem has a wage system so it's going to be very similar.

Mr. Sorenson stated some of the advantages that Orem will see in this merge:

- Fire-Provo/Orem will work off one radio channel, this will produce a quicker ambulance/fire response to both cities. Provo/Orem are operationally very similar.
- Police- Having a combined dispatch center will assist Orem and Provo Police units backing each other on critical calls of service.
- An increase in staffing will reduce overtime and dispatchers will have a healthy work schedule.
- Governance will allow both cities to meet goals.
- This is a Provo/Orem/Lindon dispatch center, not a Provo dispatch center. We will have buy-in and a voice.
- All current Orem dispatch supervisors will remain supervisors, and all full-time Orem dispatchers will be guaranteed a position at the new center.
- Creates needed space in the Public Safety building for other needs.

Mr. Macdonald inquired if this center would handle 988 calls as well as the suicide prevention line. He also asked for clarification on the net increase that was previously shared. If there were administrative cost saving on Orem's side that are not built into that net increase. Mr. Sorenson responded yes they will handle 988 and suicide calls. He continued to state there would be an administrative cost savings.

Discussion ensued regarding combining staff and solving both department staffing issues and the savings occurred along with some of the employee concerns that have been addressed.

DISCUSSION – Review the proposed amendments to Chapter 4 (H Housing) of the Orem General Plan

Mr. Bench explaining this was discussed previously ks ago and have come back to present the final draft.

Mr. Bench briefly explained what was proposed:

· Amending Chapter 4 (Housing) of General Plan to adopt a minimum of 4 strategies to comply with State Law, and update the Demographics and Existing Conditions in Orem.

· Adopting four (4) Moderate Income Housing strategies.

Mr. Bench then went over the recommended strategies:

· Accessory Apartments- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

· Affordable Senior Housing Overlay- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the adoption of land use ordinance that requires 10% or more of new residential development.

· Housing and Transit Reinvestment Zone (HTRZ)- (Q) create a housing and transit reinvestment zone pursuant to Title 62N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.;

· Station Area Plans-(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

Mrs. Lauret asked for clarification on where the overlay is and that it is not on State Street.

Mr. Bench said it's a mile wide, and on state street so its five miles wide, five miles long and half mile on each side of center street.

Mrs. Lauret asked if it would be a 55 and older community. Mr. Bench replied stating it will be a 60 and older community.

Mr. Bench stated that he is proposing this to the Planning Commission on the September 15th and if it goes through then they will bring it forward to the council on the September 27th.

Mr. Peterson asked if they were planning on doing four stages now. Mr. Bench replied, that they are required to do three plus one because they have a training station so they have to do four stages.

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General discussion occurred about it meeting requirement, incentive, due date for the state, what the use of money will be, if it is applicable to all cities, and what the difference is in the two drafts.

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.

UPDATE - Development Services Items

Mr. Bench discussed the project and stated that Provo will be discussing it at this time and then Orem will be able to further discuss plans in the future meetings. He explained the location and type of housing that has been proposed as well as projected cost.

Mr. Peterson expressed his thoughts on the Planning Commission and what they may consider in doing in the future and some of his concerns.

Mrs. Lauret clarified the amount of space for the project and Mr. McDonald expressed an idea of piggy backing for this proposed plan.

CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

Mrs. Lauret said that she represents 3 committees which including the following and their activities:

Summerfest,

Arts Council and the Natural Resource Committee.

Arts Council:

- Valentines Barbershop quartet in February.
- 10th annual Orem stories project where student drop portraits of resident and they are displayed in the library form November through April.
- Entertainment on stage during the Summerfest which included a BYU alumni band
- Sponsored a summer concert series on the stage at City Center Park. Six local groups came and provided music that was enjoyed by over 1,500 people.
- Held an open call for submissions for utility box art and selected several pieces and will continue to work on those. There are some wonderful local artists with a variety of young and old and beautiful artworks.

Natural Resources:

- Start highlighting green spaces in Orem, like the community gardens, different orchards, and they are going to try to do three a month.

- Highlight some history of the area with the idea that eventually when they open a water tank park in Heritage Park, that would be kind of culminating thing.

- Start giving out xeriscape awards for local escapes people have converted water wise things.

- A member of the committee was appointed by UVU to be on Utah Lake Authority and they are working on by laws and would love the Council to take a bike tour around the city.

- Work with the library on some space that they would like to convert due to some solar ideas.

Summerfest Committee:

- Overall, she believes that it was successful and she didn't hear any big complaints.

- They had a lot more kids than their county fair typically does.

- They will adjust to some different rides for next year.

- It is a little more expensive due to a change in carnival companies, but the crowds were good.

- The events all went off really well.

- Start meeting in October to start planning 2023.

Ms. Lauret thanked Mr. Bell for ensuring the City had a firework show for the Summerfest celebration.

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

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APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager;

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; and Tess Jones, Deputy City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Keith Mauerman

PLEDGE OF ALLEGIANCE – Jennilyn Mauerman

PERSONAL APPEARANCES

Karen Adamson introduced herself as an Orem city resident. She thanked the council for their courage in serving the city. Ms. Adamson, her husband, and her children have all attended schools withing the Alpine School District. She is concerned with the growth of Alpine School District. Her husband is a builder and she has witnessed the growth in the community and the challenges that are associated with it. She believes that we have the resources and leaders within Orem who can create collaboration and relationships with all of our neighbors while taking care of Orem residents.

John Barrick commented about the Orem only district and compared years and dollar amounts that he has researched. He discussed topics about the Alpine School District and funds/revenues associated with financial statements.

Amy Carr introduced herself as an Orem resident and a patron/volunteer/employee at the Orem library for 20 years. She has been involved in the children's departments in the library and has helped represent numerous community groups. She personally helped curate black history month picture books, helped with black history story time, and wrote black history story time podcast episodes in previous years. She voiced her confusion when she found out that the library was no longer celebrating and doing displays about black history month this year in October when she was going to be doing story time. She has reached out to the director of the library and has asked a few people and she cannot figure out where the directive had come from. Ms. Carr spoke about an experience with her African American daughter in the library in 2020 and 2021. She feels that due to the lack of the black history month display her daughter did not feel welcome coming in the meeting at that time.   Mayor Young expressed his concern as to why her daughter would be fearful to come in to the meeting.

Ms. Carr voiced her opinion and concern about certain displays not taking place in the library in the past and at this time. Ms. Crozier, Orem Library Director, stated that she is responsible for directing the staff. She indicated they are always changing displays, just because they did some displays last year does not mean that they have to do them this year. She suggested that they focus on other things, the library collection is very large and so she is happy to continue the discussion on this topic at a later time.

Ms. Carr asked if Ms. Cozier would take responsibility for the matter.

Ms. Cozier stated that it is her department and she does take full responsibility.

CONSENT ITEMS

<u>APPROVAL OF MEETING MINUTES</u>

Minutes of the City Council Meeting-June 28, 2022

Minutes of the City Council Meeting-July 12, 2022

Mr. Spencer moved to move the approval of the meeting minutes for June 28th and July 12th to September 27th City Council meeting and keep the Economic Development Strategic Plan for approval. **Tom 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.**

RESOLUTION- Economic Development Strategic Plan

Mr. Spencer moved to approve the Economic Strategic Plan. **Mr. Macdonald seconded** the motion. Those voting yes: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed.**

SCHEDULED ITEMS

APPOINTMENT -TO THE NATURAL RESOURCE STEWARDSHIP COMMITTEE

Ms. Lauret stated the Paul Dunn has been a very integral member of the committee. He has great ideas and he has worked on all kinds of recycling and green space initiatives so he has been a great asset and she is pleased to have him be appointed for another three years.

Mrs. Lauret moved to approve the reappointment of Paul Dunn to the Natural Resource Stewardship Committee **Mr. Spencer seconded** the motion. Those voting yes: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed.**

APPOINTMENT – TO THE BOARD OF BUILDING AND FIRE CODE APPEALS

Mr. Davidson stated that these four individuals have been serving as members of the Board of Building and Fire Code Appeals. This body meets on a very limited basis, and the nature is to review building and fire code appeals. They still do require reappointment and Council consent. He is asking for the Council's advice and consent for the reappointment of the following to the Board of Building and Fire Code Appeals; Bryant Christensen, Stephen Frisby, Michael Sroufe and James Williams to.

Mrs. Millet moved to approve the reappointment of Bryant Christensen, Stephen Frisby, Michael Sroufe and James Williams to the Board of Building and Fire Code Appeals. **Mr. McDonald seconded** the motion. Those voting yes: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed.**

CITY MANAGERS APPOINTMENT

Mr. Davidson asks for the Council' advice and consent of the following appointment:
-City Attorney

Mr. Davidson stated that Mr. Steve Earl has been serving as interim City Attorney since the resignation of Heather Schriever. Mr. Earl has done a wonderful job is willing to accept appointment as the City's attorney. It is his pleasure to recommend and ask for the council's advice and consent for the appointment of Steve Earl as Orem City Attorney.

Mr. Spencer moved to approve the appointment of Steve Earl as City Attorney. **Mrs. Lauret seconded** the motion. Those voting yes: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed.**

Ms. Lauret asked how long Steve has been working for Orem City. Mr. Earl replied saying 25 ½ years.

PUBLIC HEARING/ORDINANCE- Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.

Mr. Bench stated it is proposed on the Mathews rezone at 258 North 800 East. The applicants have about a three-quarter acre piece of property that they're wanting to develop. The first half you can see if outlined in red is about 0.36 acres so, they want to do two lots that front on 800 east. In order to do two lots along there they have to have a reason to R6.5 which allows a 65-foot front frontage for the lots. Currently it is owned R8 like proposing to go to R6.5. They are just over 65 widths on the length and that's why they are here tonight to propose a rezone. They do meet the square footage as far as the lot sizes for 6500 square feet. There is a property in the back to the east that eventually they will propose to come in and develop, but they want to leave that as an R8. Eventually the discussion will be had with the planning commission on connection or not connection of those streets, but that is not before you tonight. It is simply the rezone of the property that faces on these on eighth east. Existing home will remain and then the property to the north.

Mr. Macdonald mentioned he thinks several of them had a chance to go to this area and they were more focused on the back piece, on the piece to the east. He asked, is this okay with both the staff and the planning commission. Mr. Bench stated that the planning commission did make a recommendation for the rezone of the front portion. They have not reviewed or discussed the back half.

Mr. Macdonald asked for clarification on which portions they were discussing. Mr. Bench replied stating that they are only talking about the front. They've made an application for a reason but it sonly for those two proposed two lights on the front.

Mrs. Millett asked what the square footage of the lot on the north was. Mr. Bench replied 8600 square feet, and indicated due to the narrowness of the road they are proposing a shared driveway.

General discussion ensued regarding the surrounding streets/lots and if they are R-8 or other zones.

Mayor Young opened the public hearing at 6:32 p.m.

James Facey came forward and stated that he is for it and he lives directly behind it. Mr. Facey said that he is more effected by the potential future road/ cold sac that may be developed. But either way he is next to the property and he is for it and as far as he knows, everybody in his neighborhood is for this rezone.

Garret Bodily said that he is not in favor of rezoning in general. Mr. Bodily stated he has mentioned this to the Planning Commission a few weeks ago and was surprise by some of the responses that he received. He was told this wasn't going to happen in his neighborhood. He feels this is not a big deal and it's just a small change. His concern is that these small changes over time add up to big changes. Mr. Bodily is worried if the council allows this rezoning and then when the Planning Commission forces them to put the road through, they are going to see a rezoning on that other street as well, introducing even more cars and more parking on his street.

A resident came up and said that he would oppose any additional rezoning into the area behind this proposed area. He indicated if you go to Lehi, and you see that they put these big homes are narrow lots. He thinks that it doesn't look good and he does not want that in his neighborhood. He stated that down the road we need to address the cul-de-sac versus the through street. He has a feeling it is going to be pushed aside. But 18 families was 2 dead end streets, and he would appreciate taking this further down the road so that they can discuss it.

Mayor Young closed the public hearing at 6:35 pm and brought the item back to the Council for further discussion.

Mr. Peterson asked if the lots across the street were about the same size. He knows that they are R-8 but it looks like they are smaller than that. McKay Matthews, the applicant came up and indicated they are smaller but it still fits the R-8 zone. What they are proposing would fit in within that neighborhood on 800 east.

General discussion ensued regarding the location of the applicant's residence, and the impact if the cul-de-sac occurred. There was discussion of if another home would be built on the property and what the future would consist of.

Mrs. Millet stated she is concerned with the same matters as Mr. Peterson was of going from R-8's to 6.5 zoning. She said that she went to the neighborhood meeting and after that meeting, she went over and knocked on the doors of the homes on both sides of this area, and both of those neighbors who she felt would have been directly impacted by this, said that they were in favor of it.

Mayor Young stated with the property zoning, it makes sense what the applicant is trying to do. He will give a lot more concern to whatever happens with the cul-de-sacs and the road being put through, because he thinks that there are a lot of neighbors opposed to that.

Mr. Spencer moved to approve the Ordinance Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E. from the R8 zone to the R6.5 zone. **Mrs. Lauret seconded** the motion. Those voting yes: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed.**

PUBLIC HEARING/ORDINANCE – Amending portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (Moving a House, Building or other Structure) pertaining to inspection fees and personnel who approve site and building plans.

Mr. Bench stated during a general review of the Orem City Code, Development Services found a discrepancy between the Code and annual budget approved by the City Council. The fees for all building permits are reviewed and changed each year. The proposed language will eliminate the discrepancy between the adopted budget and Orem City Code section *22-14-8(A)(1): If the home, building or structure is to be moved to a lot in the City, the person desiring to move the structure must apply to the Department of Development Services and pay a pre-inspection fee as adopted by City Council ~~fifty dollar ($50.00) fee~~ to have the structure and the proposed site of the structure inspected by the City before it is moved to determine all of the changes or improvements necessary to bring the structure and site into compliance with the City's current applicable codes (zoning, building, electrical, plumbing, etc.) relating to that structure and site.*

(A)(2): Detailed site and building plans must be submitted to and approved by the ~~building inspector~~ City Building Official which specify all of the modifications and improvements necessary to bring the structure and site into compliance with all applicable City codes.

Mr. Bench concluded the Planning Commission recommends the City Council, by ordinance, amend portions of Sections 22-14-8(A)(1) & (2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans.

Mayor Young opened the public hearing at 6:40 p.m. Hearing no comments he closed the public hearing and brought the item back to the Council for further discussion.

Mrs. Millett moved to approve the Ordinance Amending portions of Section 22-14-8)A)(1) and 22-14-8(A)(2) (Moving a House, Building or other Structure) pertaining to inspection fees and personnel who approve site and building plans. **Mr. Lambson seconded** the motion. Those voting yes: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed.**

CITY MANAGER INFORMATION ITEMS

Mr. Davidson reported on the Heritage Tank project stating this is at 400 south 400west. They are scheduled to release the bid on the tank construction and contractors will have approximately 6 weeks or a little less to bid on the project. They will also hold a mandatory meeting with all potential bidders, they've pre-qualified. They will have these bidders look at all the specification and requirements and then they will bid the project. That is set to be released on September 19th so that process will get underway in earnest, next Monday.

Mr. Davidson reported on the Hillcrest Park project that will be bid in two specific phases. The first one being a demolition phase, the second one being a construction phase. They have finalized all of the requirements for the demolition package that will be released or bid on September 29th.

Mr. Davidson indicated at the last City Council during the public comment period a concern was expressed about the Green on Campus Drive. Mr. Davidson stated they have had direct contact with the manager for The Greens and discussed security and some of the other issues that have been brought to the cities attention. The Green and 1600 tenants, one of the buildings is exclusively used for UVU's honor program. They do have one married couple who is part of that complex that serve as resident assistants. When the representation is made that in fact UVU has use of the building that is correct because they use it for their honors program. It was also discussed with them there are tenants that are older than some of the other tenants. It was determined there are 20 tenants that are over the age of 30, and there is one specific tenant over the age of 40. Mr. Davidson said that they have expressed concern that the project be for students and they have confirmed that all the individuals are enrolled at UVU. They have also consented that in the future they are willing to set the age threshold at 30 for those that are looking to lease. Mr. Davidson knows that there are concerns and wanted to make sure the council knew that he is following up on those concerns and trying to address them directly with the property manager and make sure that the project is used for students.

Mrs. Millett recalls that when they were approving that project, she specifically remembers them saying that it would be for 30 and under. So, it appears if we've got 21 people who don't meet that qualification, there is a problem there.

Mr. Davidson replied stating that there are 1600 tenants and 20 of them are over 30, 19 of them are in their early 30's and have agreed that in the future they will be more focused on the 30 limits.

Mr. Spencer said that he has a question for Mr. Davidson on the water tank and the update on the drilling. He said that he has had a few people ask him about that because he knows that it stopped because they ran into issues.

Mr. Davidson replied stating that when they pack the hole of the well, they need to pack it with a specific gravel material that is a clean type of gravel so that there is no infiltration of material into the well. The contractor took delivery on that gravel material about four weeks ago and they tested it and it did not meet specifications. This material is something that is not available in Utah, they have to get it from California. They went out to a different vendor and they were forecasting a six-to-eight-week supply chain delay in getting that material. At that point the drilling contractor who had the rig said I can't have this rig sit idle for six to eight weeks so they moved the rig to a different project in Vineyard. When the city received the gravel sooner rather than later, we then had the gravel but not rig and found out the rig would need to come from Wendover. They anticipate this was going to be about two weeks to transfer the rig and they are about a week into that. Mr. Davidson expects it to be up and running here in the next week ½.

Mrs. Lauret indicated she drove by and it looks like big white bags. She is assuming that is the material that needs to go in the ground and asked if the bags are secured. Mr. Davidson responded that yes that is what he is assuming and the property is fenced off and be difficult to take them.

Mr. Davidson reminded the Council he would be out of the area from Saturday through next Wednesday.

ADJOURNMENT INTO A CLOSED MEETING

Mr. Lambson moved to adjourn to a closed meeting. **Mr. Spencer seconded** the motion. Those voting yes: David A. Young, David Spencer, Jeff Lambson, Terry Peterson, Debby Lauret, Tom Macdonald, and LaNae Millett. The motion **passed.**

The meeting adjourned at 6:49 p.m.