

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
July, 13 2021

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner.
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; and JoD'Ann Bates, City Recorder
ABSENT	Brent Sumner

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

PRESENTATION - Utah Valley Drug Prevention Coalition

Ms. Brittney and Ms. Wendy introduced themselves and informed the council on what the Utah Valley Drug Prevention Coalition does. Ms. Brittney informed the council on youth drug use statistics. Ms. Wendy spoke to the council about safe drug disposal. She then informed the council on different services that the coalition provides.

Mr. Macdonald asked about a possible rise in cannabis use due to many states legalizing the substance. The presenters stated they do not have those statistics on hand, but could deliver them to the council at a later date. Mayor Brunst asked the coalition representatives to send local drug use rates and school specific statistics to the council.

UPDATE - Hillcrest Park Update

Mr. Bybee started off his presentation by introducing the proposed master design for the Hillcrest Park property. Ms. Lisa from Landmark Design briefly ran through the different features of the proposed park plan, including a demonstration park, twelve new Pickle-Ball courts, a splash pad, and large open-lawn flexible play spaces.

General discussion ensued regarding basketball and tennis court locations, as well as shaded areas within the park.

Ms. Lisa from Landmark Design then introduced different possible phases the park could be built in, but recommended that building it all in one phase would be the most cost effective method. Mr. Davidson expressed that the City could most likely pay for the entire project in one phase, instead of having to split the project into multiple.

General discussion ensued regarding the cost of various features, other miscellaneous cost items, water conservation within the park, homeless population around the park, and how the city can make Hillcrest Park more accessible to the rest home directly to the west of the property.

The council all expressed their agreement on the direction the park design is heading.

DISCUSSION - Parking Enforcement Team

Mr. Paraskeva reviewed the following information regarding the City Parking Enforcement Team with the council:

- Program Goals
- Day to day responsibilities
- Calls for Service/Fiscal Year 2020-2021 Cases
- Parking Violations City Code 19-6
- Total Cost / Total First Year Start-Up Cost: \$65,155
- Revenue
- Implementation
- City Code

General discussion ensued regarding current parking violations listed under city law, how the city will inform the residents about these, and how the city will enforce them.

The council expressed their support for this project and suggested the police department move forward with the plan.

ANNUAL REVIEW - Gang Loiter Free Area

Mr. Adams stated that all City parks and schools are considered gang loiter free areas. He then expressed that gang activity is not a large problem in Orem City. Mr. Adams then stated there has been no significant gang activity in Orem City throughout the past year.

DISCUSSION - Employee Compensation Study

Mrs. Rugg reviewed the results of a recent Employee Compensation Study with the council, which included the following information:

- The City Team
- External Compensation and Benefits Review - Internal Review Every Year
- Compensation and Benefits Study Process
- Participating Entities
- Benefits
- Compensation
- Compensation & Benefits Structural Changes
- Police Hybrid Step Program
- Fire Hybrid Step Program
- Public Work Hybrid Step Program

General discussion took place regarding study processes, different cities participating in the study, city employee structuring changes, employee wages, and employee retirement investments. Mr. Macdonald asked for specific information and statistics on employee turnover rates.

Agenda Review & Preview of Upcoming Agenda Items

The City Council reviewed the evening's agenda. Discussion ensued regarding the scheduled items that would be considered.

City Council Reports (Boards and Commissions, New Businesses, ECT)

Mr. Lambson updated the council on various commissions he serves on which include the following: Utopia, The Utah Lake Commission, the Traffic Advisory Commission, the CARE commission, and the Neighborhood Improvement commission.

- The Utah Lake Commission received 9.8 million dollars from Utah State.

General discussion ensued regarding a possible multi-cultural festival in Orem City, as well as diversity inclusion in the Orem Summerfest Concert Series.

Work session adjourned at 5:56 PM

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; and JoD'Ann Bates, City Recorder
ABSENT	Brent Sumner

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT Murray Low

PLEDGE OF ALLEGIANCE Steven Downs

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

PERSONAL APPEARANCES

Time was allotted for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

Mr. Barrick expressed thanks to a few of the council members for listening to citizens in the NVD Zone. Mr. Barrick stated that in most cases, city officials usually side with citizens and hardly ever with developers in this kind of situation, questioning why some of the council do not agree with those opposing large NVD zone development.

CONSENT ITEMS

- APPROVAL OF MEETING MINUTES
 - Minutes of City Council Meeting - June 29 2021

Mayor Brunst moved to approve the Consent Agenda as listed. **Mr. Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, and David Spencer. The motion **passed**.

SCHEDULED ITEMS

PUBLIC HEARING / RESOLUTION - CDBG Projected funds

Mr. Ransom stated in response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development Community Development Block Grant provided the City of Orem with a second CDBG allocation of \$287,940 to be used to prevent, prepare for, and respond to COVID-19. The CDBG Advisory Commission recommends that the Orem City Council allocates funding from the previously allocated in second round CDBG-CV funding for public service projects. Mr. Ransom showed the council a summary of CDBG funding and the amount left to be allocated. Mr. Ransom asked the council to approve \$20,000 worth of funds to be given to the Orem Senior Friendship Center to fix current plumbing issues that they have.

Mayor Brunst opened the public hearing at 6:10 PM. Hearing no comments, Mayor Brunst closed the public hearing and brought the item back to the City Council for discussion.

Mayor Brunst moved to approve the enterprise fund transfer. **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, and David Spencer. The motion **passed**.

PUBLIC HEARING / ORDINANCE - Amending Orem City Code pertaining to Accessory Apartments

Mr. Bench stated the State Legislature recently changed the law pertaining to accessory apartments throughout the State. Due to these changes, the City has found a need to change some of the language in the Accessory Apartments ordinance.

The City will no longer be allowed to restrict the size of the accessory apartment, the number of allowed bedrooms or require interior connectivity. The accessory apartment will be required to be located within the footprint of the single-family dwelling. Accessory apartments will be subject to the rental dwelling license requirements set forth in the Orem City Code.

Mayor Brunst opened the public hearing at 6:15 PM. Hearing no comments, Mayor Brunst closed the public hearing and brought the item back to the City Council for discussion.

Mayor Brunst moved to approve by Ordinance the amendments as listed. **Mr. Macdonald** seconded the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, and David Spencer. The motion **passed**.

PUBLIC HEARING / ORDINANCE - Amending Appendix DD of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres from the Highway Services (HS) zone to the PD36 zone at approximately 1430 North Geneva Road

Mr. Bench stated the applicant requests the rezone and map amendment from the Highway Services zone to the PD36 zone to build three buildings similar to the buildings at Orem Technology Campus directly to the south of his property. Building 1 will be 95,760 square feet, building 2 will be 99,900 square feet and the third building will be 8,400 square feet. Appendix DD will also be amended by adding the concept plan and proposed elevations.

One of the biggest reasons for the rezone is the parking. The HS zone requires one parking stall for every 250 square feet of gross leasable area. That would be approximately 783 required parking stalls for the three buildings. The PD36 zone requires one parking stall per 750 square feet for the first 50,000 square feet of building area and one parking stall per 1,000 square feet for the second 50,000 square feet of building area. That would be approximately 250 required parking stalls for the three buildings. These buildings will have an office/warehouse use similar to the Orem Technology Campus.

The PD36 zone boundary is currently allowed per ordinance between 1200 North and 1600 North and between the I-15 freeway and Geneva Road.

Mr. Bench stated it was staff's recommendation to approve the proposed rezone.

General discussion ensued regarding building height and public road access.

Mayor Brunst opened the public hearing at 6:24 PM. Hearing no comments, Mayor Brunst closed the public hearing and brought the item back to the City Council for discussion.

Mr. Macdonald moved to approve by Ordinance the amendments as listed. **Mr. Spencer** seconded the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, and David Spencer. The motion **passed**.

PUBLIC HEARING / ORDINANCE - FY 2021-2022 Budget Amendments

Mr. Nelson stated the City contracted with a third-party firm to evaluate and analyze the City's compensation and benefits programs to determine if the City needed to make changes to better align itself with the market. This budget amendment is the culmination of the results of the study recommendations.

Mr. Nelson explained the documents received during this meeting's work session pertaining to new changes in employee pay programs and hybrid step programs are part of the budget and therefore need to be voted upon.

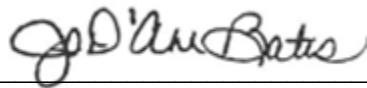
Mayor Brunst opened the public hearing at 6:30 PM. Hearing no comments, Mayor Brunst closed the public hearing and brought the item back to the City Council for discussion.

Mayor Brunst moved to approve by Ordinance the amendments to the City of Orem Fiscal Year 2021-2022 Budget. **Mr. Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, and David Spencer. The motion **passed**.

ADJOURNMENT

Mr. Spencer moved to adjourn. **Mr. Lambson seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. The motion **passed**.

The meeting adjourned at 6:32 PM.



JoD'Ann Bates, City Recorder



Approved: August 24, 2021