



FEBRUARY 2015

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UNIVERSITY PLACE TIMELINE - 2015

It has been a long wait, but now it is go time!

The University Mall and Woodbury Corporation have released their tentative schedule for 2015. Here is a quick run down. Follow us on Facebook to keep up with the latest announcements of tenants for University Place and other commercial development around the City!



[City of Orem Government Facebook Page](#)

Beginning of 2015

- Commence construction on first office building (that is the big hole in the ground adjacent to Texas Roadhouse)
- Commence renovation of mall interior: new tile, paint, lighting, furniture, and other finishes
- Demolish Mervyns
- Commence theater expansion (adding a new XD screen - Cinemark's answer to the IMAX)

Spring-Summer 2015

- Commence construction of new park and road to connect State Street and 800 East
- Complete Chipotle, Potbelly Sandwich Shop, and Drive-thru Starbucks
- Complete section of park & roadway, new streetscapes, and landscaping along new roadway

Fall 2015

- Complete interior renovation
- Complete theater expansion

Winter 2015-16

- Complete first office building
- Complete new apartments east of Costco

It was also announced that NorthStar Alarm will be the lead tenant in the first office building. Northstar has been headquartered in Orem since 2004. In 2013, NorthStar partnered with Goldman Sachs and the Beekman Group to expand their financial capacity by \$40 million. NorthStar has outgrown its current space and has decided to continue its operations in Orem! NorthStar employs 120 full-time employees and has plans to add to that number as it moves into University Place.

We will continue to release details about construction and new tenants as they become available.



Conceptual picture of University Place

What is the status of Orem's underground infrastructure?

In January 2014, the Orem Public Works Department awarded a contract to Bowen Collins, and Associates to update the Water, Water Reclamation (sewer), and Storm Water utility master plans. Each utility requested hydraulic models, capital facilities plans, financial plans, rate adjustments, and other utility-specific deliverables.

These master plans are on schedule for substantial completion by April 2015. Hydraulic models of the existing conditions, 10-year scenario, and build-out scenario are now complete. Some of the major factors for future planning include aging infrastructure, water storage, source development, potential southwest annexation services, water reuse, nutrient discharges to Utah Lake, and the exploration of automated metering infrastructure (AMI).

Findings to this point show that most of the utilities are sized properly for existing conditions and some additional growth. However, there are many significant improvements that need to be made to address aging infrastructure and increase capacity. The funding for these needed capital improvement projects is severely deficient. It should be noted that improvements affiliated with the potential southwest annexation would be paid for through impact fee revenues generated through future developments in that area. Likewise, replacement of existing facilities will be paid for by the entire community. Of immediate concern is the need to construct additional water storage facilities over the next three years. Up until this point, the City has been able to share storage reservoirs owned by the Central Utah Water Conservancy District and, therefore, no deficiency has existed. However, the City will no longer be able to rely on that storage capacity and will need to build additional facilities.

On January 13, 2015, a 10-year Capital Facilities Plan for each utility was presented to the City Council. The 10-year Capital Facilities Plan for each utility will require the following investments:

Water	\$59,000,000
Water Reclamation (Sewer)	\$48,200,000
Storm Drain	\$16,000,000
TOTAL	\$123,200,000

To view the January 13th presentation, [Click Here](#).

The next meeting, which will discuss what these capital investments will mean to rates, will be on February 24th @ 3:00 p.m. in the Public Safety Training Room, located at 95 E. Center Street. As anticipated, utility fees will need to be adjusted to provide the necessary funding for these improvements. The proposed rates for these improvements will be presented to the City Council for consideration on February 24 as a part of the Fiscal Year 2016 budget process.

It remains the #1 goal of the Public Works Department to maintain and operate reliable utility systems for our wonderful citizens for years to come.

As a reference, here are our current rates (for the average home) compared to surrounding communities.

AVERAGE MONTHLY UTILITY FEES					
WATER *		SEWER **		STORM SEWER	
South Jordan ¹	\$82.24	American Fork	\$48.15	Pleasant Grove	\$12.47
American Fork ¹	\$73.57	Pleasant Grove	\$43.65	South Jordan	\$8.50
Ogden ¹	\$71.18	Lindon	\$42.69	Ogden	\$7.26
Sandy	\$66.71	Lehi	\$40.00	Spanish Fork	\$6.42
Pleasant Grove ¹	\$59.83	Springville	\$29.17	American Fork	\$6.00
West Jordan	\$58.77	AVERAGE CITY	\$27.54	Sandy	\$6.00
West Valley	\$52.60	West Jordan	\$26.88	AVERAGE CITY	\$5.89
AVERAGE CITY	\$51.76	Payson	\$26.76	Payson	\$5.35
Spanish Fork ¹	\$50.73	South Jordan	\$25.00	OREM	\$5.25
Lindon ¹	\$46.62	Spanish Fork	\$23.70	Springville	\$4.97
Lehi ¹	\$39.36	OREM	\$22.10	Lindon	\$4.84
Payson ¹	\$39.16	West Valley	\$18.00	Provo	\$4.63
Layton	\$36.79	Sandy	\$17.68	Layton	\$4.60
Springville	\$36.25	Layton	\$17.45	West Jordan	\$4.02
Provo	\$32.43	Provo	\$17.00	Lehi	\$4.00
OREM	\$30.18	Ogden	\$14.92	West Valley	\$4.00

UPDATE - OLMSTEAD HYDROELECTRIC POWER PLAN PROJECT

The Central Utah Water Conservancy District (CUWCD) and the United States Department of the Interior, as Joint Lead Agencies (JLAs), have released the Final Environmental Assessment (Final EA) and Finding of No Significant Impact (FONSI) for the proposed Olmsted Hydroelectric Power Plant Replacement Project in Orem. The Final EA and FONSI have been prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, the Council of Environmental Quality regulations implementing NEPA (40 CFR 1500-1508) and the Interior regulations implementing NEPA (43 CFR 46). The Final EA presents the impacts and mitigation of the Olmsted project. An electronic copy of the EA and FONSI may be viewed and downloaded on the project website at www.cuwcd.com/olmsted or at www.cupcao.gov. The JLAs released a Draft EA on September 18, 2014 and held a public information meeting on October 9, 2014. A response to public and agency comments received on the Draft EA are found in the Final EA.



For questions regarding the NEPA process or the Olmsted replacement project, please contact Chris Elison at 801 226-7166 or by email chrise@cuwcd.com.

PLANNING THE FOR THE FUTURE OF OREM

State Street Corridor Master Plan

The City of Orem has partnered with the City of Provo, UDOT, UTA, MAG, and IBI Group to complete a long-range plan for the future of State Street. This study has been underway since September and has had hundreds of community participants, including local residents, business owners, and community stakeholders who have shared ideas and concerns regarding the future vision and transportation aspects of State Street. **The next public open house will be on February 19, 2015 @ 5:30 p.m. @ the SCERA and will focus on land use related aspects of State Street.** Residents are encouraged to be involved through the City of Orem's MindMixer website to share ideas and get information, including the location and time of the next open house when it is available.

Transportation Master Plan

The City of Orem hired Horrocks Engineers to complete the Transportation Master Plan Update. The project will address current and future City-wide transportation needs, including road improvements, signal timing, and other transportation needs. This plan will also incorporate work done on the State Street Corridor Master Plan into the City's overall transportation plans.

Orem Neighborhood Plan Program

The Orem Planning Division has begun work on the City's first Neighborhood Plan in the Cascade, Orchard, and Canyon View neighborhoods. These plans will help guide the future development of individual neighborhoods throughout the City by applying City-wide plans and programs on a local level and provide a better means of communication between City staff and residents. The plans will each address land use, transportation, urban design, and other aspects of the neighborhoods and will include a significant public outreach program. We will notify each neighborhood as we get ready to begin their plan.

EMERGENCY ALERTS SYSTEM

Last week we had a missing Orem woman who was located by her neighbors. The City utilized Everbridge to notify residents that this individual was missing. If you haven't yet, sign up at:

alerts.orem.org



MAYOR'S MESSAGE **The State of Orem City**

The state of our City is strong and in a forward trend in many areas.

Unemployment is at one of the lowest levels in years. Job growth is good and moving upward. Economic development is up year over year. And the growth of our city is strong and vibrant.

A lot has been accomplished in the last year. Midtown Village, now Midtown 360 has been purchased and is being rebuilt and finished. The University Mall is transforming into a new mixed use University Place with a \$500 Million investment by the Woodbury Corporation. Nordstroms is coming back to Orem with their Nordstroms Rack store. And many new restaurants, businesses, and apartments are being built all over the city.

While in the past year our city revenues are up, we have tried to be frugal in the use of city funds. To that point, we refinanced existing bonds at a lower interest rate, saving enough money to rebuild west Center Street at no additional cost to the city.

Orem is filled with new construction and business and residential developments from one end of the city to the other. A lot is happening in Orem these days.

Orem has been recognized in recent years as one of the best cities to raise a family, to do business, for job growth, for economic vitality, for successful aging, for short commute times, for the least amount of crime, for the best educated, for being the most religious, and as one of the best cities in the nation for singles.

This past year I was proud that Orem was finally able to give its employees a raise, the first time in many years. Orem has divided its public safety department into separate police and fire departments, and hired a new police chief. New police cars and new fire equipment that were badly needed were purchased last year. And this past year we have sought out and had greater citizen involvement on many of our committees and commissions.

As I look forward to this next year, while good things have been happening, we still have many challenges we need to meet.

First, our city infrastructure is aging and has been on maintenance mode for many years. We need and are working to plan for the future, to put in place a program whereby we can update and improve our basic water, sewer, storm water, roads, and other public utility resources for the future years to come.

Second, while Orem is doing ok with regards to employment, the demand for more and better paying jobs is high and the work to keep and add companies in Orem is a constant effort. Orem is one of the best cities in Utah Valley for incubating and starting new companies. It is now our challenge to keep these companies here in the our city once they take off and grow up. To this point, I have begun working with Utah Valley University and local building owners to put together a new combined incubator program for helping developing businesses.

Likewise, new proposed technology buildings will help provide the locations for growing businesses to stay in Orem.

Third, the city-owned fiber network, UTOPIA, continues to struggle and takes a financial toll on our resources. Fiber is and will be important for future communications. I believe that many citizens would sign up for it if they could get it. I believe it could be an asset instead of a liability. But it is a large challenge to bring needed change to the business structure of a organization comprised of 11 cities. To this point, I and the City Council continue to actively work on ways to deal with this problem.

I love Orem and the strong families and wonderful people who live and play and work here. We have great strengths and abilities to work together and help each other. I look forward to moving forward. I am committed to making Orem even a stronger and more wonderful place to live.

Mayor Brunst

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