



1. Will the water tank construction be unsafe for children because they walk to school using the park?

- a. Safety during construction, for all, will be a top priority. The City, Engineers, Alpine School District (ASD), and the Contractor will work together to establish safe walking routes to both Mountain View High School and Orem Elementary School. Fortunately, there are sidewalks to both schools with routes that go around the park construction area. Previously, ASD published [this Safe Route Map](#) for Orem Elementary.
- b. The construction site will be limited access and construction fencing will surround the perimeter.
- c. Security patrols and surveillance will be in place.
- d. Access through the construction site will not be available to children walking to school. Safe routes will need to be determined.

2. Will construction bring many trucks through the area?

- a. It is true that during construction, especially the excavation efforts, construction traffic will increase. Crosswalks and crossing guard assignments will be reviewed with ASD and the community. The design team and neighborhood representatives will be included in the construction routing of vehicles.
- b. Exactly how many truck is not yet determined, but it prudent to say that a construction project of this importance and magnitude will bring a lot of trucks. Access to homes will be maintained wherever the final location is.

3. Will the tank be a water treatment facility? With chemicals for water treatment?

- a. No. The tank will provide intermediate storage that will be integrated into the Orem water system daily operations. The water entering the tank will be chlorinated at the well. The well building will have chlorine tablets (solid) for the minimal chlorination required.

4. Will the tank leak?

- a. The tank will be designed to the highest engineering standards and monitoring will be in place to detect leaks. Buried tanks are found all over the world and many are found locally. Orem has buried tanks and some that are not buried. None of Orem's tanks leak.

5. What if the tank completely fails?

- a. The tank will not fail, but let's put the risk in perspective.
 - i. The water in the BOTTOM of the tank will be less than 10 psi. The water at the top of the tank (the top of the tank is still below ground) will be 0 psi.
 - ii. In front of each of the homes in Orem, there are pressurized water distribution pipes ranging in size from 4" to 48" at a pressure of 50- 140 psi.
 - iii. In some locations in Orem neighborhoods, there are 36" pipes with a pressure exceeding 100 psi.

- iv. In Orem, under the Murdock Canal Trail, right next to many homes, there is a 120" pipe (yes, 10-foot diameter), and it is connected to the Provo River.
- v. In the foothills of Orem, in some places running right under backyards next to and ABOVE houses, there is a 96" pipe (8-foot diameter) at 150 psi, and it is directly connected to Deer Creek Dam.
- vi. Near the 96" pipe is another 72" pipe (6-foot diameter) pipe also connected to Deer Creek dam exceeding 150 psi.
- vii. Water in a pressurized pipe is far more likely (from a risk perspective) to cause damage to your home than a non-pressurized tank. We live with that risk every day with pipes in the street and within our own homes.
- b. Conveying water to residents in Utah's desert takes large water infrastructure projects. These types of projects are designed to high engineering and building standards.

6. Has Orem performed any geological/engineering studies to determine the suitability of the soils?

- a. The detailed structural engineering efforts, including the soils analysis, have not yet commenced. Contracts are not yet finalized. The scope of work for the detailed structural engineering of the tank will *begin* with geotechnical investigations and analysis. The tank will be constructed only if the soils are suitable.

7. When will all the details of the engineering be complete?

- a. The City has worked with engineers to locate the tank, well, and booster station from a hydraulic and operating perspective now and in the future. Those efforts have led to the Community Park area.
- b. The finite details of exact shape, dimensions, depth, quantity of earth, volume of concrete, steel, border perimeter, access, security, etc. will be designed by the tank design engineering team, which has not yet been selected.

8. How deep will the tank be?

- a. The final dimensions have not yet been finalized, but generally, the tank will be 16-20 feet deep with an excavation of 20-25 feet deep.

9. Will it be safe in an earthquake?

- a. Yes, the tank will be built to seismic standards for our area.

10. Will my foundation crack due to construction from the tank?

- a. Homes are built with footings and foundations designed to support the house placed upon them. The tank construction schematics show a distance of 50' from the property line. Other home foundations and other improvements (concrete, pipelines, etc.) occur much closer to existing home foundations without any problems. Even the asphalt street in front of your house requires significant compaction to construct. Foundation problems are not expected with the tank construction.

11. Will there be dust problems? Will the City pay me to clean my windows?

- a. Anytime that earth is disturbed, the potential for additional dust in the air exists. The City and the contractor will work together to minimize as much as feasible through water trucks and other means. However, similar to a roadway construction project, utility replacement project, or other residential/commercial building, some additional dust and other inconveniences may occur. As we all witnessed with the dirty snow in early February, dust in the air is sometimes out

of anyone's control, but the City and contractor will do what they can to minimize it. Similar to other projects necessary to continue utility service, maintenance, and roadway travel, generally the City will not pay for private individuals to have their windows cleaned.

12. What about the well, how deep will that be?

- a. The actual well itself will be between 600-1,000 feet deep. The method to reach this depth is by drilling a casing approximately 24 inches in diameter. This is where the aquifer is that Orem has found past success in producing the highest quality water. Orem currently operates 9 deep wells throughout the City at this depth.

13. Will the well cause problems for my house foundation or the soils around it?

- a. With Orem's current 9 deep wells in operation, the first placed in operation in 1958 and latest in 2012, there have been no problems related to settlement or aquifer consolidation. Generally, wells at this depth do not result in problems with the surrounding neighborhood. All of Utah County has water wells throughout the area and the City is not aware of any instances where this has been a concern.

14. The park is heavily utilized. Was that considered?

- a. The City of Orem is very proud of the vast and beautiful park system developed by and for the citizens. The City has consistently and successfully strived to expand and increase recreational space and opportunities. Disturbing a park for approximately 2 years is not a decision that has been taken lightly. Over the years, some parks have been disturbed to, eventually, benefit the citizens. Take Bonneville Park for example. Homes next to the park were purchased and the park was expanded to accommodate storm water needs. Many residents adjacent to it were inconvenienced and some disagreed to the modifications. The remaining green space and park amenities within Community Park will remain open.

15. We like our park the way it is. Please don't tell us that you are "improving" it.

- a. While it is true, the park will be restored with new amenities (some to be determined, new pavillion, etc.) the existing park will be disrupted and some mature trees will be removed. The City strives to maintain and increase the beautiful and mature trees located throughout the City and removing trees, where possible, is avoided. The City plans to have a community involvement effort in the final restoration of the park to reflect the ideas of the neighborhood. The adjacent green space, trees, parking lot, and pavilion will remain open for use.

16. Will all the trees be removed?

- a. Efforts will be made to preserve the trees on the west side of the project.

17. You are asking the adjacent residents to suffer and "offer nothing in return."

- a. Access to the highest quality of reliable water supply does not seem like "nothing". Certainly, it means *something*. The City community has various components - public safety, public utilities, public transportation, public parks, libraries, schools, residents, businesses, etc. There are times throughout our lives where maintenance, growth, and replacement occur. Have you ever driven

to Provo over the 800 South hill? That road didn't exist until homes were purchased and the remaining homes experienced challenging construction. Just west of that, if you have ever driven to Costco, same thing. There are numerous examples of inconveniences that occur on City property or our neighbor's property because of maintenance, growth, or replacement.

18. There will be strangers working on the tank?

- a. It is not anticipated that the number of strangers will increase. The strangers will shift from park patrons to construction workers. The construction workers will likely be unknown to many of the residents.

19. What if I want to sell or rent my home during construction, won't this devalue my home or rent capacity?

- a. There are above ground and buried water tanks throughout the nation and many locally here in Utah. The City is unaware of a property valuation that suggests reduction due to an adjacent buried water tank. In fact, a property appraiser working with the City stated buried tanks would not affect property value.

20. How will children and the neighborhood be protected from chlorine gas?

- a. The water drawn from the well will already meet drinking water standards and will not require additional treatment. However, a chlorine residual is required as per State standards so small amounts of chlorine are added. Orem safely utilizes chlorine gas at many of its culinary water wells located within residential areas. With the new design of the well, chlorine, in solid tablet form, will be utilized and not chlorine gas.

21. Will the well building be loud and vibrate?

- a. Inside the well building will be loud with very small vibrations. A properly running pump and motor will have little to no vibration. The building will be acoustically designed to dampen and suppress inside noises. The City operates 9 wells throughout the City and works well with neighbors.

22. Why do we need the tank?

- a. Three separate and independent analyses concluded that Orem is *currently* 10 million gallons short on culinary water storage.
 - i. How did we let ourselves become so short on storage?
 - 1. For many years, Orem has been "borrowing" storage from our neighbor Central Utah Water Conservancy District and the time has come to "move out of our brother's basement". Additionally, Orem's current storage portfolio is located in the same general area of northeast Orem. Placing a well, booster station, and storage facility in the middle of the water system serves many benefits for water supply, emergency storage, redundancy, and water distribution operations, and is good water system planning.

23. Is this the best location for a tank? Why not somewhere else?

- a. The City began seriously studying the tank location in 2016. When locating a culinary water tank, several factors are considered. Elevations, water source, existing pipe sizes and network, current water demands, future water demands, all led the study to this 400 South general location.

24. What about the orchard on 400 S 400 W?

- a. Approximately 18 months ago, the City approached the property owner about the idea of purchasing the property for a water tank. At that time, the property owner was very clear in the communication that they were not interested in selling the property and never would be. As of 2/10/2021, the property owner is open to negotiations. It should be noted that the additional costs are expected to be significant and water rates would need to increase to cover the additional land acquisition costs. How much should the City offer for this property? Certainly the appraised value is fair. How much over appraised value? This area is also adjacent to existing homes. There are advantages to this site as it would increase city open space and it is slightly higher in elevation and it is closer to 400 South. However, additional future “open space” maintenance costs would incur.
- b. Discussions are being held with the property owner. As of 2/24/21, no option includes acquiring and accessing the entire parcel.

25. What about the orchard on 400 S 700 W?

- a. The original study evaluated the suitability for this site. It was determined that a six million gallon tank is all that would fit. Even though the City is ten million gallons deficient today, the City approached the land owner to determine if there was any interest in negotiating. The answer 18 months ago was, “No.” The landowner was asked again in February 2021. Again, the answer was, “No.” This area is also adjacent to existing homes.

26. What about the area north of the baseball field still in Community Park?

- a. From an engineering and cost perspective, this is a viable option. This area was included in the original study and analysis. This area is slightly further away from 400 South resulting in additional costs. This area is also adjacent to existing homes. This area is also currently programmed for organized sports. There will be impacts to adjacent neighbors wherever the tank is placed. The number of trucks entering the area will be roughly the same.

27. What about the softball fields next to Orem Elementary School?

- a. From an engineering and cost perspective, this is also a viable option. The City approached ASD last year and the request was made to the School Board. Ultimately, ASD determined that this location was not in their best interest. They indicated that future options for the elementary school may need the acreage to build a new replacement school in this location while the existing school remains in service until the completion of the new school. The City respects this decision. The City has recently again asked the school district to reconsider this option.

28. What about the high school baseball field in the middle of the park?

- a. From an engineering and cost perspective, this is a viable option similar to the soccer field to the north and the softball fields at the elementary school. Choosing to disrupt areas where sports are programmed was a consideration of the initial recommended concept. With costs similar to the open space to the west, ultimately, this option was not recommended, but this area is under consideration.

29. Are any of the options “more safe” than others as it relates to children safety?

- a. All options will require that the safety of all are a top priority. No option provides any difference for the level of attention for safety needed for children and adults alike. The large excavation, number of trucks, etc. will be similar. There are three

access roads to Community Park that would bear the burden. The orchard property is directly across from Orem Elementary. Evaluation of safe routes, cross walks, crossing guards, school hours, and construction phasing will help determine the best plan for truck/construction traffic.

30. Why is the City interested in purchasing a house adjacent to Community Park on 350 south?

- a. Community Park is encumbered with a Land and Water Conservation easement. This means that the land needs to be used, in perpetuity, for recreational use. Once the tank is complete, the park will be restored to full recreational use. The City proposes purchasing the existing home to place a well building and booster pump station within the same structure, the footprint for which, would not be in the Community Park easement. Thus NOT impacting the future recreational use of Community Park.

31. Is a deep culinary water well in a residential neighborhood a good idea?

- a. Nearly all of Orem's 9 wells are in residential neighborhoods. Residential neighborhoods need water. The well buildings and surrounding grounds are properly maintained. Our past success with wells in residential neighborhoods leads to the conclusion that, once complete, we will be excellent neighbors.

32. What will the well/booster pump building look like?

- a. Our existing 9 wells have an industrial and secure look with cinder block construction. For the well at Community Park, we are planning a more residential feel. We hope to have the neighborhood's feedback during the design phase.

33. Will the well building be accessed through 350 West?

- a. There will be accessibility from 350 West and there will be a few times where access is needed. Our intent is to mainly access the building from the park side (north side).

34. Why are we just learning about this project?

- a. The initial study started in 2016 and several meetings, open to the public, have been held as options and studies have been discussed and vetted. As other options were exhausted, the final option led to the proposed location in the west portion of Community Park. Considering the long-term needs of the water utility, the cost of construction projects, and water rates takes time and careful consideration. Once the feasibility of the water tank project was possible, we started the process of knocking on doors, talking with neighbors directly, sending 17,000 emails to utility account holders on record, publishing the website, and having public meetings specific to this project.
- b. It has always been the City's intention to create neighborhood informational meetings and eventually a neighborhood representative team to communicate through the design and construction process. **It is important to remember that the concept is all that is completed and the City is currently advertising the recommended concept plan in Community Park.**

35. Did these discussions happen in secret?

- a. As the website shows, all aspects of the studies and presentations have been performed in public meetings.

36. Once started, how long will it take to complete?

- a. Some preliminary investigation will start with the geotechnical investigation and only a small portion of the area will be necessary at the beginning.

- b. Once full excavation and construction begin on the tank, the project should be complete in approximately 24 months.

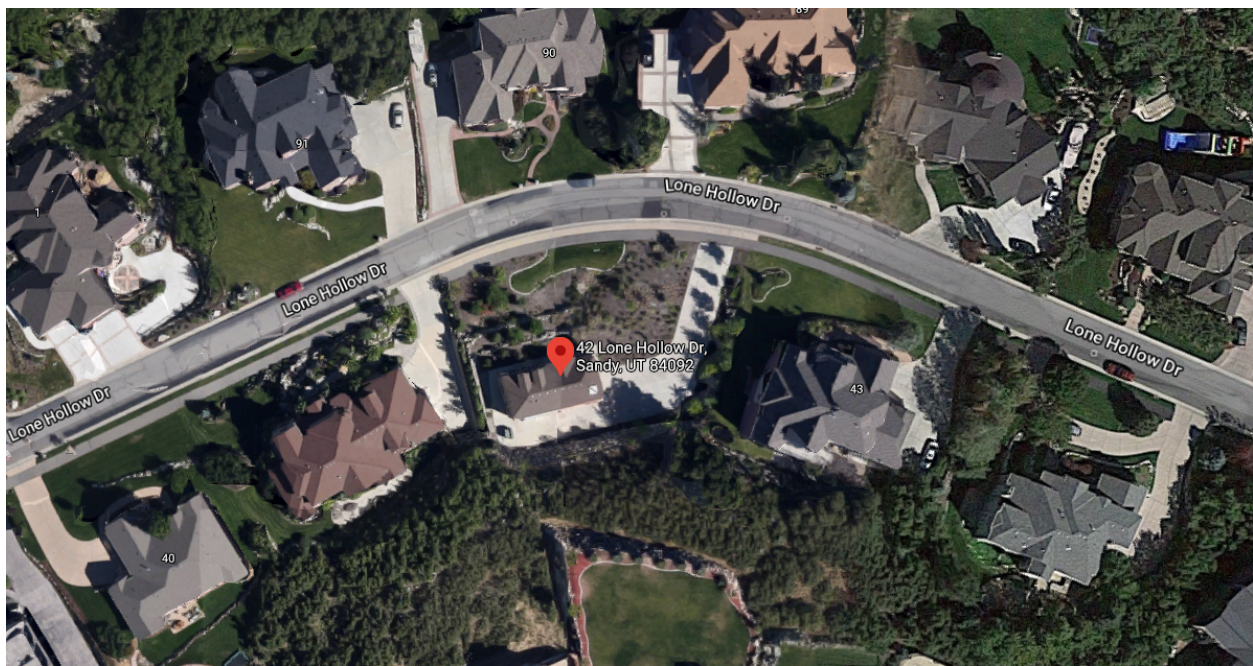
37. How much does \$5 million cost the residents of Orem?

- a. At 2.5% interest (current bond estimate), each utility account holder would pay approximately \$1 per month for the next 25 years.

38. What will the well site look like when completed?

- a. While the site has not been designed, it is anticipated it will look like another home in the neighborhood. Two examples found in Sandy, Utah are at [1987 East Justin Park Dr.](#) and [42 East Lone Hollow.](#) These sites contain culinary water wells similar to what is planned with this project.





39. How big will the well and pump house be (dimensions)?

- a. Preliminary estimate are 40' x 80'. The final design will be completed by the engineering design team.

40. Why can't the pump house be in the adjacent parking lot? That would not disturb the recreational area?

- a. The Land and Water Conservation easement requires that all existing areas (including parking for recreation) remain intact. Therefore, the well and pump house need to be outside the easement area.

41. Would the removed trees be equal in size to the ones removed?

- a. No, the removed trees are mature and large. Planting/transplanting similar sized trees is not feasible. A tree replacement plan will be coordinated with the City's Arborist.

42. Does the plan include drilling a well next to the pump house?

- a. Yes, the overall plan for the Central Zone and the city's water system requires a well in this location. Placing them near has many advantages to operating the system. Piping distance, pressure sustainment, tank filling, etc.

43. Will the tank increase the pressures to the homes/neighborhoods that have lower pressure right now?

- a. Yes, the well and booster station (which is a part of the overall tank project) will increase the pressure for the Central Zone.

44. If the tank were to be built on the Farley property, can there be assurance that development on that property will not be high density?

- a. There can be no development on top of the water tank.

45. Will there be lights at night at the pump house?

- a. Lighting similar to residential eave lights, etc.

46. Is there an electrical substation and generators?

- a. The final electrical details are not yet determined. There would be a transformer and a generator. The generator would be utilized during a power outage.

47. Will the maintenance accesses break up this open field or interfere with that large open space?

- a. Access to the tank will be designed toward the perimeter of the tank and strategically placed to keep as much playable surface as possible. Think of manhole/vault access points.
- 48. Can the city give the affected neighbors recreation center family passes for the duration of the project to help mitigate the loss of access to the park and playground?**
- a. We hope you utilize the new Fitness Center. Discussions are on-going.
- 49. Will the neighborhood with the pump house require a zone change?**
- a. No, its a permitted use. Residential homes need water.
- 50. Has the city already purchased the home on 350 south, and if so how much are we paying for it?**
- a. No, offers have been made but the final transaction has not yet occurred.
- 51. Is purchasing and utilizing the entire Farley property an option?**
- a. As of right now, access to the entire Farley property is not an option.
- 52. Would the Farley property allow for more space between existing homes and the dig site?**
- a. The final design(s) have not yet occurred but all options explored include 50' from property lines, roadways, etc.
- 53. Can the tank be made longer into the playground so we can make it less wide and start the digging further from the fence line? Or slid it further east?**
- a. The final design is not yet complete. The final location will be determined by a number of engineering considerations.
- 54. Why can't you tie into Center street lines?**
- a. Eventually in the future, tying the water distribution lines to Center Street will also be necessary. The most advantageous location is 400 South.
- 55. Will the new pipe to 400 S go through 700 W or 600 W?**
- a. The final location and final designs are not yet in place. With some locations, a future gravity pipe down either 600 W or 700 W will be evaluated.
- 56. Will the tank be covered so that people can still use the park?**
- a. Yes, the tank will be restored on the surface for use, wherever the final location is.
- 57. Will there be grass on top such that the size of the park is not reduced?**
- a. Yes, either turf or artificial turf.
- 58. What "pros" do you see in favor of the Farley property over the community park?**
- a. As discussed above, different people, with different interests have different opinions on how to "weigh" the options. We have estimated a \$750,000 savings in construction costs to utilize the Farley property versus the other options. The Farley property also does not require the purchase of a home. The well and pump house would be placed on that property.
- 59. What is the tank dimension?**
- a. The final dimensions are not yet determined. The volume required is 10,000,000 gallons.
- 60. You showed a large piece of land with the example of the Sandy pump house. The house you have planned to purchase is on a much smaller lot. Is that safe?**
- a. Well and pump houses in residential areas are safe. Residential areas require water delivery service.
- 61. Susan Zarekarizi with the LWCF stated in the past she knows of 2 tanks that were covered with grass and then later determined it was not safe to either keep the**

grass on this or have people play on the top of the tank. What measures are being done to guarantee this every single day used open green space in central Orem?

- a. The City is unaware of the exact examples and precise reasoning behind this example. The structural design of the tank will provide for the necessary strength for the future uses.

62. Is the current negotiation with Mr. Farley for the entire property?

- a. There is no negotiation that includes the City having full access to the property in the near future.

63. If the Farley property were used for the tank location would it be made into a public park after completion?

- a. Those are the discussions the City is having.

64. Will there be any odor coming from the pump house in the chlorination process?

- a. No, the City operates several wells in residential areas with no odor complaints.

65. Is the current programming and restriction of the baseball diamond for MVHS in compliance with the LWCF agreement?

- a. The field is accessible through coordination with ASD.

66. As a tax-payer, why would we want to purchase an expensive property, when we already have a city property?

- a. This is a philosophical and economical question that communities have and elected officials take into consideration.

67. Can kids go through the park to get to school?

- a. Children will not be able to proceed through the construction site, wherever it might be. Safe routes will be determined and maintained.

68. Okay, yes, it will cost to purchase the property, but won't it cost just as much to fix roads, park, etc... that will need repair after construction?

- a. There is a \$750,000 savings with the Farley property and some of that savings includes the items suggested. However, the purchase of the property is not, "just as much" and it is significant.

69. If the tank was built at the baseball field location, would the field be rebuilt on top of the tank once completed?

- a. The discussions with this option are on-going.

70. Could you use the entire Farley property so the dig site would be further away from homes?

- a. As of 2/24/21, no negotiation gives the City access to the entire property immediately.

71. On the Farley property why can't the tank be cornered at 400 south and 400 west and made longer so the property lines would be much less affected?

- a. As of 2/24/21, no negotiation give the City access to the entire property immediately.

72. Where is the central line distribution system?

- a. The Central Zone is determined by elevation and runs from the north boundary to the south from approximately 700 East to 800 West. There are large diameter pipelines in 400 East and 400 South.

73. In having an emergency generator for service during power outages, what type of generator would be used and where would the fuel storage tank be located?

- a. Final decisions have not been made. Either diesel or natural gas. There are benefits to both. With diesel, some storage would be held in an underground tank.

74. Generators must be tested monthly. What would be the noise impact and duration of the noise pollution during the testing and in an emergency?

- a. The generator would make noise when it is tested and in operation during an emergency, possibly the noise level of a garbage truck. Monthly testing would occur for about 20 minutes.

75. When will the decision be made?

- a. As all options are vetted and discussed, the decision will be made when the level of certainty reaches the appropriate level. Hopefully by the end of March.

76. Does the city have no interest in these two families living on 600 W?

- a. The City is mindful of all residents and have specifically reached out to one of the two residents living right on this street. 600 West will be a primary access for construction of all the facilities.

77. The two home properties are right next to the main street being used for the massive trucks going into and out of the park. Is the city going to give written guarantees of liability to these two homes for damage to sewer and water lines going to and on these properties?

- a. The City will remedy problems that are determined to be the City's fault. Roads all across the City bear trucks and traffic. There are sewer and water lines under all the streets in Orem.

78. Where will the pump house and electric station be located on Farley property?

- a. The final design will determine the exact location but discussed concepts suggest the closer to 400 South the better.

79. We've focused on the Farley property and the west side of the park, yet the area under the baseball diamond seems so ideal, is it being considered as a top contender?

- a. All the options are being considered based on the merits of each location.

80. If the Farley property is selected, what are the plans for the property, would a green-space park be built, or would it be occupied with a "Pump House" property?

- a. Generally, the discussions have centered around park space.

81. Many are curious about if the MVHS Football field has been revisited?

- a. This location is further from 400 South than any of the other options (and from a practical standpoint nearly not feasible), thus more expensive, and restoration costs would be more than any other option. With those two considerations, this location is not being considered.

82. Can you address conflicts of interest between the engineering firms who prepared the analysis maps, water tank construction companies, city employees and elected officials and Alpine school district?

- a. The City goes through a competitive and public process to select services. The City is unaware of any conflicts of interest.

83. Assuming the "staging area" for construction will be larger than the tank itself. What will be the impact on park availability during construction? Will the thru road remain open? The south parking lot? The baseball field? The track? Access to the park from 350 S?

- a. With each option, comes different considerations. The baseball field option and the north-baseball field option would close that entire area from North to South for staging and safety. The south parking lot would likely remain open. The West option would likely keep the "center" of community park open. The south parking lot would be closed.

- 84. If the Farley property is selected, would it require 400 S or 400 W to be closed?**
- a. No, that is not anticipated.
- 85. Will there be other tanks in the future or is this it?**
- a. Not for a long time, but Orem's future will require additional water storage.
- 86. So is the need for this water tank the result of allowing growth beyond our water capacity?**
- a. No, this is a result of a healthy, vibrant, growing community where people enjoy raising families and working.
- 87. Where will the entrance into the water tank be located?**
- a. The final design will place access as strategically as possible, outside on the perimeters of the tank.
- 88. The mayor mentioned that the cost of purchasing Farley's property may be an issue. How much cheaper will it be to build at the park the repair road, park, etc....?**
- a. The City has identified approximately \$750,000 in savings on construction and \$650,000 for a residential home purchase.
- 89. The mayor also talked about our water bills increasing if we purchase the property, but won't they increase if you have to repair and rebuild the area around the park?**
- a. The existing budget and financial plan includes the construction of the proposed infrastructure. The additional property costs mentioned are well over and above the construction and savings.
- 90. How about the safety of the children at Orem Elementary during the difficult construction?**
- a. The safety for all is the top priority in constructing this critical infrastructure.
- 91. Why doesn't the city increase the size of the entire length of 600 W?**
- a. The City is evaluating the unique needs of each location.
- 92. You have talked about the red square as being Orem City property, but Orem citizens are not allowed to use this property. Only the high school baseball team is allowed. Does this use meet Orem City needs? Why does the high school have sole use of the property?**
- a. Orem and ASD are united in the effort to provide great recreational opportunities for the community. For example, the City has access to indoor gym facilities for the City's programming use. Also, ASD makes their softball field property available for City programmed use. These arrangements are not one-sided.
- 93. How earthquake proof will this tank be?**
- a. The underground tank will be built to the current seismic standards required.
- 94. Why take away public green space from the residents?**
- a. The intent is not to "take away" green space. Yes, there will be disruption. The City is actively engaged in expanding its recreational opportunities and has done so quite significantly during the past 20 years. This is an opportunity to create a multi-use property of the existing park space and save residents money.
- 95. The impact to the neighbors in the area around 400 S and 400 W will be much more significant than the impact to the neighbors around the park, since the houses are much closer to the building site in comparison to the houses that surround the park. Do you have thoughts on this?**
- a. Each site will impact different groups of people with different concerns.

- 96. Does Orem have a dog park? That seems like something that would be great to have on the Farley property.**
- a. Orem has great dog park near the Timpanogos Park in Provo Canyon.
- 97. Could the city get money from the Land and Water Conservation Fund to help offset the costs of the Farley property since it would be used for open green space?**
- a. Answer
- 98. Are all of these locations viable well options?**
- a. This general area is a suitable location for a well.
- 99. What is the magnitude of having to buy the property on the total cost of the project? What would be an approximate increase?**
- a. The answer to this question lies in the final cost of the property. The tank itself is budgeted for around \$13,000,000. The increase in cost for property could be \$2-4 million.
- 100. How will this project, if built on the Farley property, affect property values?**
- a. An independent appraiser has indicated that a buried tank does not adversely affect property values.
- 101. Will this project coincide with upgrading the 400 S transmission line?**
- a. Possibly, the extents of the final upgrades to the 400 South line are not yet finalized.
- 102. No buses at Orem Elementary, right?**
- a. The City's understanding is the buses at Orem elementary school are small in number.
- 103. So far all of the discussion about what the property would look like after construction has been hypothetical, with pretty pictures being shown of other projects. But we could equally show water storage sites that end up looking industrial. Before a final decision is made will a GUARANTEED site plan be given and feedback from residents taken?**
- a. The current plan is to have citizen engagement throughout the design and construction process of this large project.
- 104. Is an above ground tank being considered?**
- a. No. All options include burying the tank.
- 105. Sounds like the mayor is stuck on the baseball field; what temporary baseball field would the high school field be moved to?**
- a. While the location options are considered, alternative field locations are also being considered.
- 106. What will happen to the playground at Community Park in any/all of these scenarios?**
- a. The citizen engagement process will receive input on the restoration for all scenarios.
- 107. Will the ultimate decision be made through vote, or just by the city council?**
- a. The City is receiving input and weighing out the options. The City Council receives information and recommendations from staff and committees but the ultimate decision is made by elected officials.
- 108. Is there a point where Mr. Farley needs to definitively indicate one way or the other if he is going to keep his home in this process?**
- a. Yes, Orem needs to move forward but will certainly wait long enough for the best decision to present itself through study and analysis.

109. Thirteen million dollars for the tank? Is that for the full project? Is that in 2021 dollars? Construction costs have more than doubled since 2015.

- a. Construction costs are escalating which is one reason why the City determined to move this project forward before it cost even more in the next few years. The estimates are provided by reputable sources and competitive bids will be received once the design is complete.

110. How will each property affect our water prices?

- a. The City owns the property at Community Park. The Farley property would need to be purchased. The ultimate cost to water prices is dependent upon the final acquisition cost. Our estimates are between 65 cents to 1 dollar/month for 25 years for property acquisition.