

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, March 17,**
4 **2015, beginning with a Work Session at 6:00 p.m.** in the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

- 10 **1. MAG / UTA discussion on TOD's** – The City Council and Planning
Commission met with representatives from Mountainland Association of
12 Governments and Utah Transit Authority to discuss planning for Transit Oriented
Developments (TOD's). Prior to this discussion Councilmembers reviewed the
14 UTA's Transit-Oriented Development Design Guidelines adopted by UTA in
December 2014.

16 **REGULAR SESSION** – 7:30 P.M.

18 Conducting: Jeff Acerson, Mayor
20 Pledge of Allegiance: Alex Stringham, Boy Scout
Invocation: Matt Bean, Councilmember

22 **PRESENT**

ABSENT

24 Jeff Acerson, Mayor
Jacob Hoyt, Councilmember
26 Randi Powell, Councilmember
Matt Bean, Councilmember
28 Van Broderick, Councilmember
Carolyn Lundberg, Councilmember – arrived 7:37
30 Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
32 Cody Cullimore, Chief of Police
Kathy Moosman, City Recorder

- 34
- 36 **1. Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
- 38 **2. Presentations/Announcements** –
- 40 a) Mayor/Council Comments – Councilmember Powell mentioned that the
Easter Egg hunt will be held on April 4th at Pheasant Brook Park on 800 West
which is a change from the City Park.
- 42 b) The 2014 Little Miss Lindon Royalty, Queen, Anna Passmore and her
attendants, Madi Harris, Callie Roberts, Rachel Savage and Amanda Schneck
44 presented the newly crowned 2015 Little Miss Lindon Royalty. The new
royalty is Queen, Haylee MacGillvray with attendants: Mariah Evelyn, Gracie
Cook, Grace Robinson, and Miriam Belliston. The Mayor and Council
46 expressed their appreciation to the outgoing royalty for a job well done and

2 for representing Lindon City so well and he welcomed the new royalty stating
they will be great representatives of the city.

4 c) Mayor Acerson read the Proclamation declaring April 24, 2015 as Lindon
City Arbor Day. He noted that the proclamation and Arbor Day event is part
6 of enabling the City to maintain its Tree City USA designation. He added that
the Parks Department and Tree Board will be holding a tree giveaway event
8 on April 24, 2015.

10 3. **Approval of Minutes** – The minutes of the regular meetings of the City Council
of February 5, 2015 and March 3, 2015 were reviewed.

12 COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF
14 THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 5, 2015 AS
PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE
16 WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN AYE

18 COUNCILMEMBER POWELL AYE

COUNCILMEMBER BRODERICK AYE

20 COUNCILMEMBER HOYT AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

22 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
24 OF THE REGULAR CITY COUNCIL MEETING OF MARCH 3, 2015 AS
CORRECTED OR AMENDED. COUNCILMEMBER BEAN SECONDED THE
26 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN AYE

28 COUNCILMEMBER POWELL AYE

COUNCILMEMBER BRODERICK AYE

30 COUNCILMEMBER HOYT AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

32 4. **Consent Agenda** – No items.

34 5. **Open Session for Public Comment** – Mayor Acerson called for any public
36 comment not listed as an agenda item. There were no public comments.

38 **CURRENT BUSINESS**

40 6. **Review & Action** – *2014-2015 Water Conservation Plan Update*. Staff
42 recommends the City Council review and approve the updated Lindon City
Water Conservation Plan as required by Lindon City Code and the State of Utah.
44 The plan is required to be updated and adopted every five years. It outlines
water consumption statistics in Lindon and recommends goals for water
46 conservation activities within the city.

2 Adam Cowie, City Administrator, gave a brief overview of this agenda item
3 explaining this discussion tonight is to catch up from a few months ago and to update the
4 water conservation plan (every 5 years) because of some turnover in several positions
(administrator, engineer). He noted that the Public Works staff is working to implement
6 the goals and activities listed in the conservation plan. He explained that this plan will be
revised as needed and re-adopted in 2019. A copy of the updated plan will be sent to the
8 State after Council approval. Mr. Cowie then referenced the Water Conservation Plan
included in the packets. He further explained that the plan represents some action plans
10 and goals for the city to work towards as far as water conservation.

12 Mr. Cowie pointed out an interesting note, stating in Lindon City, based on water
flows in 2014, the average daily consumption of culinary water for our residents was 137
14 gallons per day per individual. Adding in irrigation water it increases to 327 gallons per
day which is reflective of the larger lots and acreages to irrigate and maintain and also the
larger household sizes. So, through the year the total is 464 gallons per day per capita,
16 which is significantly higher than the state average of 293 gallons per day per capita. He
noted that we are making some progress in several areas as we have installed meters on
18 all but a few parks over the last several years and charging our park usage, and we are
also looking at paying off and installing new residential meters (radio read) that are more
20 accurate in detecting and eliminating leaks etc. Mr. Cowie stated that no other action is
needed tonight but to approve the plan unless the Council would like to see any changes.

22 Mayor Acerson called for any comments or questions from the Council. Hearing
none he called for a motion.

24
26 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE 2014-2015
LINDON CITY WATER CONSERVATION PLAN. COUNCILMEMBER POWELL
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 COUNCILMEMBER BEAN AYE
COUNCILMEMBER POWELL AYE
30 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE

32 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 34 7. **Site Plan** – *Spring Gardens Senior Community, approx. 800 West 700 North.*
36 Russ Watts of Watts Enterprises seeks site plan approval of an elderly care
facility (Spring Gardens Senior Community) at approximately 700 North 800
38 West in the General Commercial (CG) zone. Lindon Code requires City Council
approval for care facilities. The Planning Commission recommends approval.

40 Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item
explaining that the applicant, Mr. Russ Watts, of Watts Enterprises (who is in attendance)
42 is seeking site plan approval of an elderly care facility to be called Spring Gardens Senior
Community, located at approximately 700 North 800 West in the General Commercial
44 (CG) zone. Mr. Cullimore explained the context of this item stating the applicant
proposes to construct a 74,916 square foot care facility in the General Commercial zone.
46 He reminded the Council that Care facilities are conditionally permitted in the CG zone
but subject to the requirement that one care facility cannot be within 1,500 feet of another

2 facility within the city; this proposal complies with the distance between facilities
4 requirement. He re-iterated that the City Council is designated as the land use authority
6 for site plan applications of this nature. Mr. Cullimore mentioned that the Planning
8 Commission has reviewed this application and unanimously recommended approval to
10 the City Council subject with the condition that the applicant implement a 3 ft. berm.

12 Mr. Cullimore further explained that the off-street parking standard for a care
14 facility is 1 stall per staff member plus 1 stall per 3 residents. He noted that this proposed
16 facility will have 15 staff members and up to 105 residents, which will require 50 total
18 stalls. The submitted site plan proposes 60 parking stalls, which satisfies the parking
20 requirement. Additionally, the Code requires 5 bicycle stalls. The site plan proposes to
22 install 5 bicycle parking stalls, and meets the requirement.

24 Mr. Cullimore then referenced a summary of the parking requirements as follows:

- 26 • Vehicle Spaces Required: 50
- 28 • Vehicle Space Provided: 60
- 30 • Bicycle Spaces Required: 5
- 32 • Bicycle Spaces Provided: 5

34 Mr. Cullimore went on to say that the 700 North Corridor has a specific street
36 cross section (per development manual) which includes a narrower landscaped strip than
38 is typically required in the CG zone because there is a landscaped median on 700 North
40 with the landscaped strip being located between the curb and the sidewalk. He noted the
42 proposed cross section on the submitted site plan matches this required cross section. The
44 Code requires the frontages along 800 West and 600 North to have a 20 foot landscaped
buffer with a 3 ft. berm and trees every 30 feet on center. At least 70% of the landscaping
in the required strip must be grass, and the remaining 30% may be landscaped in
decorative rock, bark, mulch or other nongrass ground covers. He added that the
submitted site plan proposes the required 20 ft. landscaped buffer with trees every 30, or
so, feet. Along 600 North, the trees are not on center. Mr. Cullimore stated that the
Planning Commission approved these deviations in tree alignment.

Mr. Cullimore commented that the plan also proposes a 70 ft. stretch of cobble
rock in an area that will be used for storm water detention; this area will not comprise
more than 30% of the total landscaped frontage. The site plan does not propose the 3 ft.
required berm along 800 West and 600 North. Mr. Cullimore pointed out that the Code
allows the Planning Commission to waive the berming requirement if they determine it is
appropriate and in the public interest. However, the Commissioners required the berm to
be installed as a condition of approval and the applicant was in agreement to comply with
that request.

Mr. Cullimore went on to say that interior landscaping must be provided at 40
square feet per required stall. The site has 60 parking stalls, which will require at least
2,400 square feet of interior landscaping, exclusive of the required landscaped strip along
street frontage. He noted the submitted landscaping plan proposes 4,739 square feet of
qualifying interior landscaping to meet the requirement; the interior landscaping
requirements include 1 interior tree per 10 parking stalls. The number of required interior
trees for this site is 6, which is the number of interior trees proposed on the site.

2 Mr. Cullimore mentioned that the Code requires that a minimum of 30% of the lot
be maintained in permanent landscaped open space and the landscaping plan indicates
4 that 39% of the site will be maintained in landscaped open space.

6 Mr. Cullimore then referenced Lindon's Commercial Design guidelines, which
govern architectural treatments in the CG zone, that identify masonry building materials,
8 such as brick, stone, and colored decorative concrete block (including fenestration) as the
preferred primary building material; and brick, stone, colored decorative concrete block,
10 stucco, wood/cement fiber siding, and timbers as secondary materials. An architectural
rendering and elevation details are included in the packets. The building materials
proposed for the exterior include stone veneer, vertical/horizontal siding, and stucco.

12 Mr. Cullimore also referenced that the Commercial Design Guidelines indicate
that earth tones are generally preferred over harsh or loud colors, except where more
14 vibrant colors are used to create a special effect that is harmonious with the adjacent
context. He noted that the Design Guidelines include a color palette for reference in
16 determining compliance with this requirement; a rendering that illustrates the building
colors is included in the packet for review.

18 Mr. Cullimore stated that the proposed site plan complies with height and setback
requirements in the CG zone. He further stated the City Engineer is working with the
20 applicant on engineering considerations related to the site and will ensure all engineering
related issues are resolved before final approval is granted. Mr. Cullimore then referenced
22 an aerial photo of the site and surrounding area, photos of the existing site, site plan,
landscaping plan, architectural rendering, photo, & elevations, 700 North Street Cross
24 Section and the Commercial Design Guidelines Color Palette followed by some general
discussion. The Council was in agreement that it appears to be a very nice proposed
26 facility.

28 Mr. Watts addressed the Council at this time noting they have a similar facility
located in St. George and this proposed facility will be the same with the color palette
also being similar with a lot of movement and fenestration on the building. Mayor
30 Acerson commented that it seems to be a proven model and inquired what the occupancy
rate is at the St. George facility. Mr. Watts stated the occupancy rate is at about 96%
32 over the last 30 days. Mr. Watts mentioned some of the minor changes they plan to
implement at this new facility that they learned would work better from building the last
34 facility that will enhance and improve the new facility. Councilmember Hoyt commented
that he likes this proposed facility and also asked Mr. Watts what the price point will be
36 at the facility. Mr. Watts replied that the studio's range at about \$2,600, with the one
bedroom units being about \$3,100 and two bedrooms at \$3,600 with memory care at
38 about \$3,900; with all units being all-inclusive. He added that this is a very exciting,
rewarding business as the residents in that age group are all very appreciative.

40 Mr. Watts stated they also place a lot of emphasis on community space and
provide a lot of varied amenities. Councilmember Hoyt asked if they are comfortable
42 with the berm they are requiring. Mr. Watts confirmed they are comfortable
implementing the requested 3 ft. berm. Councilmember Powell commented that there is a
44 definite need for this type of facility and for the services they provide. Councilmember
Broderick commented that he likes that they have exceeded all of the amenities and
46 landscaping requirements and it appears to be very well done.

2 Mr. Watts noted the financing is in place and they plan to start construction as
4 soon as the building plans are approved and they anticipate that it will be complete in
approximately one year. Mr. Watts also complimented the planning staff for their
professionalism and help with his application.

6 Mayor Acerson called for any further comments or questions. Hearing none he
called for a motion.

8
10 COUNCILMEMBER HOYT MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT
12 PLACEMENT OF THE REQUIRED THREE FOOT LANDSCAPING BERM BE
PLACED ALONG THE FRONTAGES OF 800 WEST AND 600 NORTH.

14 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

16 COUNCILMEMBER BEAN AYE

COUNCILMEMBER POWELL AYE

18 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

20 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 22 8. **Public Hearing** – *Ordinance Amendment, LCC 17.48 Commercial Zones –*
Ordinance #2015-5-O. Lindon City requests approval of an amendment to
24 Lindon City Code 17.48. The proposed amendment will modify minimum lot or
development size along the 700 North Commercial Corridor. The Planning
Commission recommends approval.

26
28 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK HOYT THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

30
32 Mr. Cullimore also led this discussion by explaining that there have been
numerous discussions among Planning Commissioners, City Council members, and staff
regarding how to best promote high quality, orderly development along 700 North in
34 Lindon. He noted that staff presented some options to the Planning Commission on
February 10, 2015 and March 10, 2015. He stated that the Commission recommended
36 approval of the ordinance amendment that is included in the packets. Mr. Cullimore
stated that the amendment will divide the 700 North Corridor into districts and require an
38 applicant developing any area of a district to show how the remainder of the district could
develop to preserve access and visibility for the remaining area in the district. He noted
40 that each district will share access points with the adjacent districts so that each district
has both a full-movement access and a limited, right in/right out access.

42 Mr. Cullimore then referenced an example of how development within a district
could occur with this ordinance as follows: any developer interested in District 5 would
44 have to show not only their project within that district, but also a master plan for the
remainder of the district. Approval of the master plan would be a guiding document for
46 other developers in the same district unless an updated plan were approved by the Land
Use Authority. He added that each district is approximately five acres in size while

2 minimum lot size will remain the same as the rest of the General Commercial zone at
20,000 square feet.

4 Mr. Cullimore stated that staff feels this plan gives some flexibility and good
balance to developers while addressing the City's concern about orderly development
6 along the corridor. Mayor Acerson commented that this is a good attempt to try to make
sure the developer is aware of how they interact with potential other development that
8 goes in rather than after we have allowed something to go in and then thought a situation
could have been mitigated (a forward thinking way of looking at it).

10 Councilmember Lundberg questioned if it would be helpful to perhaps have
stronger language that says we are not just looking at adjacent segments to be synergistic,
12 but to perhaps have a broader approach; she expressed her concerns about this being
taken as a very segmented approach; maybe we should have the bigger, overall theme to
14 play out and have a flow. Mr. Van Wagenen commented that staff observed through
discussion with the Council and Commission that master planning and "tying" someone's
16 hands from east to west was something we did not want to do. He went on to say that
these are approximately 5 to 6 acres parcels.

18 Councilmember Lundberg stated that she is not saying to "tie" their hands but to
just have some language that lets them know that we would like them to approach it with
20 a mindset of how this will play out over time as everything develops; she would like
language in the ordinance that indicates we are looking at a broader approach (purpose
22 language) and to think about these elements when coming to the city with a site plan.
Mayor Acerson suggested identifying the elements that would fall across the whole area.
24 Mr. Van Wagenen stated that is something staff could work on and then "tweak" the
language and bring it back. Councilmember Bean agreed that vision and purpose
26 language is good and should be included if possible; but enforceability may prove to be
difficult. Councilmember Powell agreed that a vision statement would be beneficial and
28 the first person (development) in will set that vision. There was then some discussion of
the specific elements to include in the language. Mr. Cullimore stated that staff will come
30 back with more information from the suggestions made tonight.

32 There was then some additional general discussion by the Council regarding the
presented scenario. Following discussion Mayor Acerson called for any public
comments. Hearing none he called for a motion to close the public hearing.

34
36 COUNCILMEMBER LUNDBERG MOVED TO CLOSE THE PUBLIC
HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38
40 Mayor Acerson called for any further comments or questions from the Council.
Hearing none he called for a motion.

42 COUNCILMEMBER LUNDBERG MOVED TO CONTINUE ORDINANCE
AMENDMENT #2015-5-O. COUNCILMEMBER POWELL SECONDED THE
44 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 COUNCILMEMBER BEAN AYE
COUNCILMEMBER POWELL AYE
COUNCILMEMBER BRODERICK AYE

2 COUNCILMEMBER HOYT AYE
COUNCILMEMBER LUNDBERG AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 9. **Discussion Item** – *New Fire Station/City Center Upgrades: Timeline &*
7 *Funding.* The City Council will review the timeline for design and construction
8 of the future fire station and will discuss city center upgrade alternatives, public
involvement, and possible funding options. Not motions will be made.

10

12 Mr. Cowie led this discussion by explaining that a draft timeline for construction
and potential capital expenditures has been previously discussed. He noted that following
14 the last discussion several weeks ago and the Orem fire station tour, there was some good
feedback with a better estimate of size and other factors. He noted they have received
16 some updated numbers and revised estimates from JRCA Architects for a standalone fire
station which will push it down to a 10,500 square foot building (the station toured was
18 12,000 sq. ft.) with the estimated costs (with contingency and other site work) being
around 3 million dollars. Mr. Cowie then discussed funding options including the Hogan
20 bond funds that will be freed up and also the possible public safety impact fee (which is
dependent on growth) noting we are still exploring the possibility of a utility fee. There
22 was then some general discussion regarding the possible funding options. He noted that
no motion is needed as this item is for discussion only.

24 Mr. Cowie commented that they also asked JRCA for an updated estimate on
annual utility costs and they provided information of three (3) buildings they did that are
similar to what we would do. He added that it is about \$5,000 per year for every 5,000
26 square feet which is pretty general. He noted that solar heat is still a potential which
could be used for emergency purposes which may offset costs in the long term. He
28 pointed out that some of this will be offset if we move the firemen out of the current
house and pick up some parking area where the house sits.

30 Mr. Cowie mentioned as far as re-configuring the City Center Building, numbers
are in from JRCA's and in addition, a free estimate from Curtis Miner Architects was not
32 too far off from JRCA's square foot numbers (anywhere from \$500,000-\$700,000). He
noted that this would include taking the entire lower level for the police department and
34 moving community development upstairs and completely remodeling half of the
building. This would also include putting in an elevator and a "sally port garage" for the
36 police department. He noted that these numbers are significantly less and there are some
valid options that are conservative and doable. Mr. Cowie stated what he needs tonight is
38 direction on how to proceed at this point as we have the contractual obligation with Orem
City to have a fire station ready to go by July 1, 2018. He noted that he talked to
40 financial advisor, Jason Burningham, who indicated that bonding is starting to go back up
and it is Mr. Burningham's opinion that we could potentially save \$400,000 if it increases
42 even 1% where we are at the bottom of the interest rate market and if we were to
accelerate the project it may be the best option but it is a "crystal ball" approach. He
44 noted that historically, building costs will go up if we wait another 2 years unless the
economy drops significantly.

46

Mr. Cowie then referenced the following items followed by discussion:

- 2 • Should Lindon accelerate construction in order to get better interest rates? Rates
4 appear to be near the bottom of the bond market and will most likely rise prior to
late 2017 when we'll need to secure funding. A 1% increase in rates could be
~\$400k more interest on \$3.5 million, 20 yr. bond at 3% interest rate. Also,
6 construction costs will most likely increase over the next few years.

- 8 • As we contemplate on-going Fire Station operational costs (utilities, etc.) should
we explore solar power and other 'green' building practices to help offset long-
10 term operational costs? It would be more cost up front, but less operational cost
later on for power. It would also be beneficial for emergencies and power outages.
- 12 • City Center building remodel costs - Alternate estimate from Curtis Miner
Architecture
- 14 • Should the City combine bonding for both standalone fire station and the City
Center remodel? It could save money by doing both projects at or near the same
16 time (reduce costs of bond issuance, lower interest rates, reduced construction
mobilization costs, etc.).
- 18 • Funding options to pay for construction bond:
 - 20 ○ Revenue Bonds (Sales Tax)
 - 20 ○ Public Safety Fee – collected through utility bills
 - 22 ○ Public Safety Impact Fee (may not be able to impose if we also
have a utility fee)
 - 22 ○ Property Tax
 - 24 ○ Roll over savings from Hogan Bond payments (flow rider)

26 Councilmember Powell expressed her opinion stating if this is our contractual
agreement then it is in the best interest of all of our citizens that we save as much money
28 as possible as the Council has done their due diligence and researched all of the options.
She added that per the public survey, roads and public safety were the top most important
30 issues of the citizens. Councilmember Lundberg agreed stating can we educate the public
that we have come to the lowest possible option to meet the needs with no frills and have
32 kept it as inexpensive as possible. Mayor Acerson commented if we decide to move
forward in a more timely way, with the new bill that passed on the ¼ cent (which will go
34 to a county wide vote), time wise it may be better for the city to move forward with our
objective and needs. There was then some general discussion regarding this issue.
36 Following discussion Mayor Acerson asked if Mr. Cowie had enough input to move
forward. Mr. Cowie stated that he would like to have a more definitive direction from the
38 Council as far as a commitment to move forward and to engage the public.

Councilmember Bean commented that he is comfortable with the direction we are
40 going adding that he would like to be able to do a fire station for 2.8 million and roll in
the city building remodel for another \$700,000 to be at 3.5 million which is very
42 palatable for him. He feels that in comparison to what Pleasant Grove tried to do with a
12 million bond, this 3.5 million bond would be reasonable to the citizens. He also likes
44 the idea of pursuing fees and to talk about it in public open houses.

Councilmember Lundberg agreed stating if we are going to explore a utility fee
46 she would like to error on it being really modest and small and assuming we could take
care of that obligation with the Hogan bond and fees, and if something hit and we are not

2 getting the revenues then it could be adjusted. Mr. Cowie noted that a public safety fee
and a utility fee would have to be separate. Councilmember Broderick mentioned that he
4 would like to see the numbers and he would also like to plan for roads. He also expressed
his concerns that a new fire station will not improve response times and area of coverage
6 and that the service will not change. Mr. Cowie stated that it will improve the response
time. Chief Cullimore confirmed that service and response times will definitely improve.
8 Councilmember Lundberg pointed out that the city is growing and we need to have some
forward thinking and be ready to “pull the trigger” when it is needed.

10 Councilmember Powell voiced her opinion that Pleasant Grove was not forward
thinking soon enough and didn’t plan specific enough with their proposed fire station,
12 which in her opinion was long overdue for their population. Mr. Cowie pointed out when
the prior city council entered into this agreement they didn’t have a full time fire
14 department (volunteer only) with no full time Fire/EMS services with a 12 minutes
response time and Orem came in and reduced that time and now we are at a less than a 3
16 minute response time which is lifesaving; these are the things we are looking at on that
part of the agreement which was that they would need a new station, as we are already
18 getting and have been receiving the services. Councilmember Broderick stated he is just
looking for the plan that will also help get roads and he understands the commitment
20 made in the past and honoring that commitment, but he has to become passionate about it
to sell it to his neighbors. The piece he is still looking for are the funding options.

22 Councilmember Bean stated that in essence we are replacing one bond with a new bond
with hopefully a lower interest rate, but having similar or lower debt service on the bond.
24 Councilmember Broderick stated that he likes the direction we are going with the fire
station, but he wants something that will handle the entire city at build out; he feels that
26 roads and the fire station are connected.

Councilmember Lundberg pointed out what Mr. Cowie is asking is to not only
28 count on the Hogan Bond being the only revenue means but to also find another revenue
source that is dependable and to not to just count on sales tax and impact fees from
30 development. If we want to be smart and make sure we can cover this, the question is
what is the least amount we can ask the residents for a utility fee that they will feel
32 comfortable with.

Councilmember Bean agreed that is a good approach, and also suggested looking
34 at what it would take with a public utility fee to generate \$40,000 per year. Mr. Cowie
stated that we would need to come up with a revenue source to make up the difference
36 between the \$180,000 and the \$235,000; that is what a utility fee could pay at the \$1.70
to \$2.15 range. If we look at a utility fee paying for the entire amount it would be closer
38 to five dollars; if we are not supplementing and also depending if the \$180,000 is
available. Mr. Cowie stated that he will put it on paper and bring back some additional
40 information.

Mayor Acerson commented that some of the decisions that need to be made are if
42 we can rely on the current bond or bond for more money or make up the difference with
some kind of utility fee. Councilmember Powell suggested doing a straw poll on the three
44 alternatives at the next meeting. Mr. Cowie asked the Council if they want him to move
forward sooner rather than wait for two years. Councilmember Powell stated that she
46 would like to see us take advantage of the low rates and not wait till it goes up. She re-

2 iterated that this is a contractual need we need to fulfill and we have been elected to
represent the public and this has been narrowed down into something that is manageable.

4 Councilmember Hoyt commented that it comes down to the contract, which, in
his opinion, is not a good contract that was entered into with the wool pulled over our
6 eyes; he also has a hard time selling it to his neighbors. He added that he realizes we have
come a long way and he is not totally against this as he sees the merit of everything that
8 has been done and the need for a new fire station and public safety is paramount in his
opinion; he would like to see it done without an increase and would like to see a sale of
10 assets. Councilmember Powell commented that it is our responsibility to educate the
public to help them understand what we are proposing as this is what we have been sworn
12 to do.

Mr. Cowie asked the Council for direction, if they want him to move forward in 6
14 or 8 months or wait 2 years. Councilmember Bean expressed his opinion that he is ready
to move forward sooner rather than later with some additional numbers, and if we have to
16 decide what kind of bond it is (if we are going to use a bond) he would not want to use a
property tax bond although it is a more stable source. Councilmember Powell and
18 Councilmember Lundberg echoed that statement. Councilmember Lundberg commented
that there is a relationship with Orem and we need to keep the good faith going as there
20 are other things on the table and we don't want to be an unreliable partner. This has been
pared down and at some point Lindon is going to need this because the population is
22 going to take a big increase and we need to be forward thinking. We have taken a fiscally
conservative approach to this and she is ready to move forward with a one to two dollar
24 per month fee to our residents which is being very reasonable; because our residents
indicated in the survey this is in their top two priority issues.

Mr. Cowie concluded that he will bring back some updated numbers, different
26 scenarios with different fee amounts, how those fees can be funded, work on the utility
fee option, and updated timeline (if we want to escalate that after some public open
28 houses, mailers, etc.). Mayor Acerson suggested identifying some potential trigger time
frames that would also be advantageous. Councilmember Hoyt mentioned adding the
30 utilization of sale of assets to the list. Mr. Cowie stated he will check into that issue also.
Councilmember Broderick asked the Council if they are open to adjusting the Parc Tax
32 revenue (percentages) to help offset other general fund expenditures to free up more in
general funds. Following some discussion the Council was in agreement to review and
34 have more discussion regarding adjusting Parc Tax percentages.

Mayor Acerson called for any further comments or questions from the Council.
36 Hearing none he moved on to the next agenda item.
38

40 **10. COUNCIL REPORTS:**

Councilmember Powell – Councilmember Powell reported that she attended the Little
42 Miss Lindon pageant adding that it was a very enjoyable event and went very well. She
also mentioned her concerns about the Easter Egg Hunt and the change of venue
44 questioning if banners or other advertising avenues should be used to ensure that
everyone is aware of the change.
46

Councilmember Bean – Councilmember Bean mentioned that there is still a vacant
48 Planning Commission seat and to contact him with any suggestions.

2 **Chief Cullimore** – Chief Cullimore reported that the Utah Division of Wildlife
Resources took care of the recent deer issue.

4

6 **Councilmember Hoyt** – Councilmember Hoyt mentioned that he brought up at the
recent budget meeting about entering into some type of agreement or contract with
8 Brandon Fugal regarding 700 North and asked what the Council’s thoughts are about this
and if it is even something to consider. He noted there are 61 acres under contract and
Mr. Fugal talked about momentum stating that he feels that he could bring in a player to
10 700 North. Councilmember Hoyt stated that he will forward the email to the Council for
their consideration. Following discussion the Council agreed they would like more
12 information including the costs involved and agreed to explore this option further.

14 **Councilmember Broderick** – Councilmember Broderick inquired about the final
adjustments on the plans for the cemetery building. Mr. Cowie stated he will follow up
16 on that issue with Don Peterson and Phil Brown and get back to him.

18 **Councilmember Lundberg** – Councilmember Lundberg reported that she also attended
the Little Miss Lindon pageant with Mayor Acerson and Councilmember Powell and it
20 was a great event. She commented that she was amazed at how much they do as a
program and expressed that they provide a great service to the city. She expressed that it
22 is great that the Council gave funding back to them.

24 **Mayor Acerson** – Mayor Acerson reported that he had the honor of announcing the new
Miss Pleasant Grove Queen at the recent pageant, noting that 4 of the 5 finalists at the
26 pageant were Lindon girls. Mayor Acerson noted that they are very appreciative of the
contribution to the scholarship fund. Mayor Acerson also mentioned that he will
28 distribute the Jazz tickets tonight. He also reported that they are still interviewing for the
vacant Utah Lake Director position, noting they have picked 15 finalists with 7
30 interviews held yesterday and the remainder of the interviews will be held tomorrow and
then they will pick the 2 or 3 top candidates. He noted they are all highly qualified
32 candidates.

34 **Administrator’s Report:**

Mr. Cowie reported on the following items followed by discussion.

36

Misc. Updates:

38

- March City newsletter.
- 2015 Lindon Days Grand Marshal – be thinking of potential individuals or
40 couples to select.
- Project Tracking List was reviewed.
- 2008 Series Sales Tax refunding bonds: Public Placement Option = NPV savings
42 of ~\$364k. Moving forward with bond counsel, etc. with anticipated pricing of
bonds near end of April with closing on May 7th.
- UTOPIA – RUS settlement legal fund reimbursement \$9,176
- 44
- Legislative Updates.
- 46

