

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, May 5, 2015,**  
4 **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. FY 2015-16 BUDGET DISCUSSION** – The City Council met with Lindon City  
12 Department Heads to review budgetary items and financial matters related to the  
proposed 2015-16 FY budget.

14 Kristen Colson, Finance Director, gave her budget presentation to the Council and  
16 Department Heads. She noted she will be highlighting the areas of fund balances, road  
funding and projects, the possible expense reduction spreadsheet, credit card  
18 convenience/service fees and other revenue. Mr. Cowie noted if there are any questions  
regarding the Parc tax, park expenditures, impact fees or Lindon Days to bring those  
questions up at the scheduled agenda item later in the meeting.

20 Councilmember Lundberg mentioned water usage and the importance of  
22 conservancy and suggested that the city look at ways to make a small investment for  
better water control. She noted that a lot of other cities are making moves to conserve  
24 during this water drought. She feels it would be important for Lindon to do our part and  
“lead out” in this direction. Ms. Colson stated that Parc Tax funds may be allocated for  
this issue and may warrant more discussion with Heath Bateman.

26 Councilmember Hoyt mentioned the Planning Department vehicles (2) and if it  
would be more cost effective to sell those vehicles and pay the government rate to the  
28 employees to use their own vehicles. Hugh Van Wagenen, Planning Director, stated until  
recently they only had the dodge truck that was used regularly and the second vehicle  
30 (Ford Taurus) that just came into their books is the extra city car that they “inherited” to  
their department. He noted their department can get by with one vehicle. Mr. Cowie  
32 stated that both vehicles are paid for and not worth a lot so selling them would not bring  
much revenue and maintenance is very low and it would most likely cost more to give the  
34 government allowance. Councilmember Hoyt would like to see some numbers and more  
cost effective measures. Councilmember Hoyt also expressed that he is very impressed  
36 with the hard work that has clearly gone into the process to decrease numbers by staff and  
the department heads in comparing the tentative budget to the budget before the Council  
38 tonight.

40 Ms. Colson then referenced the summary of changes in the fund balance for the  
general fund explaining the initial beginning balance is a little over a million and now it  
is 1.2 million (improvement of \$120,000) with the ending balance changed from almost  
42 \$695,000 to 1.1 million (improvement of \$429,000). She noted that as a percentage of  
revenue (measured by state regulations) it went from 7.8% to 12.5% because of the  
44 amount of expense reductions that were done (sale of the tithing house and removal of  
the snow plow purchase being the biggest changes).

46 Ms. Colson noted the road fund beginning balance changed from \$29,000 to  
\$93,000 (improvement of \$63,000) with the ending balance changing from \$4,500 to

2 \$92,000 (improvement of \$87,000) with the beginning balance biggest change being that  
4 the Locust Avenue project bid came in under budget. Ms. Colson explained that the  
6 biggest change in the 2016 FY was the increased budgeted revenues with the gas tax,  
8 impact fees and the transfer from the general fund which was not taking out projects but  
10 increasing funding by analyzing the revenue better. On the RDA fund the biggest change  
was the increase of projects for roads, 60 North site work in conjunction with the fire  
station and the city center remodel next year and other west side and District 3 road  
projects. She noted that basically the fire station project will span 2 fiscal years so it is  
ending at 1.5 million with the remainder being used in the 2017 FY.

12 Ms. Colson then referenced the stormwater fund stating the beginning balance  
14 changed from a -\$622,000 to -\$522,000 (improved \$100,000) and ending 2016 FY  
16 changed from -\$631,000 to -\$482,000 (improved \$149,000). She noted they did do a  
18 retroactive re-classification for this fiscal year on one public works employee that was ½  
20 sewer and ½ stormwater through payroll, but he is a sewer employee, so next year they  
will budget 100% to the sewer fund not the stormwater fund. Another significant change  
was cancelling the project to build the dumping and washout basin at Public Works. She  
added that the fund is slowly improving along with the implementation of the proposed  
utility rate and stormwater impact fees that will help to offset a lot of the project costs  
that have been done with utility fees.

22 Ms. Colson then referenced merit increases noting one issue previously discussed  
24 was how to determine the increase because it is not based on anything substantial. She  
26 noted staff has discussed the possibility of having it associated with the general fund  
28 balance; if there are not a lot of reserves then don't give the raises, but if there is a  
30 healthy reserve then give the increase to the employees based on evaluations. She then  
32 referenced the budget scenario. Mr. Cowie asked the Council how they feel about this  
merit increase option. He noted they would like to use this as a gauge noting it is not set  
in stone but at the least it would give a target point and something to measure from. Mr.  
Cowie stated in front of the Council tonight is a 1% merit increase and a 1.4% Cola  
increase. He noted that traditionally these have been staggered so the Cola would take  
effect July 1<sup>st</sup> and the merit in January. Following some discussion the Council was in  
agreement to use this option for merit increases as a guideline.

34 Mr. Cowie then referenced road funding including RDA funds, the gas tax  
36 increase and the road utility option followed by some lengthy discussion. He noted we  
38 are actually spending more on roads this fiscal year than the last several years combined.  
40 He also referenced the expense reduction spreadsheet showing potential reductions  
followed by discussion. Councilmember Broderick commended Mr. Cowie and staff on  
the expense reduction spreadsheet noting the information provided is very helpful. There  
was also discussion on library card reimbursement, various membership dues and use of  
police vehicles.

42 Councilmember Broderick asked the Department Heads what their biggest  
44 concerns are. Chief Cullimore stated his biggest concern is the ability to cover  
46 everything they are doing with overtime and training with the budget cuts as both are  
critical issues that they need to maintain. Don Peterson, Public Works Director, stated his  
concern is the ability to do more with less and keep everything going. Phil Brown, Chief  
Building Official, commented that this is the trend every year. We are either negative in  
morale or negative in other areas and at some point in time it has to change. We can't

2 control the economy and the employees understand that, but they have done all they can  
4 do for several years. Councilmember Broderick stated he feels that has been done very  
6 admirably, and he asked this question to ensure they are not pushing too far. Mr. Cowie  
8 commented that this is a tight budget with not a lot of wiggle room and they are all  
10 feeling the stress. Councilmember Hoyt stated Mr. Brown brought up a good point on  
12 the economy and noted we are having the best sales tax revenue year we have had yet we  
14 are struggling with the budget and when the next market downturn comes we want to be  
16 prepared. Mayor Acerson stated if a market downturn happens, as a Council we have to  
18 realize that we may have to charge more or cut services; we can't go back on the  
20 employees and hopefully the public will realize that is the right choice.

12 Councilmember Lundberg would suggest looking into the landfill punch passes  
14 and the library reimbursement subsidies again; they are nice perks but not necessary.  
16 Councilmember Bean agreed these are tradition based items that have been done for the  
18 citizens and should be looked at again. Councilmember Powell mentioned the landfill  
20 charges for non-tarped (uncovered) vehicles that causes debris along our city streets and  
22 highways (200 South) which are rarely cleaned up, so the question is what are they doing  
24 with the fees they collect as they should be accountable. She would suggest the landfill  
26 give back by offering free punch passes to the citizens.

20 Ms. Colson explained the dump passes are built into the utility fee and is paid for  
22 out of the utility fund. Councilmember Powell also expressed her appreciation to the  
24 Department Heads and Staff for all their hard work on the budget. Mr. Cowie noted this  
26 discussion will be continued on agenda item #7 the Parks & Recreation expenditures  
28 discussion. Mayor Acerson thanked the Department Heads for their attendance and for  
30 their hard work in trying to make ends meet.

26 **REGULAR SESSION** – 7:00 P.M.

28

Conducting: Jeff Acerson, Mayor  
30 Pledge of Allegiance: Tyson Ray, Boy Scout  
Invocation: Jake Hoyt, Councilmember

32

**PRESENT**

**ABSENT**

34

Jeff Acerson, Mayor  
Randi Powell, Councilmember  
36 Matt Bean, Councilmember  
Van Broderick, Councilmember  
38 Carolyn Lundberg, Councilmember  
Jacob Hoyt, Councilmember  
40 Adam Cowie, City Administrator  
Hugh Van Wagenen, Planning Director  
42 Cody Cullimore, Chief of Police  
Kathy Moosman, City Recorder

44

1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.

46

2. **Presentations/Announcements** –

- 2 a) Mayor/Council Comments – There were no comments at this time.  
4 b) Presentation of the 2014 Lindon City Teaching Excellence Award recipient  
6 recognition: Mayor Acerson invited the teachers who received the education grants from Lindon City to give a brief description to the Council of how they used their \$100 grant awards.

8 **Aspen Elementary:** First grades: They used their grant money to buy habitats for  
10 butterflies and caterpillars for each classroom. They were also able to purchase animal books to research and write reports. They feel their money was put to good use and they appreciate it very much.

12 **Aspen Elementary:** Kindergarten: They used their grant money to buy six big books  
14 (that are out of print) to do shared reading and other literacy activities. They are so grateful to have these new books as they use them all the time and they appreciate the money very much.

18 **Lindon Elementary:** Fourth grades: They used their grant money to buy bare books that  
20 the students write their opinion pieces on fantasy series and personal areas. Each classroom bought books and the students put all their writings in their own portfolio. They really appreciate the grant and what it provides to the classrooms.

22 **Timpanogos Academy:** Fifth grades: They used their grant money to purchase science  
24 standards and bought chemicals and supplies for different projects and this is a hands on learning process that will stick with them forever. They then presented thank you letters written by the students to the Council. Thanks so much for the grant and the great opportunity as education funds are hard to come by and greatly appreciated.

28 Mayor Acerson commented that this grant money is well spent and it appears it  
30 makes a big difference and shows the city’s support of the classroom. Councilmember Powell mentioned to the teachers to remind their colleagues that the deadline is important and timing counts when applying for the education grants.

- 34 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
36 of April 21, 2015 were reviewed.

38 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES  
40 OF THE REGULAR CITY COUNCIL MEETING OF APRIL 21, 2015 AS AMENDED.  
42 COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS  
44 RECORDED AS FOLLOWS:

46 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER POWELL AYE  
COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE  
COUNCILMEMBER LUNDBERG AYE  
THE MOTION CARRIED UNANIMOUSLY.

- 2 4. **Consent Agenda** – No items.
- 4 5. **Open Session for Public Comment** – Mayor Acerson called for any public  
comment not listed as an agenda item. There were no public comments.

6 **CURRENT BUSINESS**

- 8
- 10 6. **Presentation & Discussion** – *Lindon Utility Infrastructure Study*. City Engineer,  
Mark Christensen, will review findings of engineering studies commissioned by  
the Council to assess city-wide infrastructure condition and long-range needs  
12 necessary to maintain adequate levels of service in Lindon’s utilities. The study  
process, results, and recommendations will be reviewed.

14

16 Mr. Cowie opened the discussion by giving a brief summary of this agenda item  
stating in 2014 the City Council directed that a city-wide infrastructure management plan  
be created to project long-term operations, maintenance, and replacement costs (OM&R)  
18 for the city’s infrastructure including streets, culinary water, storm drain, secondary  
water, and sanitary sewer. He noted that Mark Christensen, City Engineer, is in  
20 attendance to present and review the financial costs anticipated for future OM&R. Mr.  
Cowie stated this information can be used to implement adequate utility rate structures  
22 and better forecast possible expenses to ensure necessary funding is available to sustain  
the city’s infrastructure. He noted no motion is necessary as this item is for this  
24 discussion only. He then turned the time over to Mr. Christensen.

26 Mark Christensen, City Engineer, addressed the Council at this time. Mr.  
Christensen led the discussion by explaining the purpose and noted that maintaining  
infrastructure is expensive and Lindon City’s infrastructure is starting to age and they  
28 recognize that. He explained the first purpose is to identify the long-term cost of  
infrastructure management for funding and planning purposes and also to create an  
30 inventory of Lindon City infrastructure for public works to use in their maintenance and  
replacement program and also to provide some data to guide them in their infrastructure  
32 maintenance and replacement activities.

34 Mr. Christensen then referenced the process and what was evaluated (5 classes of  
infrastructure) as follows:

- 36 1. Culinary Water  
2. Storm Drain  
38 3. Sanitary Sewer  
4. Streets  
40 5. Secondary Water

42 Mr. Christensen noted that everything except the asphalt in the street follows the  
same process. He then described how they categorize the process within each category as  
there are different types of facilities and each of those facilities has some features and  
44 within the features there are elements.

46 Mr. Christensen then explained the process of determining costs. He noted they  
first gather GIS data based on the element characteristics and then determine the  
remaining service life, maintenance costs and replacements costs. They then determine

2 when the costs are incurred for each element and then using software they add the costs  
4 together for an estimated yearly cost (figures are present day costs) then accumulate the  
6 costs in groups of years. Mr. Christensen pointed out that certain things require more  
8 money at certain intervals, so depending on the amount of years you are looking at you  
10 will get very different numbers. He then illustrated the results of culinary water, storm  
12 drain, sanitary sewer, streets, and secondary water. Mayor Acerson commented that  
14 these are projections and there a lot of variables that cannot be predicted. Mr.  
16 Christensen confirmed that statement noting that is why they put it groups of years.

18 Mr. Christensen then discussed streets. He mentioned that pavement is different  
20 in that it deteriorates quickly and requires a lot attention and money and is by far the  
22 biggest asset the city has. He noted that streets are listed separately on the summary sheet  
24 at a little over a million dollars a year on average for the next 25 years. He then focused  
26 on the results summary sheet. He pointed out as they look at the costs of both  
28 maintenance and replacement costs for culinary water, on average, over the next 25 years  
30 it will be approximately \$500,000 per year to maintain and replace water lines. He noted  
32 that storm drain is not a pressurized system so the costs are less at about \$20,000-\$30,000  
34 per year. He noted these figures do not include employee costs. Sewer costs are at  
36 approximately \$200,000 per year with streets at approximately 1.3 million (which  
38 includes curb, gutter, sidewalk, signs and lights in addition to asphalt). He noted these  
include only existing infrastructure and does not anticipate the growth that will inevitably  
come. Secondary water is about \$200,000 per year with a big part of that being that the  
system is almost 25 years old now and the next 25 years will see more failures in the  
system. Mr. Christensen stated they will follow this up with a written report from input  
and feedback received tonight.

30 Mr. Christensen stated this information is a long term funding guide in 2015  
32 dollars, it is not a yearly maintenance plan and they do not include growth from any new  
34 development nor does it include city buildings or park facilities. There was then some  
36 general discussion by the Council.

38 Mr. Christensen concluded by giving his recommendations to the Council as  
follows:

- Education the public about future costs
- Identify means of funding future needs
- Start now to accumulate funding to meet future needs
- Automatically increase revenue each year to keep pace with construction cost changes
- Increase funding as more infrastructure is built

40 Mayor Acerson commented this is really an attempt at a framework to use long-  
42 term as the Council tries to budget and plan as to not be overly surprised. Mr.  
44 Christensen agreed stating it gives an idea of the magnitude of what the Council should  
46 be thinking about. Mr. Christensen mentioned they plan to bring the utility rate  
recommendations to the May 19<sup>th</sup> City Council meeting. They will also bring information  
about funding payment management. Mayor Acerson stated this information brings a  
greater awareness of action that the Council can take in order to minimize or prepare for  
needs. Mr. Christensen commented that it is great that Lindon City can provide these

2 services but there is a cost associated with providing these services. The Mayor and  
Council thanked Mr. Christensen for his efforts and the valuable information.

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

- 6
7. **Discussion Item** – *Parks & Recreation expenditures discussion*. The City  
8 Council will review FY 2015-16 expenditure proposals for the PARC tax, park  
10 impact fees, and Lindon Days events. The Council will direct which funds to use  
and how these funds will be spent in the proposed fiscal year. Recommendations  
will be included in the proposed FY 2015-16 budget.

12

14 Mr. Cowie mentioned that Heath Bateman, Parks & Recreation Director, and  
Kristen Colson, Finance Director, are in attendance to review the proposed 2016 fiscal  
16 year budgets and expenditures for PARC tax, park impact fee, and also Lindon Days  
events. Mr. Cowie stated that staff is seeking input and direction from the Council on the  
18 proposed use of the PARC and park impact fee funds and their desired events and  
expenditures for Lindon Days.

20 Mr. Cowie stated that Mr. Bateman prepared the breakdown of the PARC tax  
expenditure amounts based on the most recent percentage allocations thus far directed by  
the Council (a list of proposed park impact fee expenditures is included in the packets).  
22 He noted a copy of the 2014 Lindon Days expenditures is also included in the packets.  
Mr. Cowie further explained that staff is seeking feedback to determine if similar events  
24 and expenditures should be maintained, expanded, or reduced. He noted that no motion is  
needed as this item is for discussion only and staff will then take direction and implement  
26 suggestions into the final budget documents to be adopted in June. He then turned the  
time over to Mr. Bateman for his presentation.

28 Mr. Bateman stated he will be presenting for discussion tonight the PARC tax  
impact fees and Lindon Days items. Mayor Acerson asked for a quick, general concept of  
30 what this discussion is about. He noted as a Council they have appropriated certain  
percentages of the PARC tax revenue that comes in based on the increased sales tax  
32 collected in Lindon City and then allocating those percentages. Mr. Bateman confirmed  
the Mayor's statement. He began with the Parc tax portion by referring to the list of Parc  
34 tax expenditures and revenues including percentages. He stated they are anticipating  
\$460,800 to be collected in 2015-16.

36 Ms. Colson explained the spreadsheet does not show the spending but shows the  
allocations, so if it is not all spent it will go into a contingency line for future tracking  
38 purposes. She noted there is also an un-reserved contingency that can grow for future  
projects. She mentioned there was previous informal discussion about using \$50,000 of  
40 Parc tax funds towards the pool debt which would free up some general fund money  
which changes the allotment for the contingency. Ms. Colson stated the actual revenue  
42 they have collected year to date is \$300,000 ending April but was from February sales so  
we are ahead of projection.

44 Councilmember Lundberg commented that she would like to suggest keeping the  
percentages fixed at \$400,000 and treat it like a cap and anything beyond that would go  
46 into the contingency fund to be used for other needs as an excess figure versus looking at  
it every year and changing the "pie" each year. Ms. Colson stated that scenario might

2 actually make the “pie” change a lot more. Mayor Acerson stated that either model would  
work. Ms. Colson agreed that either model would work. Mr. Bateman then went through  
4 the Parc tax fund expenditure line item list followed by discussion.

6 At this time Mr. Bateman proposed to the Council to change the fee schedule  
within the next few meetings to allow for field rentals to make some revenue as we  
currently do not rent the fields and it is a first come first serve basis which has been  
8 posing some problems; similar to the use of park pavilion’s. In order to do that he would  
like to fence the fields (8 ft. chain link) to foster control and they will use a weekly  
10 reservation sheet. Following some general discussion Mr. Bateman stated he will put  
more information together and bring it back to the Council as an agenda item.

12 Mr. Bateman brought up the issues of the purchase of a mobile stage (\$72,000),  
automated sprinklers, and lights (he has a bid for lights) and a bubble for the Aquatics  
14 Center followed by some additional discussion. The Council agreed not to purchase a  
stage at this time and put the \$72,000 into the contingency fund and decide later. Mr.  
16 Bateman mentioned there is a problem with the Meadow Park playground with water  
issues because of the high water table and presented some options. He noted they may  
18 pull the playground equipment from Meadow Park and put it at Creekside Park because  
that playground is failing due to age.

20 Mr. Bateman asked the Council at this time if they are comfortable with the  
allocation of percentage or if it needs to be adjusted and also if they are happy with the  
22 projects. He noted the rodeo grounds are on his radar to add bleachers and a crow’s nest.  
Councilmember Hoyt would like to have Mr. Bateman look at items that will produce  
24 revenue for the city. Councilmember Lundberg would like to see water conservation  
projects put in place. Mr. Bateman stated he will put some things together to bring back  
26 to the Council.

28 Mr. Cowie asked the Council at this time if they want to re-allocate the \$72,000  
from not purchasing the stage into the Aquatics Center or change the percentage. Mr.  
Bateman stated the lighting bid is for a photometric study that will tell where to install the  
30 poles and what fixtures to use and if it will meet the code. There was also some  
discussion on a bubble for the Aquatics Center. Mr. Bateman stated a bubble (non-rigid  
32 structure) would be approximately \$200,000 and would cover the lap pool and could be a  
revenue possibility. Following discussion the Council agreed to complete a photometric  
34 study done and to put the \$72,000 into contingency and have further discussion on where  
to allocate the funds.

36 Mr. Bateman then referenced the impact fee portion of the worksheet noting they  
are proposing a tennis/pickle ball court at Pheasant Brook Park with an estimated cost of  
38 \$100,000. With park impact fees they will also finish the lights at Fryer Park. They also  
bid out this fiscal year for a playground equipment (swings) at Fryer Park and only  
40 received one bid that was under budget but they felt it was competitive enough (supply  
and install). Following discussion the Council agreed to move ahead with the bid. Lastly  
42 Mr. Bateman mentioned they are also proposing a playground and metal pavilion at  
Meadow Park.

44 Mr. Bateman then discussed Lindon Days. He referenced the Lindon Days  
financial report and discussed the breakdown by line item followed by discussion. He  
46 mentioned that there has been talk of cutting the concert (total \$18,000) and just having

2 the fireworks (\$6,500) and the performer (\$4,500) and the rest is lighting and the stage  
etc. He noted that we are committed for the stage act for this year as it is non-refundable.

4 Councilmember Powell stated people come for the entertainment but really show  
up for the fireworks. Mr. Bateman stated to get high quality entertainment costs around  
6 \$5,000. The Council agreed to leave the Lindon Days budget as is for 2015.

8 There was then some discussion regarding possible candidates for the 2015  
Lindon Days Grand Marshall. Mayor Acerson commented that the Anderson's and the  
Cullimore's are unable to serve. Following discussion the Council was in agreement to  
10 invite John and Lindsey Bayless to serve as the 2015 Lindon Days Grand Marshalls.

12 The Council also considered the issue of dis-continuing the library  
reimbursement. Councilmember Bean commented that he would like to find a good  
balance between doing something that would cause concern for citizens but it is a fair  
14 amount of money and it may be something to consider. Councilmember Powell would  
like to educate the residents before taking any action. Mayor Acerson commented that he  
16 feels we need feedback from residents before eliminating the reimbursement.

18 Councilmember Lundberg agreed stating we should certainly let the public know if we  
are considering it. Following discussion the Council was in agreement to solicit public  
feedback regarding this issue. Mr. Cowie stated he will get the information out with  
20 Facebook, surveys, etc. to gather input and bring it back for further discussion.

22 At this time Mr. Cowie asked if the Council if they would like to leave the OpEx  
assessment payments in the budget or not. Following a straw poll vote the Council agreed  
to leave the assessments in the budget for now. There was also some discussion regarding  
24 sale of property specifically the sale of tithing office. Mr. Cowie stated the previous  
direction from the Council was to sell the property, so they have gone through all the  
26 public hearings and updated the plat. The BOA granted a variance for a smaller lot size.  
Mr. Cowie stated he feels the property should be listed at market value (\$130,000 range).  
28 There was then some lengthy discussion regarding this issue. Following discussion the  
Council was in agreement to move forward with the sale of the property and to at least  
30 get market value for the property. Mr. Cowie noted he is gathering information on the  
Geneva property regarding market absorption and will continue to explore this issue and  
32 bring back more information to the Council.

34 Ms. Colson then explained credit card fees, either service and convenience fees.  
Following some discussion the Council agreed to leave the credit card fees as they  
36 currently are. She mentioned they will discuss more fee schedule changes at the next  
meeting. Mr. Cowie also mentioned property taxes and values followed by some general  
discussion. He noted he will gather more information regarding truth in taxation hearings  
38 etc. over the next few months and bring it back to the Council. The Mayor and Council  
thanked Ms. Colson for the valuable information.

40 Mayor Acerson called for any further comments or questions. Hearing none he  
moved on to the next agenda item.  
42

- 44 8. **Action Item** – *Lindon City Fire Station and Police Department remodel.* The  
City Council will discuss the recent Fire Station Open House, review funding  
options for the future fire station building, and decide how/when to proceed with  
46 preparing an RFP for architectural services.

2 Mr. Cowie led this discussion by giving an overview of the recent Fire Station  
Open House stating staff feels the overall reception of the Fire Station/Police Department  
4 remodel concept was generally well received by those in attendance with a large turnout.  
He also reviewed the funding options for the future fire station building.

6 Mr. Cowie stated the open house had good press coverage and the City  
maximized their resources in getting the word out about the Fire Station through the  
8 newspaper, emailing utility accounts, Facebook advertisements, and announcements on  
the city website. Mr. Cowie further stated that staff feels the public has had ample  
10 opportunity to be informed and involved on this project to date.

12 Mr. Cowie stated what he needs tonight is a vote from the Council on whether to  
proceed with preparing an RFP for architectural services. Mr. Cowie stated over the last  
two years the City Council has held at least six public discussions on the Fire Station that  
14 were advertised as agenda items in Council meetings. Mr. Cowie explained that the  
fiscal year 2016 budget proposal includes \$180,000 being allocated towards the fire  
16 station capital improvement project. He noted this dollar amount reflects the amount  
made available from the retired Hogan Bond for the Flowrider. He noted additional  
18 amounts may be allocated towards the fire station construction and/or annual bond  
payment fund from reallocation of other budgetary funds.

20 Mr. Cowie further explained that soft costs amounting to \$170,000 for estimated  
architectural, engineering, and other professional services necessary for the fire station  
22 and remodeling of the city center have been budgeted for fiscal year 2016 from State  
Street RDA funds. An additional \$540,000 is also allocated from the State Street RDA to  
24 go towards the potential site work (roadwork, parking, landscaping, etc.), although staff  
feels this estimated amount may be higher than what might be needed. Mr. Cowie re-  
26 iterated this action item tonight is whether or not the Council desires to proceed at this  
time with securing an architectural firm to design the station and city center remodel. Mr.  
28 Cowie stated that he recommends proceeding in order to secure the best possible interest  
rates currently available in the bond market.

30 Mr. Cowie commented if the Council votes to move forward, staff will prepare an  
RFP and a selection committee to review the proposals and then select an architect for the  
32 Council to award. He mentioned that the new fire station and city center remodel to  
accommodate the police department expansion are two very different projects and staff  
34 has considered an option to advertise two separate projects for design services. He noted  
they anticipate the RFP notice and selections can be completed by the end of June or  
36 early July, and once an architect is on-board, better cost estimates will be obtained  
allowing the City to finalize decisions on funding. He then referenced the Draft Timeline  
38 presented at the Open House as follows:

40	April– 2015	Public involvement/open house (inform, gather info)
	May – June 2015	Architect Selection
	June – July 2015	Public meetings (inform, final decisions)
42	June – Nov 2015	Building Design, Site Plan approval, & Securing of Finances (bond)
44	Dec – Jan 2016	Contractor Selection & Bid Award
	Feb – Oct 2016	Construction
46	Nov – Dec 2016	Contingency & Move-in

2 Councilmember Hoyt brought up the Orem City contract referencing Section 5  
that refers to the termination of the contract. He stated in that section it states that Lindon  
4 would be required to pay all of their wages, salaries and benefits for an additional year  
without any services which comes to about a million dollars. Councilmember Hoyt  
6 stated he feels this is extremely punitive and he feels if we are going to move forward and  
build a fire station that will service part of North Orem then this portion of the contract  
8 should be rewritten. He understands the need to give them notice, but to give a year's  
notice and also pay a million dollars for nothing he is just not comfortable with that.

10 Councilmember Bean agreed with that statement noting that has always been one  
of his biggest concerns. Mayor Acerson questioned if the intent of that portion of the  
12 contract was to ensure that the building was built or intended to be punitive. Mr. Cowie  
stated Orem had to hire new firemen and dispatchers so he is sure it wasn't an incentive  
14 not to flip flop every year as they were making investments with employees and staffing.  
Mr. Cowie added that the only the only other option is to go with Pleasant Grove or back  
16 to a volunteer fire department.

Councilmember Hoyt mentioned that he spoke with the Pleasant Grove Assistant  
18 City Manager today and also had a discussion with a Pleasant Grove City Council  
member who both indicated that they would love to see Lindon come back to Pleasant  
20 Grove which would help them get their public safety bond passed. He noted that is an  
option but he is not saying we should pursue that option. Councilmember Bean  
22 commented if we decide to move forward then certainly once the bonding is done and our  
commitment is made we could go back to Orem City and discuss the termination clause  
24 in the contract and amend it because by then they would know we have committed in a  
whole different way than before; he feels it is very punitive.

26 Mr. Cowie asked Councilmember Hoyt if his intent in changing the contract is to  
go with Pleasant Grove. Councilmember Hoyt stated that is not his intent, but he feels it  
28 could warrant discussion because this clause ties our hands. Mayor Acerson stated he  
would like to have discussion and ask the purpose of that clause in the agreement as it  
30 seems somewhat punitive. Councilmember Powell stated she does not like the clause in  
the contract but feels Orem City did this so they wouldn't have to think about building  
32 another facility in North Orem to help with their population. She agreed that it would not  
hurt to have a conversation with Orem to amend that portion of the contract.  
34 Councilmember Lundberg expressed that the bottom line is we have had a great  
relationship with Orem and they have done a good service. She also feels it is important  
36 to keep the good will going with Orem City but agreed it wouldn't hurt to ask. Mr.  
Cowie stated he is not sure this would send a good message.

38 Councilmember Bean commented that the million dollars termination fee is  
hugely punitive and he feels Orem City was in a perfect position and wrote a contract that  
40 was beneficial to them and us, and he would like to see the numbers of employees hired  
on the day they took Lindon over. Chief Cullimore stated they hired 15 firefighters and 3  
42 dispatchers to staff this station. There was then some additional discussion regarding this  
issue. Mr. Cowie asked the Council if they are directing him to go to Orem City to re-  
44 negotiate the contract. Mayor Acerson stated that what the Council is saying is they  
would like to have a discussion about the termination clause to help us understand,  
46 philosophically, their reasoning and motivation and desire for putting that in the contract  
and if it makes sense at this point. Councilmember Bean stated it is not imminent at this

2 stage but it warrants more discussion. Mr. Cowie stated this is an action item and needs  
4 to be voted on. Councilmember Hoyt state he would like start a conversation with Orem  
City but agreed the perfect timing is not right now.

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

8 COUNCILMEMBER POWELL MOVED TO DIRECT STAFF TO PREPARE A  
10 REQUEST FOR PROPOSAL (RFP'S) FOR ARCHITECTURAL SERVICES FOR THE  
NEW LINDON FIRE STATION AND CITY CENTER REMODEL TO  
12 ACCOMMODATE A POLICE DEPARTMENT EXPANSION. COUNCILMEMBER  
LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

14 COUNCILMEMBER BEAN	AYE
COUNCILMEMBER POWELL	AYE
16 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
18 COUNCILMEMBER LUNDBERG	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 20 9. **Action Item** – *600 South roadwork (1600 North, Orem)*. The City Council will  
22 review a recommendation from staff to participate in roadwork with Orem City  
along Lindon’s portion of 1600 North (600 South, Lindon).

24 Mr. Cowie gave a brief summary of this agenda item by explaining Lindon City  
26 maintains the full width of 600 South (1600 North, Orem) from 1030 West, Orem to the  
I-15 interchange. He mentioned that Orem City recently approached Lindon regarding a  
28 paving project they will be doing soon (seal coat/overlay) along their portion of 1600  
North east of 1030 West. He noted they asked if Lindon was interested in “piggybacking”  
30 onto their project to complete the roadwork all the way to the interchange. Mr. Cowie  
stated this section of roadway is in need of attention and working with Orem will reduce  
32 overall costs if Lindon were to perform the work as a separate project.

34 Mr. Cowie pointed out that the Locust Avenue project came in significantly less  
than engineering estimates and Staff is requesting authorization to use previously  
36 budgeted amounts in the Class C road fund budget to complete upgrades to Lindon’s  
portion of 1600 North. He noted that the RDA District 3 funds can also be utilized along  
the portion of the roadway in front of Vivint. He further explained that they have  
38 estimated about 35-40% of the project can be from RDA funds (\$21,100). He noted that  
project costs have not been finalized, but they estimate Lindon’s portion to be about \$35-  
40 \$50k which will be split between the Class C and RDA funds. He noted that these  
amounts have been already adjusted and reflected in the budget that was presented  
42 tonight. There was then some general discussion regarding this issue.

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

46 COUNCILMEMBER LUNDBERG MOVED TO AUTHORIZE STAFF TO  
UTILIZE BUDGETED AMOUNTS WITHIN THE CLASS C AND RDA FUNDS TO

2 COMPLETE THE JOINT 600 SOUTH (1600 NORTH) ROAD WORK WITH OREM  
CITY. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE  
4 WAS RECORDED AS FOLLOWS:  
COUNCILMEMBER BEAN AYE  
6 COUNCILMEMBER POWELL AYE  
COUNCILMEMBER BRODERICK AYE  
8 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER LUNDBERG AYE  
10 THE MOTION CARRIED UNANIMOUSLY.

12 10. **COUNCIL REPORTS:**

14 **Councilmember Powell** – Councilmember Powell expressed her thanks to Chief  
Cullimore for the invitation to attend the recent CJC program, noting it was a wonderful  
16 event. She also asked for an update on the patch on the South side of 400 North. Mr.  
Cowie stated he sent an email to the streets department. She also mentioned the  
18 employee party will be held on June 25<sup>th</sup> and commented that she and the Mayor would  
like to help with the party in some manner to give back to the employees. She also  
20 inquired how the janitorial service is working. Mr. Cowie stated it is adequate and the  
Chief Building Official, Phil Brown, is working with the janitors to get them up to speed.

22 **Councilmember Bean** – Councilmember Bean reported there is still a vacancy on the  
24 Planning Commission and mentioned there has been some discussion about considering  
someone from the Fieldstone area. There was also discussion of perhaps waiting awhile  
26 to fill the position.

28 **Chief Cullimore** – Chief Cullimore thanked Councilmember Lundberg for attending the  
Nova Graduation. Chief Cullimore mentioned that Officer John Lloyd will be leaving his  
30 position as Resource Officer. There will be a party held on May 21<sup>st</sup> from 3:30 to 4:30 at  
Oak Canyon Jr. High to honor him. He noted that several of his officers were involved  
32 with the recent shootings in Orem and Pleasant Grove.

34 **Councilmember Hoyt** – Councilmember Hoyt had nothing to report.

36 **Councilmember Broderick** – Councilmember Broderick commented that he would like  
to see street repairs on 400 North from Locust to State Street in the near future. Mr.  
38 Cowie stated that area is on the radar.

40 **Councilmember Lundberg** – Councilmember Lundberg reported that the Arbor Day  
Celebration at Lindon Nursery went well and they were a really great host, however it  
42 was a small turnout. She also reported that she attended the Nova Graduation which is an  
awesome program and a great event and she really appreciates Officer Lloyd and his  
44 good work. She would also encourage the Council to get knowledgeable about the  
County Commission issues/projects that were passed.

46 **Mayor Acerson** – Mayor Acerson mentioned at the North Union Water Board meeting  
48 he was asked about possible funding the City could apply for to enclose the ditch and he

2 committed to make some inquiries. He asked Mr. Cowie if he could research some  
funding sources. He noted enclosing the ditch would help to conserve water and to take  
4 away some of the issues of safety and dumping in the ditch.

6 11. **Administrator's Report:**

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

8 **Misc. Updates:**

- April City newsletter
- 10 • Project Tracking List
- 2015 Lindon Days Grand Marshal, status of selection was discussed
- 12 • Liability and Property insurance bids received. Selection committee: Mayor  
Acerson, Councilmember Bean, Brian Haws and staff will attend.
- 14 • Tithing Office update was mentioned
- Transportation funding efforts by ULCT – continue to lobby the Utah county  
16 commissioners.
- Misc. Items

18 **Upcoming Meetings & Events:**

- 20 • Newsletter Assignment: Councilmember Bean - July newsletter article. *Due by  
last week in June.*
- 22 • June 1st – June 8<sup>th</sup> Declaration of Candidacy filing period for three open Lindon  
City Council seats
- 24 • June 9<sup>th</sup> at noon – Engineering Coordination meeting at Public Works. Mayor  
Acerson and Councilmember Broderick will attend
- 26 • August 3<sup>rd</sup> - 8<sup>th</sup> – Lindon Days celebration. All Councilmembers will attend.

28 **Future items:**

- Employee Policy Manual updates

30 Mayor Acerson called for any further comments or discussion from the Council.  
32 Hearing none he called for a motion to adjourn.

34 **Adjourn** –

36 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
AT 11:30 PM. COUNCILMEMBER POWELL THE MOTION. ALL PRESENT  
38 VOTED IN FAVOR. THE MOTION CARRIED.

40 Approved – May 19, 2015

42  
44 \_\_\_\_\_  
Kathryn Moosman, City Recorder

46 \_\_\_\_\_  
Jeff Acerson, Mayor