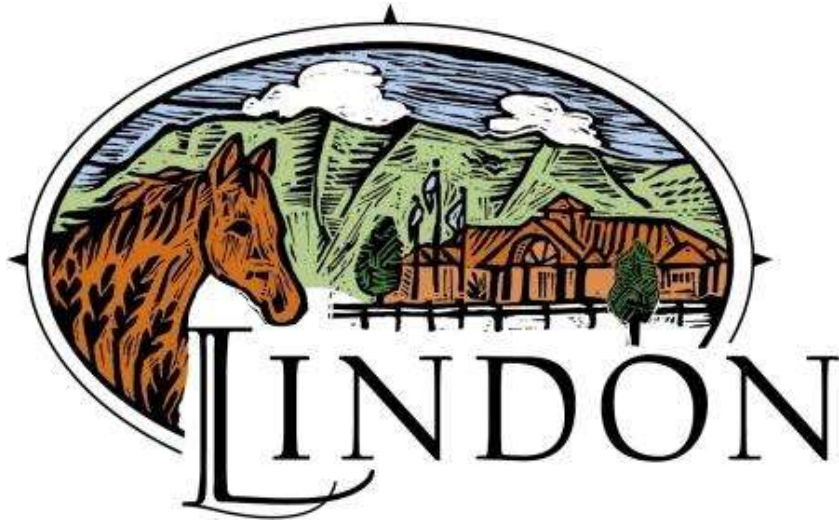


# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

June 7, 2016

# Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a regularly scheduled meeting beginning at **7:00 p.m.** on **Tuesday, June 7, 2016** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

## REGULAR SESSION – 7:00 P.M. - Conducting: Mayor Jeff Acerson

Pledge of Allegiance: By Invitation  
Invocation: Van Broderick

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(Review times are estimates only)

1. **Call to Order / Roll Call**
2. **Presentations and Announcements**
  - a) Comments / Announcements from Mayor and Council members
  - b) **Presentation:** Lindon City Mayor & Council will recognize the Miss Pleasant Grove & Strawberry Days Royalty, and will also recognize the Lindon Junior Rodeo Royalty.
3. **Approval of minutes: May 17, 2016**
4. **Consent Agenda – No Items**
5. **Open Session for Public Comment** (For items not on the agenda)
6. **Major Subdivision — Lakeview Townhomes Plat, 531 South 400 West**

Chris Knapp of Ridgeway Construction seeks subdivision approval for Lakeview Townhomes Plat A, a five (5) unit townhome project located in the Planned Residential Development Overlay (PRD) zone. The Planning Commission recommended approval of the application.
7. **Action Item: Interviews and appointment to fill City Council vacancy**

The Mayor and Council will interview individuals who have submitted an application to be considered for appointment to fill a vacant City Council seat. The City has received four applications from individuals desiring appointment. After completion of the interviews one individual will be selected and appointed by motion of the Council to fill the vacancy until the first Monday in January 2018, whereupon the position will then be filled by whomever is elected in the 2017 municipal election for the remaining two years of this position's term.
8. **Council Reports:**
  - A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, Budget Committee
  - B) Public Works, Irrigation/water, City Buildings
  - C) Planning, BD of Adjustments, General Plan, Budget Committee
  - D) Parks & Recreation, Trails, Tree Board, Cemetery
  - E) Public Safety, Court, IHC Outreach, Lindon Days
  - F) Admin., Community Center, Historic Comm., UV Chamber, Budget Committee
9. **Administrator's Report**

## Adjourn

This meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Kathy Moosman at 801-785-5043, giving at least 24 hours notice.

**Posted By:** Kathy Moosman  
**Time:** ~11:30 a.m.

**Date:** June 3, 2016  
**Place:** Lindon City Center, Lindon Police Dept, Lindon Community Center

## **REGULAR SESSION – 7:00 P.M.** - Conducting: Mayor Jeff Acerson

Pledge of Allegiance: By Invitation

Invocation: Van Broderick

### **Item 1 – Call to Order / Roll Call**

June 7, 2016 Lindon City Council meeting.

Jeff Acerson

Matt Bean

Van Broderick

Jake Hoyt

Carolyn Lundberg

(vacant position)

Staff present: \_\_\_\_\_

### **Item 2 – Presentations and Announcements**

- a) Comments / Announcements from Mayor and Council members.
- b) **Presentation:** Lindon City Mayor & Council will recognize the Miss Pleasant Grove & Strawberry Days Royalty, and will also recognize the Lindon Junior Rodeo Royalty.

### **Item 3 – Approval of Minutes**

- Review and approval of City Council minutes: **May 17, 2016**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, May 17, 2016,**  
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.  
Conducting: Jeff Acerson, Mayor

8 **PRESENT** **ABSENT**

- 10 Jeff Acerson, Mayor
- 11 Matt Bean, Councilmember
- 12 Van Broderick, Councilmember
- 13 Carolyn Lundberg, Councilmember
- 14 Jacob Hoyt, Councilmember
- 15 Adam Cowie, City Administrator
- 16 Cody Cullimore, Chief of Police
- 17 Hugh Van Wagenen, Planning Director
- 18 Kathryn Moosman, City Recorder

20 1. **Discussion on FY 2017 Proposed Budget:** The Lindon City Council will review  
21 and discuss the proposed Fiscal Year 2017 Budget. The Council will provide  
22 direction on specific items.

24 Adam Cowie, City Administrator, led this discussion by explaining multiple  
25 budget documents are provided for the Council’s review and will be discussed tonight in  
26 detail. Mr. Cowie explained the budget document has been updated from the tentative  
27 budget that was presented and discussed in the last two budget meetings. He added that a  
28 straw poll will be taken from the Councilmembers regarding the more significant budget  
decisions and issues that will help finalize the decisions made on these key issues.

30 Mr. Cowie explained that based upon Council feedback, General Fund reserves  
31 are targeted to end the current and proposed fiscal year budgets at approximately 24%.  
32 He noted this is a very healthy fund balance reserve amount and reflects increased  
33 revenues, but also efforts by the Department Heads and Administration to be frugal with  
34 expenses and reduce costs where possible.

36 Mr. Cowie also noted that per the Council’s direction and reallocated General  
37 Fund reserves, FY2017 road construction funding has increased to over \$400,000  
38 (includes some RDA funds) and will be sufficient to rebuild 400 North from State Street  
39 to Locust Ave, rebuild 200 North from State Street to the City Center Park parking lot,  
40 and complete multiple maintenance projects (maintaining good roads) with crack sealing  
41 and seal coating. He noted projects will be finalized based on approved final budget  
42 numbers and bid out this fall/winter for completion in spring 2017. He added that straw  
43 polls will be taken on key issues, but no official motion is necessary. Staff will then  
44 update the final budget as directed by the Council’s recommendations and the Council  
will vote on the final budget on June 21, 2016.

46 Kristen Colson, Lindon City Finance Director, then gave her budget presentation  
including 2016-2017 budget work session agenda items as follows:

- Merit and COLA Increase
- Employee Health Insurance

2	Utility Rate Increases	Republic Services Rate Increase
	Fee Schedule Changes	Review the Proposed Budget
4	Budget Summary	Fund Balance
	Road Funding and Projects	Capital Equipment Purchases
6	Parks and Recreation	PARC Tax Allocation
	PARC Tax Projects	Park Impact Fee Projects
8	New Building Inspector/Code Enforcement Officer	
	Other Services	

10 Ms. Colson then presented the 2016-2017 Major Budget Issues as follows:

12 **Budget Issue #1:**

14 **Should Lindon City provide employees with a 0.3% Cost Of Living Allowance (COLA) increase and provide for a merit step or 3.0% increase in January?**

16 Ms. Colson explained the Consumer Price Index (CPI) had an average annual  
18 increase of 0.3% from March 2014 to February 2016 according to US Department of  
20 Labor. Performance evaluations are performed annually in January at which time merit  
22 increases would be available to those who meet a predetermined criteria. Historically,  
COLA and merit increases have provided somewhat consistent buying power for the  
employees and have kept salaries competitive and employee morale high. She then  
referenced the differential fiscal impacts as follows:

24 **Differential Fiscal Impact:**

	<u>COLA Only</u>	<u>Merit Only</u>	<u>COLA &amp; Merit</u>
General Fund	\$10,012	\$52,235	\$62,316
Water Fund	\$609	\$3,703	\$4,323
Sewer Fund	\$444	\$973	\$1,420
Storm Water Fund	\$409	\$2,014	\$2,429
Recreation Fund	<u>\$583</u>	<u>\$5,153</u>	<u>\$5,750</u>
<b>Citywide Totals</b>	<b>\$12,057</b>	<b>\$64,079</b>	<b>\$76,238</b>

26 Ms. Colson explained the merit increase is budgeted based on the unreserved  
28 General Fund balance as a percentage of revenue. A 3.0% Merit Increase is budgeted for  
2016FY, effective January 1, 2017 and the Merit Increase is awarded based on employee  
30 evaluation scores. She noted that both the COLA and Merit increases are reflected in the  
Proposed Budget. Ms. Colson asked if there were any questions or concerns at this time.  
She noted that the straw poll on these issues will be taken during the regular session.

32 Councilmember Hoyt expressed his concerns that this is an expense that  
34 compounds and builds upon itself. He doesn't want to put ourselves in an awkward  
situation and be the "bad guys" next year when it is supposed be 6% based on the criteria;  
36 he feels 6% may not be financially responsible. He worries about tying it to these two  
items (CPI & Reserve Balance) when it may raise questions next year as to why it is  
38 changed. He feels this issue needs to be watched as it is our largest expense and he  
worries about setting a precedent. He agreed with Councilmember Lundberg's

2 suggestion that setting a cap on COLA may be a possibility. He mentioned that he would  
4 like to have further discussion regarding this issue but he doesn't want to appear that he is  
against it either as the employees deserve it, but he is comfortable moving forward.

6 Councilmember Broderick stated he agrees with Councilmember Hoyt's  
8 statements. He feels we have tried to determine ways as to not have it arbitrary. He also  
feels the first thing to always look at is the financial stability of the city before doing  
10 anything in either direction. He would like to see this defined a little more in some areas  
and to look at it pragmatically. He would also like to obtain more information as to be  
12 sustainable, yet also treat the employees well but not put a burden on the citizens. He  
would be comfortable with this moving forward but he would like to have more  
discussion throughout the year.

14 Ms. Colson stated we don't want it to be based on what other cities are doing and  
16 we do want to look at the financial health of the city before doing anything. Mr. Cowie  
noted these policies are not set in stone but are indicators to see if we have a healthy  
18 general fund balance. He added this does not bind or force us into certain situations;  
compounding is the nature of it.

20 Councilmember Lundberg commented that by having two indicators and two  
22 increases where most employers only do one (which could be arbitrary and fluctuate)  
may be an issues and suggested setting a cap on COLA may be something to look at. She  
24 feels this is a starting point for discussion and it is brought to the Council each year as a  
suggestion and is not set in stone. She reminded the Council that the merit system was  
26 changed last year with an incentive and grading scale which was beneficial.

28 Councilmember Bean commented that he feels there needs to be some incentive  
piece involved and he would like to study this more and to have further discussion.

30 Mayor Acerson observed that it appears the Council is comfortable moving  
32 forward on this issue based on the research done and the parameters used in the past. He  
pointed out that there will be more discussion later on. He feels the Council should  
34 govern in a way to ensure sustainability and if not adjustments will be made.

36 Mr. Cowie reminded the Council that the changes made last year totaled a  
reduction of \$100,000 a year annually and sustainability was part of the evaluation not  
38 just wages but the entire benefit package.

40 **Budget Issue #2:**  
**Should Lindon City change medical providers for employee insurance and change**  
42 **the employee participation?**

2 Ms. Colson gave some background noting Lindon City provides the following health insurance benefits to the regular fulltime employees.

Coverage Type	City pays	Employee Pays
Employee Only	Full Medical Premium Full Dental Premium Extra \$50/mo for extra insurance or to invest*	
Employee + Spouse	Full Medical Premium Full Dental Premium Extra \$100/mo for extra insurance or to invest*	
Employee + Family	Full Medical Premium Half Dental Premium	Half Dental Premium

4 \*only for employees hired before 1/1/2015

6 Ms. Colson explained the city currently provides medical insurance through  
8 Select Health with two types of coverage offered, Traditional and High Deductible  
10 Health Plan (HDHP). The City takes the difference in premium between the Traditional  
12 and HDHP and deposits that amount into Health Savings Accounts (HSA) for employees  
14 on HDHP. She noted that Select Health’s renewal rate for the 2017 fiscal year (FY) is a  
28% increase. She further explained that staff worked with First West Benefits (FWB)  
and Magellan to try to find insurance coverage for employees at a lower premium. She  
noted there were some insurance companies that did not want to bid on Lindon City’s  
insurance.

16 Ms. Colson went on to say that Lindon City has previously provided employee  
18 insurance through PEHP in the 2014 FY and 2015 FY. Select Health provided employee  
20 insurance for the 2016 FY at a 16.3% decrease from PEHP. She noted that Lindon City  
22 has switched insurance providers 3 times in the last 6 years. When the City switched from  
24 PEHP (with a plan year of July-June) to Select Health (with a plan year of January to  
26 December) on July 1, 2015, employees were able to get credit towards their deductibles,  
28 but not towards their out of pocket maximums. She explained if the City switches back to  
30 PEHP, employees will not receive credit toward their annual deductibles, nor their out of  
32 pocket maximums, because it will be the beginning of PEHP’s plan year.

34 Ms. Colson went on to say that the employees participated in a survey in which  
36 84% responded that they would rather switch July 1, 2016 and lose their 6 months of  
38 spending toward their deductibles and out of pocket maximum, rather than switching on  
January 1, 2017 and losing 6 months of their spending toward deductibles and out of  
pocket maximum when PEHP’s plan year reset on July 1, 2017. She noted that PEHP  
wants a 3 year commitment if the City switches to them. She then referenced a graph  
showing how monthly medical insurance premiums have changed since the 2010 FY. She  
added that the premiums are all calculated based on the same number of employees and  
coverage types as we currently have in the 2016 FY so that there are not any personnel  
changes affecting the graph.

34 Ms. Colson noted since the 2010 FY, there has been an annual average increase in  
36 medical insurance premiums of 3%. Employee benefits were modified in January 2015  
38 where some of the changes were “tiered down” with the final tier effective July 1, 2016.  
The savings for the City in the 2017 FY from this final change is \$60,052 and with this  
savings, the net increase in employee insurance benefits is \$44,151 (7.1%). She  
mentioned with these recent changes to employee benefits and employees having to reset



2 their insurance deductibles and out of pocket maximums after only 6 months, the  
 4 employee participation in premiums has not changed in the budget. Ms. Colson then  
 4 referenced the Differential Fiscal Impact as follows:

**Differential Fiscal Impact:**

6	General Fund	\$53,221
	Water Fund	\$1,225
8	Sewer Fund	\$7,448
	Storm Water Fund	\$1,548
10	Recreation Fund	\$1,299
	<b>Citywide Totals</b>	<b>\$44,151</b>

12  
 14 Ms. Colson noted that switching to PEHP effective July 1, 2016 and maintaining  
 16 the current level of employee participation is reflected in the Proposed Budget. There was  
 then some general discussion regarding this budget issue. Ms. Colson asked if there were  
 any questions or concerns at this time.

18 Mayor Acerson asked about incentive programs for employees based on physical  
 20 activity. Mr. Cowie stated he spoke with PEHP and they don't provide anything official  
 and do not implement the cost measures, but the Council can implement a reward  
 22 program with measurable criteria. Ms. Colson stated they don't offer anything with  
 premiums but they do offer programs where they financially incentivize healthy  
 24 behaviors. Mayor Acerson suggested starting with whatever program they have in place  
 to provide some opportunity for employees to improve their long term health.

26 Mr. Cowie mentioned that several of the providers consulted this year said to plan  
 on a 9% increase every year for insurance costs. He noted we can get out if we pay a  
 28 penalty cost. Mr. Cowie noted we are part of a pool (county wide) for the rating system  
 and there is a cap they can apply outside of our geographic area. Mr. Cowie stated that  
 30 staff's recommendation is to switch providers to PEHP. He added this does not mean that  
 they won't bid this out every year and if there is a better deal offered we can opt out for a  
 32 penalty fee.

***CITY COUNCIL POLL: Straw poll will be done during the regular session.***

**Budget Issue #3:**

**Should Lindon City hire a full-time Building Inspector/Code Enforcement Officer?**

38 Ms. Colson gave some background of this budget issue explaining the Chief  
 40 Building Official has requested that a full-time Building Inspector/Code Enforcement  
 Officer be hired to assist in the Protective Inspections Department. She explained that the  
 42 growing economy and subsequent construction boom has led to an increase in building  
 permits and the need for more building inspections. She noted the work load for building  
 44 inspections and code enforcement has exceeded the department personnel's ability to  
 keep up. She pointed out that code enforcement within the department all but ceased and  
 46 personnel are working extra hours to maintain the level of service for timely building  
 permit reviews and inspections so additional personnel is needed.

Ms. Colson stated the fiscal impact of this issue stating the salary and benefits for the Building Inspector/Code Enforcement Officer are \$74,328, without COLA and Merit increases for this position. COLA and Merit increase costs for this position are included with Budget Issue #1. She noted that this position is reflected in the Proposed Budget. At this time she asked if there were any questions or concerns.

Councilmember Broderick asked what the logic is for giving the COLA and Merit increase to someone who is not even hired yet unless the position couldn't be filled, but he believes the position should be easy to fill. Mr. Cowie stated we are not giving it to them after they start it is included in the entire pay scale package when they are hired. Phil Brown, Chief Building Official, stated there is currently a complete shortage of qualified inspectors and they will be lucky to get someone in at this entry level range. There was then some general discussion on inspector and code enforcement duties and designations.

***CITY COUNCIL POLL: Straw poll will be done during the regular session.***

**Budget Issue #4:**  
**Should Lindon City increase Water, Sewer and Storm Water utility rates?**

Ms. Colson gave some background stating utility rates should not only cover current operational expenses, but also allow reserves to be established over time in order to fund repairing and/or replacing aging system components and the current utility rates do not meet this objective. She noted the City Engineer conducted an infrastructure assessment and maintenance evaluation as well as a utility rate study to determine and recommend utility rate increases for water, sewer, and storm water utilities. The recommendation was to implement an annual increase over five years of 9% for water rates, 4% for sewer rates, and 13% for storm water rates. The annual rate increases began July 1, 2014. She then referenced the recommended rate changes along with the 2016-2017 rates as follows:

Utility	2015-2016 Rates	Recommended 2016-2017 Rates
<b>Water</b> (1" meter)	\$17.63	\$19.22
Below North Union Canal	\$1.45 / kgal	\$1.58 / kgal
Base	\$19.07	TBD based on
Usage	\$1.54 / kgal	pumping costs
Above North Union Canal	\$27.47	TBD based on
Base	\$1.75 / kgal	pumping costs
Usage		
Upper Foothills		
Base		
Usage		
<b>Sewer</b>	\$17.65	\$18.69
Base	\$3.17 / kgal	\$3.30 / kgal
Usage		
<b>Storm Water</b> (per ESU)	\$6.18	\$6.98

2 Ms. Colson noted these changes are reflected in the Proposed Budget and the  
revised Fee Schedule. At this time she asked if there were any questions or concerns.

4 Councilmember Lundberg commented that we need to be proactive and set a  
pattern and an expectation to conserve because water is a finite resource and we need to  
6 be good stewards of it. Councilmember Broderick stated educating residents is essential  
for them to have an understanding of the importance of conservation.

8 Ms. Colson stated staff recommends approval of the increases in water, sewer and  
storm water utility rates. She noted these changes are reflected in the Proposed Budget  
10 and revised Fee Schedule.

12 Ms. Colson then referenced the differential fiscal impacts as follows:

Differential Fiscal Impact

14	Water Fund	\$115,330
	Sewer Fund	\$ 59,580
16	Storm Water Fund	\$ 72,130

18 She noted the monthly increase on a resident's utility bill (using 8,000 gallons below  
North Union Canal) would be as follows:

20	Water	\$2.63
	Sewer	\$2.08
22	Storm	\$0.80
	add'l tax	<u>\$0.33</u>
24	Total	\$5.84

26 Lindon City's solid waste collection fees are set based on several components:

- Republic Services collection rate
- 28 • Republic Services Fuel Recovery Fee
- North Pointe Solid Waste Special Service District (NPSWSSD) Tipping Fee

30 Republic Services collection rate is a set rate (not variable) and will be increasing July 1,  
32 2016 by 2.1%.

<u>Republic Services Collection Fees</u>	<u>2015-2016</u>	<u>2016-2017</u>
First Garbage Container	\$5.48	\$5.60
Each Additional Garbage Container	\$3.61	\$3.69
Each Recycling Container	\$3.36	\$3.43

34 Ms. Colson explained that Republic Services Fuel Recovery Fee is assessed on  
36 the first garbage can and recycling cans and is a variable, depending on fuel price. When  
Lindon City's garbage and recycling utility rates were last evaluated for the 2013-2014  
38 fiscal year, diesel prices were hovering around \$4/gallon and anticipated to increase.  
However, the diesel rates have been decreasing since the end of the 2014 calendar year.  
40 The fuel recovery fee was estimated at \$0.60 per can, but is currently not being assessed.  
She noted the NPSWSSD tipping fee is assessed on garbage weight and not recycling as  
42 it is a variable, depending on the weight of garbage taken to landfill. She pointed out that  
even though the number of garbage cans has increased in the last 3 years and the tipping

2 fee has increased, the average amount of garbage being taken to NPSWSSD each month  
 4 has decreased. The average tipping fee per can per month has decreased from \$3.42 in  
 2013 to \$3.26 in 2016.

6 Ms. Colson went on to say because these variable rates have decreased since the  
 garbage and recycling fees were last evaluated, the Solid Waste Collection Fund has built  
 8 up a reserve close to \$90,000. She stated that staff recommends that Lindon City not only  
 decrease the rates due to the revised calculations, but also use the accumulated fund  
 10 balance to further decrease the costs of the first garbage can and the recycling can. The  
 new rates would be effective July 1, 2016 and then re-evaluated next year when Republic  
 Services collection fee will increase again. At this time she asked if there were any  
 12 questions or concerns.

14 Councilmember Lundberg expressed her opinion that we should further  
 incentivize recycling and she would prefer giving a bigger incentive on a recycling can  
 and not reduce the charge of a second garbage can. She pointed out that some cities  
 16 charge more for the second can than what we are charging to proactively incentivize  
 recycling which will start good habits. Councilmember Bean stated he doesn't have a  
 18 problem with further incentivizing recycling if we want to look at another approach to it  
 as it is beneficial; he would be comfortable raising the second can 50 cents and dropping  
 20 the recycling can 50 cents for example. Councilmember Hoyt commented that he would  
 be fine with incentivizing but he does not want to be punitive either. Mr. Cowie stated  
 22 these numbers are dependent on gas prices and will have to be looked at again.  
 Councilmember Lundberg also mentioned that she would like to have further discussion  
 24 about offering a glass recycling service similar to what other cities are doing. Following  
 discussion the Council was in agreement to further incentivize recycling by dropping the  
 26 recycling can (\$3.25) fee and increasing the second can fee (\$7.50).

28 Ms. Colson then referenced the fee schedule changes stating the only changes  
 included are the garbage rates discussed.

30 ***CITY COUNCIL POLL: Straw poll will be done during the regular session.***

32 Mayor Acerson thanked Ms. Colson and Mr. Cowie for the presentation and for  
 their hard work on the budget. He called for any further discussion or comments.  
 34 Hearing none he concluded the work session at 7:00 p.m.

36 **REGULAR SESSION** – 7:00 P.M.

38 Conducting: Jeff Acerson, Mayor  
 Pledge of Allegiance: Chief Cody Cullimore  
 40 Invocation: Matt Bean, Councilmember

42 **PRESENT** **ABSENT**

44 Jeff Acerson, Mayor  
 Matt Bean, Councilmember  
 Van Broderick, Councilmember  
 46 Carolyn Lundberg, Councilmember  
 Jacob Hoyt, Councilmember

2 Adam Cowie, City Administrator  
 Hugh Van Wagenen, Planning Director  
 4 Cody Cullimore, Chief of Police  
 Kathryn Moosman, City Recorder

- 6
1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
  - 8
  2. **Presentations/Announcements** –
    - 10 a) **Mayor/Council Comments** – There were no announcements at this time.
    - 12 b) **Presentation:** The Lindon City Mayor and Council recognized outgoing  
 Councilmember Randi Powell for her exemplary service on the Lindon City  
 Council from January 2012 to April 2016 and presented her with a plaque in  
 14 recognition of her service to the city and its residents.
  - 16 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
 meeting of May 3, 2016 were reviewed.

18  
 20 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES  
 OF THE REGULAR CITY COUNCIL MEETING OF MAY 3, 2016 AS PRESENTED.  
 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS  
 22 RECORDED AS FOLLOWS:

24 COUNCILMEMBER BEAN                    AYE  
 COUNCILMEMBER BRODERICK        AYE  
 COUNCILMEMBER LUNDBERG        AYE  
 26 COUNCILMEMBER HOYT                AYE  
 THE MOTION CARRIED UNANIMOUSLY.

- 28
4. **Consent Agenda** – No items.
  - 30
  5. **Open Session for Public Comment** – Mayor Acerson called for any public  
 32 comment not listed as an agenda item. There were no public comments.

34 **CURRENT BUSINESS**

- 36 6. **Major Subdivision — Lindon Self-Storage.** Susan Palmer of Ridgepoint  
 Management Group seeks subdivision approval for Lindon Self-Storage Plat  
 38 A, a forty-six (46) unit self-storage condominium project located at  
 approximately 860 West 200 South in the Light Industrial (LI) zone. The  
 40 Planning Commission recommended approval of the application.

42 Hugh Van Wagenen, Planning Director, led this discussion by giving a brief  
 background of this agenda item stating Dick Hansen is in attendance representing the  
 44 applicant who is seeking subdivision approval for Lindon Self-Storage Plat A, a forty-six  
 (46) unit self-storage condominium project located at approximately 860 West 200 South  
 46 in the Light Industrial (LI) zone. He noted the Planning Commission recommended  
 approval of the application.

2 Mr. Van Wagenen explained the minimum lot size in the LI zone is one acre, and  
condominium units do not need to meet this requirement, but this site does as it is over  
4 two acres. He noted this subdivision does not front on a public street but does have an  
existing access easement through the neighboring property to 200 South, so there are no  
6 public improvements required for this subdivision due to its location. Mr. Van Wagenen  
stated staff has determined that the proposed subdivision complies, or will be able to  
8 comply before final approval, with all remaining land use standards. He noted the City  
Engineer is addressing engineering standards and all engineering issues will be resolved  
10 before final approval is granted. He added this is a pretty straightforward subdivision  
request and staff feels comfortable with approval of this application. He then turned the  
12 time over to Mr. Hansen for comment.

14 Mr. Hansen followed up on Mr. Van Wagenen's comments stating this is a self-  
storage condominium style project with a little different spin as these units will  
eventually be owner occupied and sold individually (with actual title to the unit) as a  
16 storage unit and they will not be rental units. The units are larger than average and more  
for RV storage with a pull through drive on some of the units. He noted there are several  
18 other facilities similar to this in the state with a "man cave" concept which is a little bit  
unique from other storage facilities and will be all indoor storage.

20 Mr. Hansen explained the proposed site location including the easements involved.  
He noted they plan to provide power and gas to the units but no water or gas. There will  
22 also be a "clubhouse" that will have a restroom and kitchen facilities. He explained there  
will be an HOA fee and CC&R's in place to regulate use and restrictions of the units.  
24 There will be an automated entry gate with a code/card/key used for entrance to the  
facility; there will be no on site manager and it will not be staffed but they may outsource  
26 with a property management company.

28 Mr. Van Wagenen pointed out there are 40 ft. offsets from the residential and a  
retaining wall and pasture areas etc. so the neighbors will not be affected and it will meet  
all code requirements. He added that notices were sent per code to the neighboring  
30 properties and they have not had any feedback to date.

32 Councilmember Bean asked if there is a recorded easement on the J.C. Olsen  
property on 200 South. Mr. Hansen confirmed that statement. Mr. Van Wagenen stated  
the easement is called out on the plat. Councilmember Broderick asked how close the  
34 easement is to the front of their building. Mr. Hansen stated it is 60 ft. and closer to the  
parking area which is 5 to 10 ft. away from the building.

36 Councilmember Hoyt asked if this project will impede the Fazarri parking. Mr.  
Hansen stated it will not impede the parking once they put the utilities through then they  
38 will share the common drive back to the site. Councilmember Hoyt also asked if this  
project will be land locking the Stouffer or Swenson properties to the North. Mr. Van  
40 Wagenen stated for development purposes they have not looked at those properties but  
this development will not affect the properties located to the north.

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

44  
46 COUNCILMEMBER BEAN MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A 46 UNIT CONDOMINIUM PLAT TO BE  
KNOWN AS LINDON SELF STORAGE WITH NO CONDITIONS.

2 COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

4 COUNCILMEMBER BEAN AYE

COUNCILMEMBER BRODERICK AYE

6 COUNCILMEMBER LUNDBERG AYE

COUNCILMEMBER HOYT AYE

8 THE MOTION CARRIED UNANIMOUSLY.

10 7. **Concept Review — Walker Senior Project.** Mr. Walker requests feedback on  
a concept for 17 units built for individuals aged 55 and older on 3 acres located  
12 at 70 North 400 East. This is not currently a permitted use. No action will be  
taken.

14

Mr. Van Wagenen gave an overview of this item stating this is a request by Mr.  
16 Larry Walker for feedback on a concept for 17 units built for individuals aged 55 and  
older on 3 acres located at 70 North 400 East. He noted this is not currently a permitted  
18 use. Mr. Walker requests feedback on a 55+ community that would be located at about  
70 North 400 East. He pointed out that the current proposal would require a new  
20 ordinance. He noted that no action will be taken as this item is for discussion only. He  
noted the Planning Commission offered feedback at the last meeting which was pretty  
22 positive. Mr. Van Wagenen then referenced an aerial photo a sketch of possible layouts  
and a letter submitted by Mr. Walker. He then turned the time over to Mr. Walker for  
24 comment.

Mr. Walker addressed the Council at this time. He explained he is asking for  
26 support of a proposed housing development on his property located at 70 North 400 East  
in Lindon. He and his wife are nearing retirement and they have found their current  
28 home is much too large now. They own a 3 acre parcel of land that has been in their  
family for over 60 years, the land means a lot to them and they would like to remain on  
30 their land and in Lindon. Mr. Walker stated they are interested in making a 55 and older  
community that would have 17 individual cottages designed specifically for this age  
32 group.

Mr. Walker noted he feels this would not only help himself and his wife to adjust  
34 to the next stage of their lives but it would provide 16 other small homes to others older  
citizens who want to remain in Lindon. He feels this is something that Lindon needs that  
36 having this option would benefit other Lindon residents who want to remain here but in a  
smaller more manageable home without so much ground to take care of. He is looking to  
38 help provide the community with a solution to this growing need and to enable those of  
this age group to stay in Lindon. He noted he would be selling the units and then have  
40 common ground with a HOA. Mr. Van Wagenen stated with something like this  
proposed project they would have to re-write an ordinance to accommodate this type of  
42 vision.

There was then some general discussion regarding the conceptual building  
44 layouts and proposed site and possible scenarios including a spot zone, overlay options,  
and re-writing the code to accommodate future in-fill concepts to bring some blends  
46 within the city.

2 Councilmember Hoyt asked what the size of home he is proposing. Mr. Walker  
 4 stated it will be a 3, 000 square foot box. Councilmember Bean stated previous council's  
 6 would not have even considered this concept. Most of the growth in the city is on the  
 8 west side and it would be more typical for this location to be subdivided with 5 or 6 lots;  
 10 he has mixed feelings on this proposal but if there were a compelling need he would be  
 12 more in favor. Councilmember Lundberg expressed her concerns about setting a  
 14 precedent with many more of these types of applications coming through and she also has  
 16 concerns with no off street parking for the amount of residents. She clarified she would  
 18 need to have further discussion on street width to create additional openness.

Councilmember Hoyt stated he likes the concept idea of individual homes not sharing a  
 wall but he also worries about setting a precedent with the density in this section of town.

Councilmember Broderick stated he understands the need for this type of project  
 for 55+ residents but cannot justify the density in this location. Mr. Walker commented  
 that he appreciates the concerns voiced by the Council tonight but he wants to stay on the  
 East side of town on his family property but as far as setting a precedent he doesn't feel  
 that is an issue as there are not many in-fill areas left for something like this concept. He  
 also feels there are benefits to the city. He could reduce the number of units but they  
 would share a common wall.

Mayor Acerson directed Mr. Van Wagenen to check into how many areas are in  
 this general location for this type of proposal. Mr. Van Wagenen stated there are certainly  
 ways to preempt this here and there in the city and not open the "floodgate." He noted  
 they can do further research on this in-fill type concept if the Council is interested in  
 pursuing this and desires to facilitate it for Mr. Walker. Following discussion the majority  
 of the Council agreed this type of concept would not be appropriate for the proposed  
 location and are not interested in exploring this concept further.

Mayor Acerson called for any discussion from the Council. Hearing none he  
 moved on to the next agenda item.

8. **Public Hearing — FY 2017 Proposed Budget.** The City Council will accept  
 public comment as it reviews and considers its FY 2017 proposed budget. The  
 Council will direct staff on major budget issues including expenditure proposals  
 for the PARC tax and park impact fees, and the allocation of revenue from the  
 water, sewer, storm water, and other enterprise funds to the general fund,  
 consideration of utilities and garbage rate adjustments, and other budgetary  
 issues. Any recommended changes will be included in the final FY 2017 budget  
 to be adopted on June 21, 2016.

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

Mr. Cowie led this discussion by referencing the materials from Ms. Colson that  
 were reviewed in the budget work session. He noted the public will have opportunity to  
 comment on this proposed budget prior to its final adoption on June 21, 2016. He noted  
 the budget issues discussed in the work session will be discussed briefly and the proposed  
 budget reviewed as necessary. He explained that aside from a few minor issues that will



2 be reviewed in this meeting, these documents reflect the final proposed budget numbers  
 4 to be adopted in June. He added that in addition to the items being discussed tonight, the  
 City is still awaiting the certified property tax rates from Utah County and will update the  
 6 final projected revenues accordingly after receiving the new rate. He noted the final  
 budget document that will be presented in June will include the final City and RDA  
 Budgets, a summary of the Budget and Fund Balance Overview, updated Fee Schedule,  
 8 Financial Policies, and the Elected & Appointed Officials and Employee Compensation  
 Programs.

10 Mr. Cowie clarified per State Code the City is required to notify utility customers  
 of any transfer of utility funds into other funds. The City sends notice of the proposed  
 12 fund transfers in the June newsletter and by separate mailer. The City annually transfers  
 revenues from the utility enterprise funds to the General Fund to cover administrative  
 14 service fees as the City administers these utility services and provides such items as  
 management, HR, finance, legal services, public safety services, etc. He noted these  
 16 transfers are very common among municipalities in the State who operate and maintain  
 utility systems. The transfers may be thought of as dividends from utility sales that are  
 18 provided back to the City in order to deliver essential services in the City and keep other  
 taxes and fees lower. The proposed transfers to the General Fund have been included in  
 20 the Proposed Budget documents and are summarized as follows:

- 22 *Water: \$325,588*
- Sewer: \$293,004*
- Solid Waste: \$16,000*
- 24 *Storm Water: \$163,920*
- TeleComm: \$2,500*

26 Mr. Cowie also directed the Council to submit any final input and direction from  
 28 the Council before finalizing the budget documents for adoption in June. He then turned  
 the time over to Ms. Colson to present the 2016-2017 Major Budget Issues as follows:

30 **Budget Issue #1:**  
 32 **Should Lindon City provide employees with a 0.3% Cost Of Living Allowance**  
**(COLA) increase and provide for a merit step or 3.0% increase in January?**  
 34

36 Ms. Colson explained the Consumer Price Index (CPI) had an average annual  
 increase of 0.3% from March 2014 to February 2016 according to US Department of  
 Labor. Performance evaluations are performed annually in January at which time merit  
 38 increases would be available to those who meet a predetermined criteria. Historically,  
 COLA and merit increases have provided somewhat consistent buying power for the  
 40 employees and have kept salaries competitive and employee morale high. She then  
 referenced the differential fiscal impacts as follows:

42 **Differential Fiscal Impact:**

	<b><u>COLA Only</u></b>	<b><u>Merit Only</u></b>	<b><u>COLA &amp; Merit</u></b>
General Fund	\$10,012	\$52,235	\$62,316
Water Fund	\$609	\$3,703	\$4,323
Sewer Fund	\$444	\$973	\$1,420

Storm Water Fund	\$409	\$2,014	\$2,429
Recreation Fund	<u>\$583</u>	<u>\$5,153</u>	<u>\$5,750</u>
<b>Citywide Totals</b>	<b>\$12,057</b>	<b>\$64,079</b>	<b>\$76,238</b>

2 Ms. Colson explained the merit increase is budgeted based on the unreserved  
4 General Fund balance as a percentage of revenue. A 3.0% Merit Increase is budgeted for  
6 2016FY, effective January 1, 2017 and the Merit Increase is awarded based on employee  
8 evaluation scores. She noted that both the COLA and Merit increases are reflected in the  
Proposed Budget. Ms. Colson asked if there were any further questions or concerns at  
this time.

10 Following some general discussion by the Council the straw poll vote regarding  
Budget Issue #1 was recorded as follows:

12 **BUDGET ISSUE #1:**

14 THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

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

20 **Budget Issue #2:**

22 **Should Lindon City change medical providers for employee insurance and change  
the employee participation?**

24 Ms. Colson gave some background noting Lindon City provides the following  
26 health insurance benefits to the regular fulltime employees. Ms. Colson explained the city  
currently provides medical insurance through Select Health with two types of coverage  
28 offered, Traditional and High Deductible Health Plan (HDHP). The City takes the  
difference in premium between the Traditional and HDHP and deposits that amount into  
30 Health Savings Accounts (HSA) for employees on HDHP. She noted that Select Health's  
renewal rate for the 2017 fiscal year (FY) is a 28% increase. She further explained that  
32 staff worked with First West Benefits (FWB) and Magellan to try to find insurance  
coverage for employees at a lower premium. She noted there were some insurance  
34 companies that did not want to bid on Lindon City's insurance. She added that FWB was  
able to get a quote from PEHP with only a 22% increase above.

36 Ms. Colson went on to say that Lindon City has previously provided employee  
insurance through PEHP in the 2014 FY and 2015 FY. Select Health provided employee  
38 insurance for the 2016 FY at a 16.3% decrease from PEHP. She noted that Lindon City  
has switched insurance providers 3 times in the last 6 years. When the City switched from  
40 PEHP (with a plan year of July-June) to Select Health (with a plan year of January to  
December) on July 1, 2015, employees were able to get credit towards their deductibles,  
42 but not towards their out of pocket maximums. She explained if the City switches back to  
PEHP, employees will not receive credit toward their annual deductibles, nor their out of  
pocket maximums, because it will be the beginning of PEHP's plan year.

2 Ms. Colson noted that the employees participated in a survey in which 84%  
 4 responded that they would rather switch July 1, 2016 and lose their 6 months of spending  
 6 toward their deductibles and out of pocket maximum, rather than switching on January 1,  
 8 2017 and losing 6 months of their spending toward deductibles and out of pocket  
 10 maximum when PEHP's plan year reset on July 1, 2017. She noted that PEHP wants a 3  
 year commitment if the City switches to them. She then referenced a graph showing how  
 8 monthly medical insurance premiums have changed since the 2010 FY. She added that  
 the premiums are all calculated based on the same number of employees and coverage  
 10 types as we currently have in the 2016 FY so that there are not any personnel changes  
 affecting the graph.

12 Ms. Colson noted that staff assumes that the City will use PEHP in the 2017 FY.  
 Since the 2010 FY, there has been an annual average increase in medical insurance  
 14 premiums of 3%. Employee benefits were modified in January 2015 where some of the  
 changes were "tiered down" with the final tier effective July 1, 2016. The savings for the  
 16 City in the 2017 FY from this final change is \$60,052 and with this savings, the net  
 increase in employee insurance benefits is \$44,151 (7.1%). She mentioned with these  
 18 recent changes to employee benefits and employees having to reset their insurance  
 deductibles and out of pocket maximums after only 6 months, the employee participation  
 20 in premiums has not changed in the budget. Ms. Colson then referenced the Differential  
 Fiscal Impact as follows:

22 **Differential Fiscal Impact:**

24	General Fund	\$53,221
	Water Fund	\$1,225
	Sewer Fund	\$7,448
26	Storm Water Fund	\$1,548
	Recreation Fund	\$1,299
28	<b>Citywide Totals</b>	<b>\$44,151</b>

30 Ms. Colson noted that switching to PEHP effective July 1, 2016 and maintaining  
 the current level of employee participation is reflected in the Proposed Budget.

32 Following some general discussion by the Council the straw poll vote regarding  
 34 Budget Issue #2 was recorded as follows:

36 **BUDGET ISSUE #2:**

THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

38	COUNCILMEMBER BEAN	AYE
	COUNCILMEMBER BRODERICK	AYE
40	COUNCILMEMBER HOYT	AYE
	COUNCILMEMBER LUNDBERG	AYE

42 **Budget Issue #3:**

44 **Should Lindon City hire a full-time Building Inspector/Code Enforcement Officer?**

46 Ms. Colson gave some background explaining the Chief Building Official has  
 requested that a full-time Building Inspector/Code Enforcement Officer be hired to assist

2 in the Protective Inspections Department. She pointed out that the growing economy and  
 4 subsequent construction boom has led to an increase in building permits and the need for  
 6 more building inspections. She noted the work load for building inspections and code  
 8 enforcement has exceeded the department personnel's ability to keep up. She added that  
 code enforcement within the department all but ceased and personnel are working extra  
 hours to maintain the level of service for timely building permit reviews and inspections  
 so additional personnel is needed.

10 Ms. Colson stated the fiscal impact of the issue stating the salary and benefits for  
 the Building Inspector/Code Enforcement Officer are \$74,328, without COLA and Merit  
 12 increases for this position. COLA and Merit increase costs for this position are included  
 with Budget Issue #1. She noted that this position is reflected in the Proposed Budget.

14 Following some general discussion by the Council the straw poll vote regarding  
 Budget Issue #3 was recorded as follows:

16 **BUDGET ISSUE #3:**

18 THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

20 COUNCILMEMBER BEAN AYE  
 22 COUNCILMEMBER BRODERICK AYE  
 COUNCILMEMBER HOYT AYE  
 COUNCILMEMBER LUNDBERG AYE

24 **Budget Issue #4:**

26 **Should Lindon City increase Water, Sewer and Storm Water utility rates?**

28 Ms. Colson gave some background of this budget issue stating utility rates should  
 not only cover current operational expenses, but also allow reserves to be established  
 over time in order to fund repairing and/or replacing aging system components and the  
 30 current utility rates do not meet this objective. She noted the City Engineer conducted an  
 infrastructure assessment and maintenance evaluation as well as a utility rate study to  
 32 determine and recommend utility rate increases for water, sewer, and storm water  
 utilities. The recommendation was to implement an annual increase over five years of 9%  
 34 for water rates, 4% for sewer rates, and 13% for storm water rates. The annual rate  
 increases began July 1, 2014. She then referenced the recommended rate changes along  
 36 with the 2016-2017 rates as follows:

Utility	2015-2016 Rates	Recommended 2016-2017 Rates
<b>Water (1" meter)</b>	\$17.63	\$19.22
Below North Union Canal	\$1.45 / kgal	\$1.58 / kgal
Base	\$19.07	TBD based on
Usage	\$1.54 / kgal	pumping costs
Above North Union Canal	\$27.47	TBD based on
Base	\$1.75 / kgal	pumping costs
Usage		
Upper Foothills		
Base		
Usage		

<b>Sewer Base Usage</b>	\$17.65 \$3.17 / kgal	\$18.69 \$3.30 / kgal
<b>Storm Water (per ESU)</b>	\$6.18	\$6.98

Ms. Colson noted these changes are reflected in the Proposed Budget and the revised Fee Schedule. Ms. Colson stated staff recommends approval of the increases in water, sewer and storm water utility rates.

Ms. Colson then referenced the differential fiscal impacts as follows:

Differential Fiscal Impact

Water Fund	\$115,330
Sewer Fund	\$ 59,580
Storm Water Fund	\$ 72,130

She noted the monthly increase on a resident's utility bill (using 8,000 gallons below North Union Canal) would be as follows:

Water	\$2.63
Sewer	\$2.08
Storm	\$0.80
add'l tax	<u>\$0.33</u>
Total	\$5.84

Lindon City's solid waste collection fees are set based on several components as follows:

- Republic Services collection rate
- Republic Services Fuel Recovery Fee
- North Pointe Solid Waste Special Service District (NPSWSSD) Tipping Fee

She noted Republic Services collection rate is a set rate (not variable) and will be increasing July 1, 2016 by 2.1%.

<u>Republic Services Collection Fees</u>	<u>2015-2016</u>	<u>2016-2017</u>
First Garbage Container	\$5.48	\$5.60
Each Additional Garbage Container	\$3.61	\$3.69
Each Recycling Container	\$3.36	\$3.43

Ms. Colson stated that the Republic Services Fuel Recovery Fee is assessed on the first garbage can and recycling cans and is a variable, depending on fuel price. When Lindon City's garbage and recycling utility rates were last evaluated for the 2013-2014 fiscal year, diesel prices were hovering around \$4/gallon and anticipated to increase. However, the diesel rates have been decreasing since the end of the 2014 calendar year. The fuel recovery fee was estimated at \$0.60 per can, but is currently not being assessed. The NPSWSSD tipping fee is assessed on garbage weight and not recycling as it is a variable, depending on the weight of garbage taken to landfill. Even though the number of garbage cans has increased in the last 3 years and the tipping fee has increased, the

2 average amount of garbage being taken to NPSWSSD each month has decreased. The  
 4 average tipping fee per can per month has decreased from \$3.42 in 2013 to \$3.26 in 2016.

6 Ms. Colson stated because these variable rates have decreased since the garbage  
 8 and recycling fees were last evaluated, the Solid Waste Collection Fund has built up a  
 10 reserve close to \$90,000. Staff recommends that Lindon City not only decrease the rates  
 due to the revised calculations, but also use the accumulated fund balance to further  
 decrease the costs of the first garbage can and the recycling can. The new rates would be  
 effective July 1, 2016 and then re-evaluated next year when Republic Services collection  
 fee will increase again.

12 Following some general discussion by the Council the straw poll vote regarding  
 Budget Issue #4 was recorded as follows:

14 **BUDGET ISSUE #4:**

16 THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

18 COUNCILMEMBER BEAN	AYE
18 COUNCILMEMBER BRODERICK	AYE
18 COUNCILMEMBER HOYT	AYE
20 COUNCILMEMBER LUNDBERG	AYE

22 Ms. Colson then reviewed the proposed budget sheet referencing the citywide  
 24 revenues graph (including net of fund balances and transfers) and a graph showing the  
 citywide expenditures by fund, and citywide expenditures by object followed by  
 discussion. At this time Mayor Acerson stated he would like to see a comparison based  
 26 on a per resident ratio and based on what is expensed to be able to see a standard by  
 which we can measure ourselves (year to year) so as we grow we can keep some kind of  
 28 consistency. Mr. Cowie stated there are some indicators that can be looked at for  
 consistency.

30 Councilmember Hoyt asked for an update on reserve fund balance percentages as  
 he was absent at the last meeting. Ms. Colson stated it was targeted between 22% and  
 32 24%. Councilmember Hoyt commented if this was decreased to 23% would it free up  
 reserves to send to other areas (roads, payments, etc.) Mayor Acerson stated we do have  
 34 flexibility and the majority of the Council was in favor to the target amount but we can  
 decrease the percentage if needed. Councilmember Hoyt questioned if that is something  
 36 that could be done in this meeting. Mr. Cowie stated that decision is up to the Council but  
 he would recommend finalizing the road project report with JUB Engineers to see what is  
 38 needed and look at those projects and make that decision in the next month or two.  
 Following discussion the Council agreed to review the JUB road project report when  
 40 finalized and then make a decision on possibly reducing the percentage.

42 Ms. Colson then referenced Road Funding, Capital Expenditure Purchases, Parks  
 & Recreation and Other Services followed by discussion.

44 **Road Funding and Projects**

- 46
- \$25,000 for Crack Sealing from Road Fund
  - \$300,000 for maintenance/reconstruction from Road Fund

- 2 ○ \$74,263 for reconstruction of 400 North from State to Locust (Road Fund portion)
- 4 ○ \$225,737 for additional maintenance projects per JUB maps (complete as many prioritized projects as money allows)
- 6 • \$200,000 for maintenance/reconstruction from RDA Fund
  - 8 ○ \$41,773 for reconstruction of 400 North from State to Locust (RDA Fund portion)
  - 10 ○ \$46,538 for RDA portion of 200 North from State to City Center Park parking lot
  - 12 ○ \$111,689 for City Center, Community Center and City Center Park parking lots

### **Capital Equipment Purchases**

- 14 • General Fund
  - 16 ○ \$500,000 for police fleet (lease)
  - 16 ○ \$180,000 for dump truck/snow plow
  - 18 ○ \$20,355 for Kubota (utility vehicle) for Parks
- 18 • Water Fund
  - 20 ○ \$50,000 for ¾ ton utility truck
  - 20 ○ \$54,000 for contribution to General Fund for dump truck
  - 22 ○ \$164,000 contribution to Sewer Fund for vactor truck
- 22 • Sewer Fund
  - 24 ○ \$18,000 for contribution to General Fund for dump truck
  - 24 ○ \$410,000 for vactor truck

### **Parks and Recreation (Heath Bateman was in attendance to discuss these items)**

- 26 • PARC Tax Allocation (graphs were referenced)
- 26 • PARC Tax Projects
  - 28 ○ Aquatics Center: \$45,000 for greaseless fryer, ADA chair, and repairs as needed
  - 30 ○ Community Center: \$15,000 to repair roof
  - 32 ○ Parks: \$70,000 for water fountains, Citizenship Park pavilion, and Creekside Park toy
- 34 • Park Impact Fee Projects
  - 34 ○ \$50,000 for Hollow Park path lighting
  - 36 ○ \$50,000 for Lindon View Park playground
  - 36 ○ \$50,000 for Fryer Park pavilion

### **Other Services Lindon City Is Providing**

- 38 • Reimbursement of 50% of cost of library card in another city in Utah County: \$16,000
- 40 • Education grants to local schools: \$1,000
- 40 • Miss Pleasant Grove sponsorship: \$2,000
- 42 • Little Miss Lindon and parade float sponsorship: \$5,750
- 44 • Punch passes to landfill: \$10,000
- 44 • Citywide dumpsters for Spring cleanup: \$4,500

46 There was then some general discussion regarding Parc Tax allocations. Following discussion Mr. Cowie asked the Council for a straw poll vote regarding Parc

2 Tax allocations and whether to reduce costs and go into contingency with the general  
 4 concept being to have the ability to move funds to other areas. Mr. Cowie stated these  
 can be changed at any time through a budget amendment.

6 THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

7	COUNCILMEMBER BEAN	AYE
8	COUNCILMEMBER BRODERICK	AYE
9	COUNCILMEMBER HOYT	AYE
10	COUNCILMEMBER LUNDBERG	AYE

12 Mr. Cowie then presented some preliminary numbers based on a study from JUB  
 14 Engineers (for road funding) regarding a potential transportation utility fee followed by  
 discussion. He also referenced road impact fees and property tax increases. He also  
 mentioned that several other cities are considering adoption of a transportation utility fee.

16 Mr. Cowie stated with the direction received from the Council tonight they will  
 move forward with a couple of minor changes and staff will prepare the finalized budget  
 18 and bring it back before the Council for adoption.

20 Mayor Acerson called for any public comment. Hearing none he called for a  
 motion to close the public hearing.

22 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC  
 HEARING. COUNCILMEMBER BEAN SECONDED THE MOTION. ALL PRESENT  
 24 VOTED IN FAVOR. THE MOTION CARRIED.

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

28 COUNCILMEMBER HOYT MOVED TO APPROVE THE PROPOSED  
 30 FISCAL YEAR 2017 BUDGET AND DIRECT STAFF TO PREPARE FINAL  
 BUDGET DOCUMENTS TO BE ADOPTED ON JUNE 21, 2016 WITH NO  
 32 CONDITIONS. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE  
 VOTE WAS RECORDED AS FOLLOWS:

34	COUNCILMEMBER BEAN	AYE
35	COUNCILMEMBER BRODERICK	AYE
36	COUNCILMEMBER LUNDBERG	AYE
37	COUNCILMEMBER HOYT	AYE

38 THE MOTION CARRIED UNANIMOUSLY.

40 9. **Recess to the Lindon City Redevelopment Agency Meeting (RDA).** The City  
 42 Council will recess their meeting and convene as the Lindon City RDA. After  
 the RDA meeting, the Council will then reconvene for review of the remainder  
 of their agenda items.

44

46 COUNCILMEMBER BRODERICK MOVED TO RECESS THE LINDON  
 CITY COUNCIL MEETING AT 8:52 PM AND CONVENE AS THE LINDON CITY



2 REDEVELOPMENT AGENCY BOARD. COUNCILMEMBER HOYT SECONDED  
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4 BOARDMEMBER HOYT MADE A MOTION TO ADJOURN THE RDA  
6 MEETING AT 8:56 PM AND RECONVENE THE LINDON CITY COUNCIL  
8 MEETING. BOARDMEMBER BRODERICK SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

#### 10 10. COUNCIL REPORTS:

12 **Chief Cullimore** – Chief Cullimore reported that the Memorial Day Celebration will be  
held on May 30<sup>th</sup> at 9:00 am at the City Cemetery.

14 **Councilmember Hoyt** – Councilmember Hoyt reported that he will not be here for the  
16 July 5<sup>th</sup> meeting. Mr. Cowie noted impact fees will be the key item discussed at the  
meeting.

18 **Councilmember Broderick** – Councilmember Broderick asked for an update on the  
20 public safety building. Mr. Cowie stated it is on schedule and on track with pouring the  
slab on the building and overall things are moving forward on schedule.

22 **Councilmember Bean** – Councilmember Bean had nothing to report at this time.

24 **Councilmember Lundberg** – Councilmember Lundberg reported that the Arbor Day  
26 Celebration went great last Saturday with a big turnout. They planted a tree behind the  
Community Center along with numerous other activities. She gave kudos to the Parks  
28 Department for their hard work on the event.

30 **Mayor Acerson** – Mayor Acerson asked if the tithing house property has been sold. Mr.  
Cowie confirmed it has been sold and it is now privately owned. Mr. Cowie commended  
32 Hugh Van Wagenen, Planning Director for his work on selling the property. Mayor  
Acerson also reported that he contacted Don and Marcia Peterson and they have accepted  
34 the invitation to be the 2016 Lindon Days Grand Marshals.

#### 36 **Administrator's Report:**

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

#### 38 **Misc. Updates:**

- 40 • May newsletter:
- 42 • July newsletter article: Councilmember Broderick - Article due to Kathy Moosman  
last week in June.
- 44 • Grand Marshal for Lindon Days
- Job vacancies (Summer Parks & Public Works laborers, FT/PT Police Dept  
Secretaries, PT Senior Center/Recreation Coordinator, FT Public Works Director)
- 46 • Public Safety Bldg – on schedule to have parking lot and most sidewalks  
completed by May 28<sup>th</sup>. Landscaping will be done in fall.

- 2 • Road projects starting end of May through June (Home Depot/Canopy area,  
Westside RDA)
- 4     ○ Main street repaving (between State and 200 South) to be done with  
other RDA road projects
- 6 • Resurfacing of Heritage Trail to occur in June (from Canal Drive to Pioneer Lane).
- 7 • 200 S. Waterline replacement project nearing completion. Water outages will  
8 occur in Sundays over the next two weekends while new line is connected.
- 9 • Misc. Items:

10 **Upcoming Meetings & Events:**

- 11 • May 17<sup>th</sup> – 6:00 pm Budget Work Session
- 12 • May 30<sup>th</sup> – Memorial Day. Aquatics Center pool opens to the public.
- 13 • June 21<sup>st</sup> – Adopt Final Budget documents
- 14 • July 5<sup>th</sup> – 6:00 pm Work Session to discuss Water Impact Fee updates
- 15 • August 1<sup>st</sup> – 6<sup>th</sup> – Lindon Days

16

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

20 **Adjourn** –

22 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
23 AT 9:30 PM. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL  
24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26

Approved – June 7, 2016

28

30

\_\_\_\_\_  
Kathryn Moosman, City Recorder

32

34

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

**Item 4 – Consent Agenda** – *(Consent agenda items are only those which have been discussed beforehand and do not require further discussion)*

- No Items.

**Item 5 – Open Session for Public Comment** *(For items not on the agenda)*

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**6. Major Subdivision — Lakeview Townhomes Plat, 531 South 400 West** *(15 minutes)*

Chris Knapp of Ridgeway Construction seeks subdivision approval for Lakeview Townhomes Plat A, a five (5) unit townhome project located in the Planned Residential Development Overlay (PRD) zone. The Planning Commission recommended approval of the application.

See attached materials from the Planning Department.

## Major Subdivision — Lakeview Townhomes 531 South 400 West

<p><b>Applicant:</b> Chris Knapp, Ridgeway Construction  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> General Commercial  <b>Current Zone:</b> Planned Residential Development Overlay (PRD)</p> <p><b>Property Owners:</b> Ridgeway Construction  <b>Address:</b> 531 South 400 West  <b>Parcel IDs:</b> 17:016:0144; 17:016:0143  <b>Subdivision Acreage:</b> 0.55 acres</p> <p><b>Type of Decision:</b> Administrative  <b>Planning Commission Vote:</b> 4-1 in favor with no conditions</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <p>1. Whether to approve of a five unit townhome plat in the PRD zone.</p> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for approval of a five unit townhome plat to be known as Lakeview Townhomes Plat A with the following conditions (if any):</p> <p>1.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**BACKGROUND**

This is a request for a five unit townhome project. In the not too distant past, a new Planned Residential Development ordinance (Lindon City Code 17.76) was created that could govern property within commercial zones that do not accommodate traditional development patterns. The ordinance and accompanying zoning allow for multi-family projects with very specific parameters. This application is the first under which the new ordinance is being applied. The site plan associated with the project was reviewed by the Planning Commission and approved pending Council approval of this subdivision.

**DISCUSSION & ANALYSIS**

<i>Requirement</i>	<i>Project</i>	<i>Meet Requirement?</i>
Density: 10 units/acre	5 units on ½ acre	Yes
Minimum Area: 20,000 s.f.	20,000 s.f.	Yes
Maximum Area: 43,560 s.f.	20,000 s.f.	Yes
Unit Footprint: no requirement	1,4145 s.f.	Yes

*Easement*

- There is an access easement on the north end of the property that will provide access to Maeser Academy. The property owners agreed on the easement and the plat and site plan reflect it accordingly. This was not a City requested easement nor is it a public road.

*Street Frontage*

- This subdivision already has improved street frontage, but will be making driveway cuts for the associated driveways.

*Other Requirements*

- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

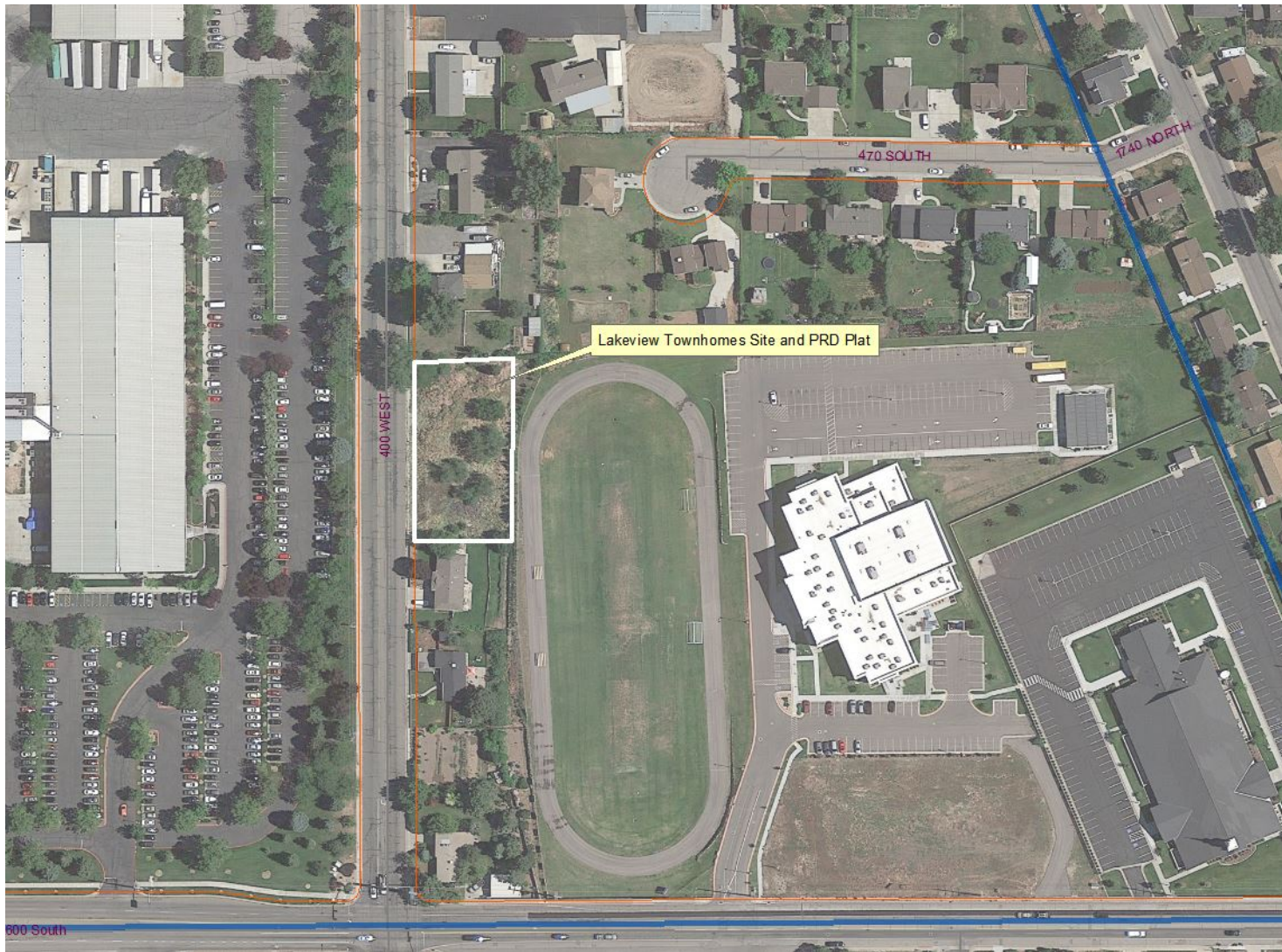
**PLANNING COMMISSION RECOMMENDATION**

The Commission voted 4-1 in favor of recommendation. Mr. Marchbanks voted no because he had concerns about the access easement to Maeser Academy and the traffic it would bring to 400 West. He acknowledged that the Maeser traffic off of 600 South is problematic, but wants to make sure this new access wouldn't create additional traffic problems.

This application isn't looking directly at the amended Maeser access plan. Even with the access easement on the plat, Maeser will have to submit their new traffic flow plan for review by the City. Concerns with the new traffic pattern should not be scrutinized with regards to approving this subdivision.

**ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



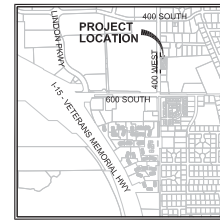
# LAKEVIEW TOWNHOMES PLAT A

A PRD OVERLAY PROJECT  
NE1/4, SEC. 4, T6S, R2E, SLB&M  
LINDON CITY, UTAH COUNTY, UTAH



Terry James &  
Mamie Lucile  
Marchbanks  
17:016:0042

David Wayne Rust  
35:202:0010



### SURVEYOR'S CERTIFICATE

I, Victor E. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate Number 17695 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-25a-7 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed the Lakeview Townhomes Plat A, that I have verified all measurements and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Victor E. Hansen, PLS - 17695

Date

### BOUNDARY DESCRIPTION - LAKEVIEW TOWNHOMES

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LINDON CITY, UTAH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point N00°40'55"W 425.72 feet along the Section line and West 2641.54 feet from the East Quarter Corner of Section 4, Townships 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence S89°38'53"W 1.59 feet to the east line of 400 West Street Dedication Plus thence N00°70'55"W 206.29 feet along street centerline; thence N87°39'04"E 116.07 feet to the Northwest Corner of Lot 1, Block M, Maeser Academy Subdivision thence S00°29'50"W 212.19 feet along a boundary line agreement between Maeser Academy Subdivision and RidgeWay Construction Inc.; thence South 89°39'55"W 112.03 feet to the point of beginning.

Containing 0.5515 acres, more or less.

### OWNER'S CERTIFICATE AND DEDICATION

The undersigned owner of the above described land hereby certifies that owner has caused a survey to be made of said land and have caused this plat and Declaration of Covenants Conditions and Restrictions (Declaration) to be prepared for the Lakeview Townhomes Plat A. Owner hereby consents to the concurrent recordation of the Plat and Declaration and hereby submits the described land to the provisions and requirements of the Declaration. Including the creation of the Association; the undersigned owner hereby dedicates any public streets reflected on the map for the use by the general public and dedicates all other driveways or private streets reflected on the map to be private and intended for use only by members of the Association, their guests and invitees, as reflected in the provisions of the Declaration.

In witness hereof we have hereunto set our hands, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_

### UTILITY DEDICATION

The undersigned owner hereby offers and conveys to Lindon City and all public utility agencies, their successors and assigns, a permanent easement and right of way in and to those areas reflected on the map as "common areas", private streets and private driveways for the construction, operation, replacement, and maintenance of Lindon City and approved public utilities and appurtenances, together with the right of access thereto.

### NOTICE OF DECLARATION OF COVENANTS

This project, with its lots, dwellings, and common areas are subject to certain covenants, conditions and restrictions as contained in the Declaration of Covenants Conditions and Restrictions for the Lakeview Townhomes Plat A, which are recorded in the offices of the Utah County Recorder. said covenants, conditions and restrictions are intended to run with the land and to be binding upon all heirs, successors or assigns of the declarant in accordance with the recorded declaration.

### CONVEYANCE OF COMMON AREAS

The undersigned owner in recording this plat, has designated certain areas of the land as private driveways, streets, limited common areas and other common areas as intended for the use by members of the Association, their guests and invitees. Such areas are to be conveyed to the appropriate parties, including the conveyance of common areas to the Association, by deed, to be recorded in the Utah County Recorder's Office, for the use and enjoyment by the owners of lots or dwellings in the Lakeview Townhomes Plat A project as more fully described in the Declaration of Covenants Conditions and Restrictions applicable to this project and recorded with this plat.

Date: \_\_\_\_\_

BY: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ WHO REPRESENTED THAT HE IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES \_\_\_\_\_

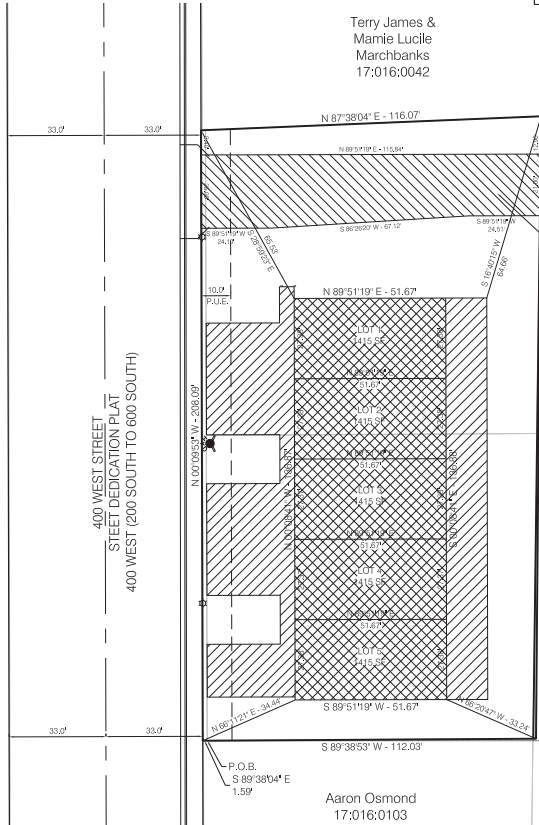
NOTARY PUBLIC

### OCCUPANCY RESTRICTION NOTICE

The City of Lindon has an ordinance which requires the occupancy of buildings within this subdivision, according to its ordinance, to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

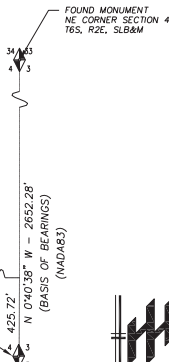
# LAKEVIEW TOWNHOMES PLAT A

A PRD OVERLAY PROJECT  
NE1/4, SEC. 4, T6S, R2E, SLB&M  
LINDON CITY, UTAH COUNTY, UTAH



Kairi G. Maeser  
Preparatory Academy  
461-903-0001

FOUND MONUMENT  
E 1/4 CORNER SECTION 4  
T6S, R2E, SLB&M



### LEGEND

- 33 34 EXISTING SECTION MONUMENT (FOUND) (AS DESCRIBED)
- BOUNDARY LINE
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENTS
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- ACCESS EASEMENT FOR MAESER ACADEMY
- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT



### ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann. 54-3-227 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann. 17-27a-803(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to allow this development. This approval does not affect any right that Rocky Mountain Power has under:  
(1) a recorded easement or right-of-way,  
(2) the law applicable to prescriptive rights,  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or  
(4) any other provision of law.

Rocky Mountain Power Date

### QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owners dedication and the rules and does not constitute a guarantee of particular terms of natural gas service. For future information please contact Questar's Right-Of-Way Department at 1-800-366-6532.

Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_

Questar Gas Company

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

### Comcast Cable

Approved this \_\_\_ Day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

### Century Link

Approved this \_\_\_ Day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

### Utopia

Approved this \_\_\_ Day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

### ACCEPTANCE BY THE CITY OF LINDON

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ LINDON CITY APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THE PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

APPROVED: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
MAYOR/PLANNING COMMISSION CHAIR CITY ENGINEER

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
PLANNING DIRECTOR CITY RECORDER

APPROVED: \_\_\_\_\_  
CITY ATTORNEY

### CONDITIONS OF APPROVAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **7. Action Item: Interviews and appointment to fill City Council vacancy** (90 minutes)

The Mayor and Council will interview individuals who have submitted an application to be considered for appointment to fill a vacant City Council seat. The City has received four applications from individuals desiring appointment. After completion of the interviews one individual will be selected and appointed by motion of the Council to fill the vacancy until the first Monday in January 2018, whereupon the position will then be filled by whomever is elected in the 2017 municipal election for the remaining two years of this position's term.

In 2014 the Mayor and Council approved the following process for interviewing, narrowing the field of applicants, and selecting new Councilmembers when filling a vacancy:

### **1. Interviewing applicants.**

- a. The Mayor and Council will interview applicants in the order that applications were received by the City. Applications are attached. Interviews will proceed as follows:
  - 1) Bob Wily
  - 2) Dustin Sweeten
  - 3) Craig Harvey
  - 4) Steven Johnson

### **2. Interviews will be timed.**

- a. Each applicant will have four minutes to introduce themselves. A 30-second notice will be given before the end of the time period.
- b. If desired, the Mayor and Council will then have the option to ask up to six minutes of questions per applicant. A 30-second notice will be given before the end of the time period.

### **3. Council will select finalists.**

- a. After the interviews each Council member will select their top two preferred applicants for narrowing of the applicant group. Council members will be provided a digital link for selecting preferred applicants. Total vote counts will be posted for the public to view.
- b. The two applicants with the highest number of votes will continue to be discussed as finalists for the position. The two applicants with lesser votes will no longer be considered for the vacancy.

### **4. Deliberation on selected finalists.**

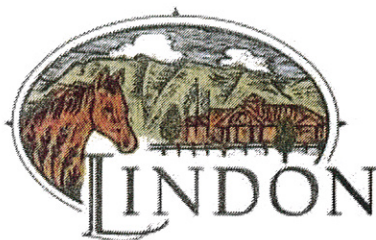
- a. The Mayor and Council will discuss which of the two finalists should be selected to fill the vacancy. This may include asking one or both of the final two applicants further questions.

### **5. Motion.**

- a. After deliberation the Mayor will call for a motion. A Council member will provide a motion selecting one of the finalists to be appointed to the Lindon City Council.
- b. Three affirmative (aye) votes are needed to appoint an applicant.
  - 1) If no one 'seconds' a motion, the motion fails.
  - 2) If a tie vote occurs (2 for and 2 against), the Mayor may vote to break the tie.
  - 3) If a majority decision can't be reached, the top two applicants will be selected and the applicants will then draw lots to determine who is chosen.

### **6. If desired, the Council may continue the meeting for additional deliberation and/or interviews.**

**Sample Motion:** I move to appoint ( *applicant name* ) to the Lindon City Council to fill the vacant term until the first Monday in January 2018, and request that (he/she) be sworn-in at the July 5, 2016 City Council meeting.



**Lindon City**  
 100 North State Street  
 Lindon, UT 84042  
 801-785-5043  
[www.lindoncity.org](http://www.lindoncity.org)

The Lindon City Mayor and Council are accepting applications to fill an at-large vacancy on the City Council. The term of office for this appointment will continue until 12:00 noon on the first Monday in January 2018, whereupon the position will then be filled by whomever is elected in the 2017 municipal election for the remaining two years of this position's term. Those interested in being appointed to fill the vacancy until January 2018 must meet the *Requirements for Office* outlined below, and shall submit a completed application signed in the presence of the Lindon City Recorder no later than **Monday, May 23, 2016 at 5:00pm**.

Applicants for office will be interviewed by the Mayor and City Council in a regularly scheduled City Council meeting to be held at 7:00pm on June 7, 2016 at the Lindon City Center, 100 N. State Street, Lindon, UT. The Mayor and Council will then select an applicant to fill the vacancy.

### City Council Member Appointment Application

Name: Bob Wily

Address: 311 N 1130 E, Lindon, UT 84042

Phone: 801-722-8979 Email: bob.wily@gmail.com

Number of years as a Lindon resident: 14 U.S. Citizen (Y/N) Y Registered voter? (Y/N) Y

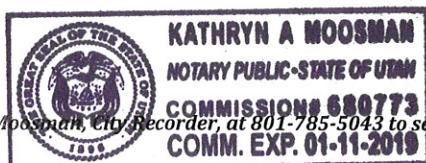
#### Requirements for Office:

1. Must be at least 18 years of age, a United States citizen and a registered voter of the municipality;
2. Must have resided within the boundaries of Lindon City for at least twelve (12) consecutive months immediately preceding the date of appointment;
3. Must not be a convicted felon; must not have been convicted of treason or of an election crime; must not have been declared mentally incompetent; and must not have had the right to hold public office restricted pursuant to Article IV, Section 6, of the Utah Constitution and U.C.A. 20A-2-101.5.

I, Bob Wily, certify that I have read and understand the Requirements for Office listed above to file as a potential City Council member in Lindon City, Utah, and verify that I meet said requirements and understand the legal qualifications for office.

Bob Wily  
 Signature

Subscribed and sworn to (or affirmed) before me by Bob Wily on this 18 day of May, 2016.



(Signed) Kathryn A. Moosman  
 Kathryn A. Moosman  
 Lindon City Recorder

Contact Kathy Moosman, City Recorder, at 801-785-5043 to set up an appointment to have this application notarized.

**Please provide answers to the following questions**

**1) Please provide information about your background in Lindon City and your interest in serving on the Lindon City Council. How will you be an asset to the Council? Include any professional or civic experience you may have had. (NOTE: Professional or civic experience is not a requirement to be appointed to the Council).**

My wife Pam and I have lived in Lindon for 14 years. We moved here from Pennsylvania during the last week of the winter Olympics, in February of 2002.

I have a law degree from the University of Utah, awarded in the late 1800s (seems like). I practiced law in Salt Lake City for a few years and then took a staff attorney position in the U.S. Bankruptcy court for the District of Utah. I particularly enjoyed administrative work in the courts and served for 17 years as the chief administrative officer for federal courts in Utah and Virginia. My responsibilities included staffing, physical facilities, records management, case management, bar and public outreach and direct budget authority for annual multimillion dollar budgets. I also worked in the Administrative Office of the U.S. Courts in Washington DC, where I was the deputy chief of the Article III Judges Division (these are the federal judges appointed for life). During these assignments we lived in Utah, Virginia, Maryland and Pennsylvania. I took an early retirement from the federal courts in 2002, at which time we moved back to Utah to be closer to family.

For 15 years, I served as a member of the board of directors for various related hotel companies headquartered in Virginia. With the other original directors, I was rotated off the board when the merged company, holding real estate assets of over \$5B, was listed in the New York Stock Exchange in 2015.

Since retiring from the federal courts, I have served as a rule of law consultant in developing countries around the world. I usually train judges in court administration and case management, and several of the projects have included significant re-engineering of judicial systems. I have worked on rule of law projects in Asia, Africa, the Middle East, Eastern and Southern Europe and the Caribbean. In the last two years I have tapered off these activities. Last year I took a single two-week trip (to Nigeria) and in 2016 I have taken only one trip so far (to Kenya). I am really more interested in things closer to home at this point.

In addition, I have served on the Lindon City Planning Commission for just over two years. I have found the association and work on the commission to be very interesting and challenging. I have taken advantage of nearly every educational opportunity offered to commission members, and I feel that I have been able to learn quite a bit about the issues that must be addressed by the City Council and the Planning Commission.

I have always enjoyed policy development and have been involved in it over the years through direct job responsibilities, task forces, working groups, and service on corporate boards. Ultimately, the City Council is responsible for development of effective long-term and short-term policies (some of which get baked into

ordinances) for the municipality. I feel that my perspective and experience would be of benefit to the City Council and the citizens of Lindon.

**2) What do you feel are the three most important issues facing Lindon today?**

- 1) Bringing appropriate sales-tax generating businesses to Lindon.
- 2) Planning for a responsible way to fund ongoing road maintenance costs
- 3) Using budget wisely – prioritizing properly, avoiding large long-term commitments that might hamper city development in the future.

Three bonus issues – also important:

- 4) We need a school on the west side of Lindon. Such a school would serve the needs of current and upcoming residential development in west Lindon and adjoining areas of Vineyard and Pleasant Grove. Of course, I realize that the city has no control over this decision, it is the prerogative of the school district. I just feel that we should do whatever we can to help the school board understand the practicability and desirability of this outcome.
- 5) Lindon needs more housing options for those wishing to remain in or move to the city. Ivory's Anderson Farms development will help in this respect, but Lindon also needs to be flexible on in-fill proposals that will give much-needed housing options that appeal to over-55, first-time buyers, young professionals, etc.
- 6) As a licensed ham radio operator, I am sensitive to preparedness issues, especially for emergency communications. I think that with a little effort, we could do better in this important area.

**3) In your opinion, should Lindon City continue to reference its motto "A little bit country"? Why or why not?**

Yes, we should keep the motto. I like the rural references to Lindon. Although I live on a lot that does not have large animal rights, I do love seeing the horses in Lindon. A couple months ago I was listening to an evening radio talk show. The subject was desirable places to live in Utah. One of the hosts said "Lindon: Utah's best kept secret – large lots, animal rights." So that is our reputation, and it is a good one, in my opinion.

That does not, however, mean that Lindon is monolithic. It has several different areas with distinctly different housing/commercial/industrial products. All of them are valuable contributors to the city. My feeling is that the rural theme is great, but let's not try to take it too far.

**4) What is your vision for development along the 700 North corridor that connects State Street and Geneva Road to I-15?**

The 700 north corridor is Lindon's last large undeveloped tract of prime commercial real estate. It should be more than the entrance to Lindon, it should

become downtown Lindon. I would love to see quality retail shopping and dining options and a family entertainment center. Mixed use – retail with multifamily housing – could also be part of the corridor, as could class A office space. The corridor should be master-planned to create a human-scaled, walkable zone. It should incorporate greenspace and public gathering places. It should have a character that is unique in the region and that draws shoppers and visitors from a wide area. Of course, in the process it will also provide amenities and jobs for Lindon residents, and tax revenues for the city.

**5) Provo and Vineyard have implemented a monthly transportation utility fee to help generate funds for road improvement projects. Why would you support or oppose a possible transportation utility fee to help fund road maintenance in Lindon? What other funding options do you feel are most appropriate to support road maintenance needs?**

This is a complex issue and I would be wary of anyone with easy answers.

According to a recent engineering study, Lindon needs approximately \$1M annually to cover ongoing road maintenance and replacement costs. This is probably correct, but it is simply not possible at this time without significant tax increases. The City Council is already working hard to scrub the budget to squeeze out money for road maintenance. Doing so could probably yield around \$200k (preliminary estimate, might have already changed by now).

So, money needs to come from somewhere else to at least partially fill the gap. A windfall in sales tax revenues would be welcome, but that is hardly likely in the short term. And, due to normal business cycles, spikes in sales tax revenues will nearly always be followed at some point by a decline, so the city should not become over-dependent on gains in sales taxes.

Every city in Utah has this problem and is trying to address it. As mentioned, Provo and Vineyard have implemented transportation utility fees to help with road maintenance costs. If Lindon added a transportation utility fee at about the same rate as Provo's (around \$4 monthly per household, more for businesses depending on average trips for that type of business), it would raise around \$200k per year.

I do favor the transportation utility fee. It is a clear user fee, it is as fair as it could be, and the funds generated from the fee would be effectively segregated into a road maintenance fund. This makes it preferable to a property tax increase, which is less transparent, and which would simply add money to the general fund.

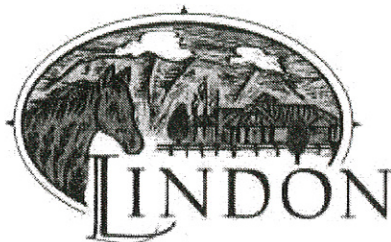
Bonding would probably be the worse approach, since it would just add interest onto debt repayments, effectively increasing the cost of road maintenance.

There are more moving parts to this issue. The city is due to pay off some bonds in the next few years, which will free up some funding for road maintenance and

other uses. Also, the redevelopment authority (RDA) has sequestered some funding that can be used for roads in designated areas of the city.

This is all greatly complicated by the fact that road maintenance is a fight against time. Lack of proper maintenance leads to early failure of the roads and the need to replace them at an exponentially higher cost. As road conditions continue to slide toward the red zone, as they are now, the urgency to act increases.

I believe that the City Council is very aware of these issues and is working hard to make road maintenance a priority budget item. I think that this is a good example of a problem with no perfect solution, so the City Council is trying to find the best solution under the circumstances. My guess is that the approach will include scrubbing out the current budget (in progress), applying RDA funding (in progress), planning to use funding freed up from retired bonds (in future years), and a transportation utility fee of some sort (now under discussion). Although the combination of these initiatives will probably not get us to \$1M per year, they will allow for priority road maintenance needs to be met.



**Lindon City**  
 100 North State Street  
 Lindon, UT 84042  
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[www.lindoncity.org](http://www.lindoncity.org)

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### City Council Member Appointment Application

Name: Dustin Sweeten

Address: 6 South 400 West

Phone: 801-360-2082 Email: dustinsweeten@yahoo.com

Number of years as a Lindon resident: 18 U.S. Citizen (Y/N) Y Registered voter? (Y/N) Y

#### Requirements for Office:

1. Must be at least 18 years of age, a United States citizen and a registered voter of the municipality;
2. Must have resided within the boundaries of Lindon City for at least twelve (12) consecutive months immediately preceding the date of appointment;
3. Must not be a convicted felon; must not have been convicted of treason or of an election crime; must not have been declared mentally incompetent; and must not have had the right to hold public office restricted pursuant to Article IV, Section 6, of the Utah Constitution and U.C.A. 20A-2-101.5.

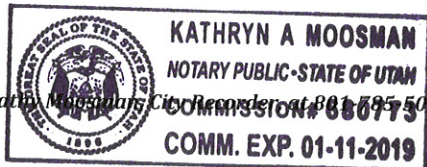
I, Dustin Sweeten, certify that I have read and understand the Requirements for Office listed above to file as a potential City Council member in Lindon City, Utah, and verify that I meet said requirements and understand the legal qualifications for office.

Signature

Subscribed and sworn to (or affirmed) before me by Dustin Sweeten on this 23 day of May, 2016.

(Signed)

Kathryn A. Moosman  
 Kathryn A. Moosman  
 Lindon City Recorder



Contact Kathryn Moosman, City Recorder at 801-785-5043 to set up an appointment to have this application notarized.

Question #1- I served for a number of years on the Lindon City Planning Commission so I understand how the city works and what challenges it faces. Having been a successful business owner in the Lindon/ Pleasant Grove area for the past 28 years I feel I am uniquely qualified to help keep the city in a strong financial position. I served as President of the Lindon Pleasant Grove Chamber of Commerce and worked with business leaders in both cities. I understand what a business needs from a city to be successful. Sales Tax revenue is the primary source of funding for all city services and programs. I believe I can help increase revenue and help the city make intelligent financial decisions.

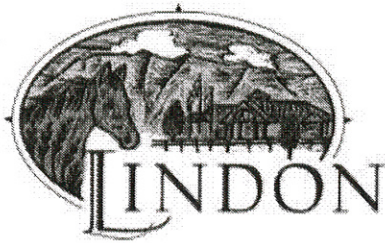
Question #2- I believe the three most important issues currently facing Lindon are: Financial Stability, Road and infrastructure maintenance, Planning for future growth

Question #3- I believe Lindon's motto should be continued as the country feel is what brought many of us to the city.

Question #4- I believe the 700 North corridor needs to be kept for commercial development to continue revenue growth to provide needed community services.

Question #5- I would oppose additional fees and believe it is better to live within our means than assess additional fees and taxes. I would rather see us put more effort into attracting revenue generating business than raising fees.





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**City Council Member Appointment Application**

Name: CRAIG HARVEY

Address: 127 S. 800 W LINDON

Phone: 801 830 9093 Email: CRAIG R HARVEY @ GMAIL.COM

Number of years as a Lindon resident: 10 U.S. Citizen (Y/N) Y Registered voter? (Y/N) Y

**Requirements for Office:**

1. Must be at least 18 years of age, a United States citizen and a registered voter of the municipality;
2. Must have resided within the boundaries of Lindon City for at least twelve (12) consecutive months immediately preceding the date of appointment;
3. Must not be a convicted felon; must not have been convicted of treason or of an election crime; must not have been declared mentally incompetent; and must not have had the right to hold public office restricted pursuant to Article IV, Section 6, of the Utah Constitution and U.C.A. 20A-2-101.5.

I, Craig Harvey, certify that I have read and understand the Requirements for Office listed above to file as a potential City Council member in Lindon City, Utah, and verify that I meet said requirements and understand the legal qualifications for office.

Craig Harvey  
Signature

Subscribed and sworn to (or affirmed) before me by Craig Harvey on this 23 day of May, 2016.

(Signed) Kathryn A. Moosman  
Kathryn A. Moosman  
Lindon City Recorder



Contact Kathryn Moosman, City Recorder, at 801-785-5043 to set up an appointment to have this application notarized.

Craig Harvey, continued

Please provide answers to the following questions: (see pg. 2-4)

1) Please provide information about your background in Lindon City and your interest in serving on the Lindon City Council. How will you be an asset to the Council? Include any professional or civic experience you may have had. (NOTE: Professional or civic experience is not a requirement to be appointed to the Council). Attach additional pages or info as needed.

I have lived in Lindon for almost 11 years, I moved from Orem where I had lived for about 42 years. My occupation is in the insurance and financial services fields, I have been an insurance and financial advisor for the past 24 years, I have a degree in technical design and drafting from UVU. I feel that I have a broad understanding of economic and industrial area's and can relate to many situations based on my background. I feel that I have a diverse outlook where I have lived in a city my whole life but also had the opportunity to work family farms during my life. I moved to Lindon so that I could enjoy more space between neighbors and myself.

2) What do you feel are the three most important issues facing Lindon today? Attach additional pages or info as needed.

1. Growth, there needs to be a balance between growth and space, Lindon is small community with a big feel, we need to keep it that way when I go back to my Orem neighborhood and drive down the streets I wonder how I never got claustrophobia, I loved living in Orem, I really enjoy the feeling of living in Lindon where you have room to stretch out and relax without feeling that you have no room.

2. Revenue, this is what makes the city grow and have the ability to provide for the citizens of the city, you have to balance revenue with good growth I see to many times that city planners don't rely on common sense when looking at potential businesses and get stuck with a bad situation just because they were looking at the projected dollar and not the actual dollars that were going to be generated. I have also found that good companies have gone elsewhere because the city couldn't see the potential and blocked them from developing. You need to make sure you do not over extend the city to entice something that might come back to hurt the city in the future.

3. Keeping the city a place that people have a desire to move too. As you drive around the county you see so many high density buildings being built, that has an impact on infrastructure and has both good and bad impacts on the city. Do you want to be known as a city that feels like you have room to stretch your legs or feel like your cramped into a small space.

Craig Harvey, continued

**3) In your opinion, should Lindon City continue to reference its motto “A little bit country”? Why, or why not? Attach additional pages or info as needed.**

I like the motto “A little bit of country”, to many of Lindon’s green fields are being turned into housing tracts. When I move to Orem in the 1960’s I could look out my front window and see orchards and hay fields and pastures. It didn’t take long to remove that view; I miss the views that I had when I moved there, and they were soon filled with new houses. I think Lindon needs to step back and keep it a place people want to move to not away from. I think with the reduction of pastures and open space that there needs to be a balance of country and city. Somethings that would have been good a decade ago should be revisited to make sure that those who want to enjoy the little bit of country do not infringe on those who don’t. You can have both by encouraging people to be thoughtful and responsible of those around them.

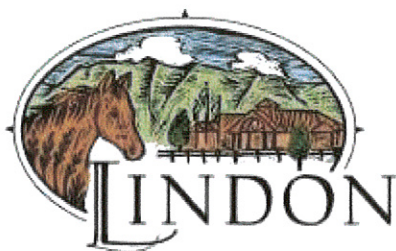
**4) What is your vision for development along the 700 North corridors that connects State Street and Geneva Road to I-15? Attach additional pages or info as needed.**

I’m sure a great deal of money went into developing the 700 N corridor and I’m sure the return of the investment is not even close to what I should be, there needs to be a plan put into effect to entice good retail businesses to become involved in this area, to increase the tax base and return the money that was spent developing this area. I attended a council meeting once and found that there were feelings that we should just leave it fields and discourage any business from building. I found this a little contrary to the idea that we still need more tax revenue to offset area’s that do not have a revenue stream.

**5) Provo and Vineyard have implemented a monthly transportation utility fee to help generate funds for road improvement projects. Why would you support or oppose a possible transportation utility fee to help fund road maintenance in Lindon? What other funding options do you feel are most appropriate to support road maintenance needs? Attach additional pages or info as needed.**

I only support tax increases only if there needs to be an increase, I think the statement; make it due, wear it out or do without doesn’t apply enough to government agencies, I think people should be rewarded for cost cutting not cost increasing. I know that there must be a reason for an transportation utility fee, but when I have to pay thousands of dollars a year for property tax on my business, property and home it drives me crazy when I see waste at the city and government levels. If Peter has more than enough, then he should contribute to Paul’s needs, but you shouldn’t let Peter have all he needs and let him spend more than he should when he could share and everyone benefits without have it contribute more out of their own pockets.

So if there is no money for roads from gas tax or not enough and the sales tax base can’t contribute any more, then yes something needs to be done, if it is just a matter of not wanting to share the tax revenue I don’t agree with raising taxes just to say you have money ear marked for certain projects.



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### City Council Member Appointment Application

Name: Steven Johnson

Address: 581 N. Locust Ave., Lindon, UT 84042

Phone: 801-787-5048 Email: s.johnsoncpa@gmail.com

Number of years as a Lindon resident: 44 U.S. Citizen (Y/N) Y Registered voter? (Y/N) Y

#### Requirements for Office:

1. Must be at least 18 years of age, a United States citizen and a registered voter of the municipality;
2. Must have resided within the boundaries of Lindon City for at least twelve (12) consecutive months immediately preceding the date of appointment;
3. Must not be a convicted felon; must not have been convicted of treason or of an election crime; must not have been declared mentally incompetent; and must not have had the right to hold public office restricted pursuant to Article IV, Section 6, of the Utah Constitution and U.C.A. 20A-2-101.5.

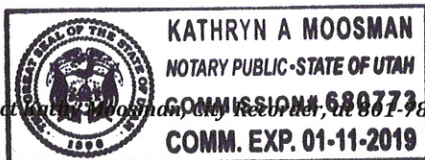
I, Steven Johnson, certify that I have read and understand the Requirements for Office listed above to file as a potential City Council member in Lindon City, Utah, and verify that I meet said requirements and understand the legal qualifications for office.

[Signature]  
 Signature

Subscribed and sworn to (or affirmed) before me by Steven Johnson on this 23 day of May, 2016.

(Signed)

[Signature]  
 Kathryn A. Moosman  
 Lindon City Recorder



Contact Kathryn A. Moosman, City Recorder, at 801-785-5043 to set up an appointment to have this application notarized.

1. I have been a Lindon resident for forty-four years. I have lived with my wife and our six children in our current Lindon home for over fourteen years and owned and operated a business in Lindon for over twenty years. Prior to that my wife and I rented a home in Lindon, were landlords of an apartment in Lindon, and I operated an in-home business and then built the commercial office building for my firm in Lindon. My family and I have attended, and volunteered extensively, in the local Lindon schools.

I am a partner in a CPA firm and have twenty-four years of experience in accounting, taxes and finances.

I've also spent the majority of the last twenty years volunteering with the Boy Scouts of America at both a local and district level in the capacity of District Roundtable Commissioner, Assistant Scoutmaster, and instructor of a Wood Badge course to train other adult Scout leaders.

2. I believe the three most important issues facing Lindon today are 1) infrastructure, 2) growth and development, and 3) creating a sustainable tax base for the city.

3. Over the last few decades Lindon has changed immensely. I believe there is a way to embrace both the change and Lindon's heritage. However, I don't think that a new motto is necessary or worth spending significant city funds on at this time.

4. As a Lindon resident I would hope that the future development along the 700 North corridor would provide a sustainable tax base for the city. This would include bringing in retail businesses that will provide sales tax revenue to the residents of the city. Ideally this would be done by encouraging businesses that will maintain the standards values that we have in Lindon.

5. I feel that road maintenance is an important issue, but I would not support a transportation utility fee as a first resort to provide revenue. I would rather exhaust all other options before imposing a fee on the residents, especially without their vote. I think it would be wiser to create sustainable revenue sources from the commercial and business zones in Lindon.

## 8. **Council Reports:** *(20 minutes)*

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- |                                                                           |                    |
|---------------------------------------------------------------------------|--------------------|
| A) MAG, COG, UIA, Utah Lake, ULCT, NUVAS, Budget Committee                | - Jeff Acerson     |
| B) Public Works, Irrigation/water, City Buildings                         | - Van Broderick    |
| C) Planning, BD of Adjustments, General Plan, Budget Committee            | - Matt Bean        |
| D) Parks & Recreation, Trails, Tree Board, Cemetery                       | - Carolyn Lundberg |
| E) Public Safety, Court, IHC Outreach, Lindon Days                        | - (vacant)         |
| F) Admin., Community Center, Historic Comm., UV Chamber, Budget Committee | - Jacob Hoyt       |

## 9. **Administrator's Report:**

(10 minutes)

### **Misc. Updates:**

- June newsletter: [https://siterepository.s3.amazonaws.com/442/june16final\\_20160602132421.pdf](https://siterepository.s3.amazonaws.com/442/june16final_20160602132421.pdf)
- July newsletter article: **Van Broderick** - Article due to Kathy Moosman last week in June.
- Road projects starting end of May through June
  - Lindon Park Drive / 400 South (Home Depot/Canopy area)
    - Cycle track on 400 West – complete per bicycle master plan or not?
  - Main street repaving (between State and 200 South) to be done with other RDA road projects
- Resurfacing of Heritage Trail to occur in late June (from Canal Drive to Pioneer Lane).
- Notice of utility enterprise fund transfers to general fund – mailed on post cards to all Lindon properties.
- Heritage Trail funding request from Vineyard
- Easement acquisition for new sewer lift station
- Need to fill Planning Commission vacancy. Should we advertise and accept applications?
- Cemetery clean-up on June 29<sup>th</sup>. ALL items will be discarded except permanently mounted vases.
- Misc. Items:

### **Upcoming Meetings & Events:**

- June 14<sup>th</sup> – Noon @ Public Works. Engineering coordination meeting. **Mayor, Van, ???**
- June 21<sup>st</sup> – 6:00pm Work Session to discuss Water Impact Fee updates
- June 21<sup>st</sup> – Adopt Final Budget documents
- June 29<sup>th</sup> – cemetery clean-up. City will be removing ALL items.
- July 4<sup>th</sup> – City offices closed
- July 5<sup>th</sup> – Public Hearing to consider adoption of Water Impact Fee updates
- July 25<sup>th</sup> – City offices closed
- August 1<sup>st</sup>-6<sup>th</sup> – Lindon Days

# Adjourn