

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, May 19, 2015,**  
4 **beginning with a Work Session at 6:00 p.m.** in the Lindon City Center, City Council  
Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

10 **PRESENT**

Jeff Acerson, Mayor  
12 Randi Powell, Councilmember  
Van Broderick, Councilmember  
14 Carolyn Lundberg, Councilmember  
Jacob Hoyt, Councilmember  
16 Adam Cowie, City Administrator  
Cody Cullimore, Chief of Police  
18 Kathy Moosman, City Recorder

**ABSENT**

Matt Bean, Councilmember

20 **Department Heads Present**

Phil Brown  
22 Don Peterson  
Hugh Van Wagenen  
24 Heath Bateman  
Cody Cullimore

26 **1. FY 2015-16 BUDGET DISCUSSION** – The City Council met with Lindon City  
28 Department Heads to review budgetary items and financial matters related to the  
proposed 2015-16 FY budget.

30  
32 Adam Cowie, City Administrator, led the discussion by explaining multiple  
documents are provided in the budget public hearing section of the staff report and will  
be discussed in detail with department heads. He noted some line item budget numbers  
34 have been updated as directed by the Council at our last budget discussion two weeks  
ago. Also including are an updated PARC tax summary, Fund Balance summary, and  
36 updated Budget documents. He also mentioned that the proposed changes to the fee  
schedule will also be reviewed. Mr. Cowie stated that questions or clarification from the  
38 Council on specific budget line items are encouraged in this work session tonight. He  
noted that no motion is necessary for this work session.

40 Mr. Cowie pointed out that during the Public Hearing later in this meeting, the  
Council will take public comment on the budget proposal and will take a straw poll vote  
42 on library card reimbursements and recommended utility rate increases. He concluded by  
stating the proposed FY 2015-16 budget is a balanced budget that reflects a feasible plan  
44 to provide Lindon’s broad level of services and programs during the upcoming fiscal  
year. He then turned the time over to Lindon City Finance Director, Kristen Colson, for  
46 her presentation.

2 Ms. Colson addressed the Council at this time to give her budget presentation to  
the Council and Department Heads. Ms. Colson then highlighted the areas of fee  
4 schedules, PARC tax, budget issues, budget review, and fund balances. She referenced  
the new fees in the fee schedule including the Aquatics Center punch passes,  
6 miscellaneous contracts and agreements for the Community Development Department,  
Police Department video body cameras or dashboard cameras (fee for cd's) and Public  
8 Works inspection fees and Parks and Recreation fees for rentals of baseball fields. Ms.  
Colson also referenced housekeeping changes in wording of existing fees including some  
10 changes in the Development Department regarding water shares and land use. Ms. Colson  
also discussed PARC tax fund changes followed by some general discussion.

12 Ms. Colson and the Council also discussed the issues of library card  
reimbursement. Mr. Cowie then went over the recent survey noting that 11 to 12 percent  
14 of residents take advantage of this service. He noted this issue along with utility rate  
increases will be discussed in the regular session with a straw poll vote. Ms. Colson then  
16 reviewed the overall proposed budget including a graph depicting where the revenues  
come from, and a graph depicting the citywide expenditures by fund and a graph showing  
18 citywide expenditures by object followed by discussion.

Mr. Cowie mentioned he hopes to cover the main issues in the general session  
20 tonight and vote by motion to recommend the proposed budget be finalized as the  
numbers won't substantially change. He noted one number that will be updated is the  
22 certified property tax rate that will come in as the County assessor's office has not  
released it yet. He noted that number will be calculated and finalized but will not  
24 substantially change the revenue numbers beyond what is being projected. He re-iterated  
that he will do a straw poll on budget items later in the meeting during the regular  
26 session.

Mr. Van Wagenen then addressed the Council regarding an email sent to them  
28 regarding an upcoming retail convention in Las Vegas in conjunction with EDCUtah at a  
cost of around \$4,000. He asked the Council's thoughts on this and if it is something they  
30 want to consider and budget for. Following discussion the Council agreed to give this  
issue consideration and suggested to explore in-state options as well. Mr. Van Wagenen  
32 stated he will reach out to local options and keep the Council informed on this issue. Mr.  
Van Wagenen also mentioned that staff has had conversations with UTA about ADA  
34 accessibility to the sidewalk on state to the east side for connection purposes. He stated  
they indicated they will match 50/50 on the trail extension which could be done with  
36 RDA funds. He they referenced the bid noting the City's share would be about \$44,000  
total to make it happen and the RDA funds are budgeted for. Following discussion the  
38 Council was in agreement to explore this issue further. Mayor Acerson then thanked Ms.  
Colson and the Department Heads for their attendance and for their dedicated service to  
40 the city.

42 The work session was adjourned at 6:55 p.m.

44 **REGULAR SESSION** – 7:00 P.M.

46 Conducting: Jeff Acerson, Mayor  
Pledge of Allegiance: Heath Bateman, Parks & Recreation Director

2 Invocation: Carolyn Lundberg, Councilmember

4 **PRESENT**

Jeff Acerson, Mayor

6 Randi Powell, Councilmember

Van Broderick, Councilmember

8 Carolyn Lundberg, Councilmember

Jacob Hoyt, Councilmember

10 Adam Cowie, City Administrator

Hugh Van Wagenen, Planning Director

12 Cody Cullimore, Chief of Police

Kathy Moosman, City Recorder

14

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

16

2. **Presentations/Announcements** –

18

a) Mayor/Council Comments – There were no comments at this time.

20

3. **Approval of Minutes** – The minutes of the regular meeting of the City Council of May 5, 2015 were reviewed.

22

COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF  
24 THE REGULAR CITY COUNCIL MEETING OF MAY 5, 2015 AS AMENDED OR  
CORRECTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION.

26

THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER POWELL AYE

28

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

30

COUNCILMEMBER LUNDBERG AYE

THE MOTION CARRIED UNANIMOUSLY.

32

4. **Consent Agenda** – No items.

34

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

38

**CURRENT BUSINESS**

40

6. **Presentation & Discussion** – *URMMA: Membership of Special Service  
42 Districts.* Paul Johnson, CEO of Utah Risk Management Mutual Association  
(URMMA), will present and discuss proposed changes to URMMA’s Interlocal  
44 Agreement to potentially allow non-municipal entities, such as special service  
districts, to join URMMA. No motions will be made.

46

Mr. Cowie led this discussion by giving a brief summary noting that recently a  
special service district requested to join URMMA. He noted that URMMA’s Interlocal

2 Agreement limits membership to Utah cities and would need to be amended to allow non-  
4 municipal entities such as special service districts to join and every member city must  
6 approve any amendments to the Interlocal Agreement. He went on to say the Executive  
8 Committee of the Board of Directors is interested in allowing this type of entity to join  
but before proceeding has asked CEO Paul Johnson to visit each city council to gauge the  
city's willingness to sign an amendment to the Interlocal Agreement. He mentioned if  
every city manifests a willingness, URMMA will prepare an actual amendment to bring  
back to the cities for approval sometime before July 1st.

10 Mr. Cowie stated that Paul Johnson, CEO of Utah Risk Management Mutual  
12 Association (URMMA) is in attendance tonight and will present the concept and gather  
14 feedback. Mr. Cowie pointed out as long as entities are properly evaluated for risk and  
16 liability potential, staff has no concerns with the proposed change as it will increase the  
number of entities that contribute premiums and fees which will increase the financial  
health of URMMA and diversify its membership. He noted that no motion is necessary  
for this discussion item. He then turned the time over to Mr. Johnson for discussion.

18 Mr. Johnson addressed the Council at this time. He explained that since 1985  
20 URMMA has only accepted cities not special service districts. He noted they recently  
22 had a request from a small Special Service District (not a huge risk) and ran it past the  
24 board, but it would require an amendment to the interlocal agreement and would need the  
approval from all cities. He stated he is not asking for a vote tonight but just an idea if  
the Council would be interested in allowing Special Service Districts to join URMMA.  
He then gave the pros and cons of allowing this action. Following discussion the Council  
was in agreement to allow URMMA to prepare an actual amendment to bring back to the  
city for approval sometime before July 1, 2015.

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

- 30 7. **Presentation & Discussion** – 2015 Lindon Utility Rate Study. City Engineer,  
32 Mark Christensen, will review findings and recommendations from the 2015  
34 Utility Rate Study. The City Engineer has conducted an infrastructure  
36 assessment and maintenance evaluation, including the utility rate study, to  
determine and recommend necessary utility rate increases for water, sewer, and  
storm water utilities. Based on findings from the study, it is recommended that  
the City implement an annual increase over the next five years of 9% for water  
rates, 4% for sewer rates, and 13% for storm water rates. Final recommendations  
are incorporated into the FY 2015-16 budget. No motions will be made.

38  
40 Mark Christensen, City Engineer, was in attendance to address the Council  
42 regarding the Utility Rate Study. Mr. Christensen gave a brief summary stating this  
44 utility rate study is a continuation from the 2014 budget in which a plan for a five-year  
46 proposed increase in utility rates was approved in order to reverse the trend of decreasing  
fund balances in the City's utility funds. He noted it was determined that a multi-year  
approach to fee increases was less impactful to customers than a one-time increase in  
rates. He mentioned that it was known in 2014 that the rates would be evaluated each  
year to ensure adequate revenues are being collected to offset O&M and build fund  
balances to adequately cover future utility infrastructure replacement projects.

2 Mr. Christensen stated as part of this year's evaluation it was found that the  
4 percentage increase for water rates, which was 3% last year, will need to increase to 9%  
6 in order to accumulate sufficient level of funding to cover estimated costs after the five  
8 year period (2018-19). He stated that it is anticipated that the rate increases will level off  
after 2018-19 to include only an annual inflationary increase based on the CPI. Mr.  
Christensen then reviewed the graphs and recommended rate increases (included in the  
packets) and also reviewed the findings and recommendations from the 2015 Utility Rate  
Study.

10 Mr. Christensen further explained that he has conducted an infrastructure  
12 assessment and maintenance evaluation, including the utility rate study, to determine and  
14 recommend necessary utility rate increases for water, sewer, and storm water utilities and  
based on findings from the study and he is recommending that the City implement an  
annual increase over the next five years of 9% for water rates, 4% for sewer rates, and  
13% for storm water rates. There was then some general discussion regarding this issue.

16 Mr. Christensen stated they are in the process of evaluating utility rates for the  
18 water (culinary & secondary), sanitary sewer, and storm drain systems and recommend  
the rates listed for City Council consideration. He added that for each utility they have  
recommended a rate increase and have shown how resulting future projected revenues  
20 would compare to estimated costs.

22 Mr. Christensen then referenced the estimated future costs as follows:

- 24 • Operation and maintenance costs are based on historic costs and trends.
- 26 • Additional required maintenance and replacement costs are based on the  
Infrastructure Management Cost Plan which inventoried the city's utility  
infrastructure and estimated future costs.
- 28 • Future capital costs are based on known future projects that we expect impact  
fees will not fund.

30 Mr. Christensen went on to say that they also estimated future revenues based on  
32 the recommended utility rate increases, each of which would annually increase the rates  
year after year by a constant percentage. He noted the recommended rate increase is  
intended to start building reserves to cover future replacement and capital costs. He then  
34 referenced graphs depicting the historic revenue and expenditures for the previous 9  
years, the current year's estimated revenue and expenditures based on current rates, and  
36 projected revenue and expenditures for the next 5 years. He explained that the theory is as  
the amount of infrastructure increases so will the amount of users who will pay for it.

38 Mr. Christensen concluded by stating these final recommendations are based on  
the results and he will provide more refined and complete results and documentation to  
40 the Council in a report format in the coming weeks.

42 Mayor Acerson thanked Mr. Christensen for the information and called for any  
further comments or questions. Hearing none he moved on to the next agenda item.

44 8. **Public Hearing** – *Proposed Lindon City Budget for Fiscal Year 2015-16.*

46 Kristen Colson, Lindon City Finance Director, will present the proposed Lindon  
City Budget documents for fiscal year beginning July 1, 2015, which includes  
recommended changes to the city-wide fee schedule and the proposed Lindon

2 City Redevelopment Agency budget. The City Council will hear public comment  
4 on the proposed City and RDA budget, including the allocation of revenue from  
the water, sewer, storm water, and other enterprise funds to the general fund. The  
6 Council will direct staff on major budget issues. The Tentative Budget was  
presented and approved in a public hearing on April 21, 2015. The City Council  
8 also held a public work session on the proposed budget on May 5, 2015. Final  
recommendations from the City Council will be implemented prior to final  
budget adoption in a public hearing scheduled for June 16, 2015.

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

14  
16 Mr. Cowie led this discussion by stating aside from a few minor issues that will  
be reviewed in this meeting, these budget documents before the Council reflect the final  
18 proposed budget numbers to be adopted on June 16, 2015. He noted this is the second  
public hearing and fourth public meeting to discuss the budget with another meeting on  
20 June 16<sup>th</sup> which give the public a month to see the budget. He noted that in addition to  
the items being discussed tonight, the City is still awaiting the certified property tax rates  
22 from Utah County and will update the final projected revenues accordingly after  
receiving the new rate. Mr. Cowie noted as he mentioned in the previous work session  
24 the Council will take a preliminary straw poll vote on two budgetary issues (library card  
reimbursements and utility rate increases) and receive any public comments on the  
proposed budget, and then the Council will direct staff to make any final changes prior to  
26 budget adoption next month.

28 Mr. Cowie explained that the final budget document presented in June will  
include the final City and RDA Budgets, a summary of the Budget and Fund Balance  
Overview, updated Fee Schedule, Financial Policies, and the Elected & Appointed  
30 Officials and Employee Compensation Programs (which the Council approved in January  
2015).

32 Mr. Cowie then reviewed the Library Card Reimbursement issue. He explained  
that an on-line survey was prepared and distributed by email and Facebook to gather  
34 feedback on library services currently used by Lindon residents. The survey results and  
comments received are included in the packets. He noted that nearly 87% of the 335  
36 respondents reported the desire to subsidize library cards with tax dollars (these survey  
results should be used for general information only).

38 Mr. Cowie then reviewed the Utility Funds Administrative Fee Transfer. He  
commented that per State Code the City is required to notify utility customers of any  
40 transfer of utility funds into other funds. He explained that the City sends notice of the  
proposed fund transfers in the June utility bill, newsletter, and/or separate mailer. Mr.  
42 Cowie stated the City annually transfers revenues from the utility enterprise funds to the  
General Fund to cover administrative service fees as the City administers these utility  
44 services and provides such items as management, HR, finance, legal services, public  
safety services, etc. He noted these transfers are very common among municipalities in  
46 the State who operate and maintain utility systems. He mentioned that the transfers may

2 be thought of as dividends from utility sales that are provided back to the City in order to  
3 deliver essential services in the City and keep other taxes and fees lower.

4 Mr. Cowie further explained the proposed transfers to the General Fund have  
5 been included in the Tentative and Proposed Budget documents and are summarized as  
6 follows:

- 7 • Water: \$317,191
- 8 • Sewer: \$292,413
- 9 • Solid Waste: \$16,780
- 10 • Storm Water: \$161,572
- 11 • TeleComm: \$2,500

12 Mr. Cowie concluded by stating staff is seeking any final input and direction from  
13 the Council before finalizing the budget documents for adoption in June. He then turned  
14 the time over to Ms. Colson to present the budget issues.

15 Ms. Colson then presented the 2015-2016 Major Budget Issues as follows:

16  
17 **Budget Issue #1 Issue:**

18  
19 Should Lindon City continue to provide residents with a 50% reimbursement of one  
20 library card per family per year for another City's library?

21  
22 Ms. Colson then gave some background stating Lindon City does not have a city  
23 library and the City does not intend to build a library due to the sizable financial  
24 commitment it would necessitate and the fact that nearby cities provide full service  
25 libraries. She noted that Lindon City has historically reimbursed residents 75% for the  
26 cost of a family purchasing a non-resident library membership to another city's library.  
27 Last year, the reimbursement was decreased to 50%.

28  
29 Ms. Colson stated this reimbursement program is being evaluated in order to  
30 ensure that Lindon City's resources are being allocated efficiently. Approximately 320  
31 out of an estimated 2500 homes in Lindon take advantage of this program. With few  
32 homes participating and with more technological resources available, the need for and the  
33 overall benefit of this program is questionable.

34  
35 **Differential Fiscal Impact:** There is \$16,000 in the Proposed Budget to continue the  
36 library reimbursement program in the 2015-2016 fiscal year.

37 Following some general discussion by the Council the straw poll vote regarding budget  
38 issue #1 was recorded as follows:

39  
40 **BUDGET ISSUE #1:**

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

42	COUNCILMEMBER POWELL	AYE
43	COUNCILMEMBER BRODERICK	AYE
44	COUNCILMEMBER HOYT	AYE
45	COUNCILMEMBER LUNDBERG	AYE

2

**Budget Issue #2 Issue:**

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

6 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  
8 over time in order to fund repairing and or replacing aging system components. Current  
utility rates do not meet this objective.

10 She noted the City Engineer conducted an infrastructure assessment and  
maintenance evaluation as well as a utility rate study to determine and recommend utility  
12 rate increases for water, sewer, and storm water utilities. The recommendation is to  
implement an annual increase over the next five years of 9% for water rates, 4% for  
14 sewer rates, and 13% for storm water rates. Ms. Colson then referenced the recommended  
rate changes as follows along with the 2014-2015 rates as follows:

16

Utility	2014-2015 Rates	Recommended 2015-2016 Rates
Water (1" meter)		
Below North Union Canal		
Base	\$16.17	\$17.63
Usage	\$1.33 / kgal	\$1.45 / kgal
Above North Union Canal		
Base	\$17.51	tbd
Usage	\$1.40 / kgal	
Upper Foothills		
Base	\$26.24	tbd
Usage	\$1.63 / kgal	
Sewer		
Base	\$16.97	\$17.65
Usage	\$3.05 / kgal	\$3.17 / kgal
Storm Water (per ESU)	\$5.47	\$6.18

(kgal = 1000 gallons; ESU = Equivalent Service Unit, i.e. a single family home)

18

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

Water	\$2.42
Sewer	\$1.64
Storm	\$0.71
add'l tax	<u>\$0.29</u>
Total	\$5.06

26

**Differential Fiscal Impact:**

28 Water Fund	\$104,370
Sewer Fund	\$56,525
30 Storm Water Fund	\$63,050

2 Ms. Colson noted these changes are reflected in the Proposed Budget and the  
revised Fee Schedule. Following some general discussion by the Council the straw poll  
4 vote regarding budget issue #2 was recorded as follows:

6 **BUDGET ISSUE #2:**  
THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

8  
COUNCILMEMBER POWELL AYE  
10 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE  
12 COUNCILMEMBER LUNDBERG AYE

14 Ms. Colson then reviewed the proposed budget sheet referencing the citywide  
revenues graph and also a graph showing the citywide expenditures by fund followed by  
16 discussion. Mr. Cowie stated with the direction received from the Council tonight they  
will move forward with a couple of minor items on the fee schedule and the certified tax  
18 rate and staff will prepare the finalized budget and bring it back before the Council for  
adoption.

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

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

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

30 COUNCILMEMBER POWELL MOVED TO DIRECT STAFF TO PREPARE  
THE FINAL 2015-16 FISCAL YEAR BUDGET FOR ADOPTION AT THE JUNE 16,  
32 2015 CITY COUNCIL MEETING WITH NO CONDITIONS. COUNCILMEMBER  
HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

34 COUNCILMEMBER POWELL AYE  
COUNCILMEMBER BRODERICK AYE  
36 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER LUNDBERG AYE

38 THE MOTION CARRIED UNANIMOUSLY.

- 40 9. **Public Hearing** – *Ordinance #2015-11-O; LCC 17.76 PRD Overlay Zone.*  
Chris Knapp of Ridgeway Construction requests approval of an Ordinance  
42 Amendment to enact Lindon City Code (LCC) 17.76 Planned Residential  
Development Overlay (PRD Overlay) Zone. This overlay zone will permit multi-  
44 family development on commercial properties to which the overlay zone is  
applied.

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

6 Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item by  
explaining Chris Knapp of Ridgeway Construction recently approached the Planning  
8 Commission and City Council through a concept review requesting feedback on a  
proposal to construct multi-family housing on the lots located at 520/530 South 400  
10 West. He noted that based upon the feedback received from the Planning Commission  
and City Council Mr. Knapp has subsequently applied for an ordinance amendment to  
12 create a zone that will accommodate the applicant's project proposal. Mr. Cullimore  
stated that staff drafted the ordinance (included in the packets) which will create a zone  
14 that will accommodate the applicant's request. He noted, at the request of future  
applicants, the City Council could potentially apply the overlay zone to other commercial  
16 properties where appropriate.

18 Mr. Cullimore then referenced the highlights of the proposed ordinance as  
follows:

- 20 • The purposes of the proposed ordinance include creating diverse and unique  
housing options, and effectively using unique commercial properties that do not  
naturally accommodate traditional commercial development patterns.
- 22 • The zone may only be applied to commercial zones through a zone map  
amendment approved by the City Council.
- 24 • The proposed ordinance would allow multi-family developments at a density of  
10 units to the acre, and the maximum allowable size of a development would be  
26 one (1) acre.
- 28 • The development standards, including height, setback, landscaping, parking, and  
architectural treatment requirements are described in section 17.76.110 of the  
proposed ordinance.

30 Mr. Cullimore further explained that the Planning Commission considered the  
32 item and concluded that the ordinance will be a beneficial tool to the City in providing a  
multi-family residential option in Commercial zones where the City Council determines  
34 it is appropriate. He mentioned the Commission members discussed the proposed  
standards and determined the proposed overlay zone will produce development that will  
36 be compatible with Lindon's desired character. He noted the Commission unanimously  
recommended approval of the proposed ordinance to the City Council. He then  
38 referenced the Proposed Ordinance Amendment including the application process etc.,  
followed by discussion. Mr. Cullimore stated staff feels this is a good ordinance that  
40 meets the applicant's needs and creates a good product for the city and is the best use for  
the property.

42 Mayor Acerson called for any public comments or questions. Hearing none he  
called for a motion to close the public hearing.

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

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

4  
6 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE  
AMENDMENT 2015-11-O WITH THE FOLLOWING CONDITIONS: 1. LINE #69  
8 FOLLOWING THE TERM SITE PLAN WILL NOW INCLUDE ELEVATIONS AND  
RENDERINGS AND 2. LINE #92 TO CHANGE FINAL APPROVING TO LAND USE  
AND 3. LINE #298 STRIKE SECTION 2.03. COUNCILMEMBER LUNDBERG  
10 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
COUNCILMEMBER POWELL AYE  
12 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE  
14 COUNCILMEMBER LUNDBERG AYE  
THE MOTION CARRIED UNANIMOUSLY.

16  
18 10. **Public Hearing** – *Ordinance #2015-12-O; Zone Map Amendment, PRD Zone.*

Chris Knapp of Ridgeway Construction requests approval of a Zone Map  
Amendment to apply the Planned Residential Development Overlay (PRD  
Overlay) Zone to parcels located at approximately 520/530 South 400 West in the  
General Commercial (CG) Zone. The application of the PRD Overlay Zone will  
permit multi-family housing units on the properties.

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

28 Mr. Cullimore also led this discussion by explaining now that the ordinance is in  
place Mr. Knapp is also requesting to apply the PRD Overlay zone to the lots at 520/530  
30 South 400 West so that he can move forward with his proposal to construct five  
townhomes on the two lots.

32 Mr. Cullimore then referenced the code as follows:

- 34 • Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review  
when considering a request for a zone change. The subsection states that the  
36 “planning commission shall recommend adoption of a proposed amendment only  
where the following findings are made:
  - 38 ○ The proposed amendment is in accord with the master plan of  
Lindon City;
  - 40 ○ Changed or changing conditions make the proposed amendment  
reasonably necessary to carry out the purposes of the division.”
- 42 • The stated purpose of the General Commercial Zone is to “promote commercial  
and service uses for general community shopping.” Further, the “objective in  
44 establishing commercial zones is to provide areas within the City where  
commercial and service uses may be located.” Commercial zones include the CG,  
46 CG-A, CG-A8, CG-S, PC-1, and PC-2 zones.

2 Mr. Cullimore then referenced the proposed conceptual site plan and elevations  
required by the proposed PRD Overlay ordinance (included in the packets). Mr.  
4 Cullimore also referenced for discussion an aerial photo and photographs of the proposed  
lots to be reclassified, the Conceptual Site Plan, Conceptual Elevations and the Proposed  
6 Ordinance #2015-12-O followed by some general discussion.

8 Mayor Acerson called for any public comments or questions. Hearing none he  
called for a motion to close the public hearing.

10 COUNCILMEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING.  
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT  
12 VOTED IN FAVOR. THE MOTION CARRIED.

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

16 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE  
18 2015-12-O TO APPLY THE PRD OVERLAY ZONE TO UTAH COUNTY PARCEL  
ID'S 17:016:0144 AND 17:016:0143 WITH NO CONDITIONS. COUNCILMEMBER  
20 HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
COUNCILMEMBER POWELL AYE  
22 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE  
24 COUNCILMEMBER LUNDBERG AYE  
THE MOTION CARRIED UNANIMOUSLY.

26 **11. Public Hearing – Ordinance #2015-13-O; Zone Map Amendment, PF Zone.**

28 Lindon City requests approval of a Zone Map Amendment from General  
Commercial (CG) to Public Facilities (PF) on properties identified by Utah  
30 County Parcel IDs 14:069:0045, 14:069:0105, 14:069:0070, and from Single  
Family Residential (R1-20) to Public Facilities (PF) on properties identified by  
32 Utah County Parcel IDs 14:069:0069, 14:069:0261.

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

38 Mr. Cullimore gave a brief summary of this agenda item by explaining the subject  
parcels of this request are owned by Lindon City and encompass the Lindon Community  
40 Center and a parking lot that is used for Aquatics Center parking. He noted the Public  
Facilities zone is a catch-all zone for city owned and maintained property. The City has  
42 never taken the steps to formally rezone these parcels to the Public Facilities zone; this is  
a request to take those steps and is basically a housekeeping item.

44 Mr. Cullimore then referenced the code as follows:

- 46 • Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review  
when considering a request for a zone change. The subsection states that the

2 “planning commission shall recommend adoption of a proposed amendment only  
where the following findings are made:

- 4 ○ The proposed amendment is in accord with the master plan of  
Lindon City;
- 6 ○ Changed or changing conditions make the proposed amendment  
reasonably necessary to carry out the purposes of the division.”
- 8 • The stated purpose of the General Commercial Zone is to “promote commercial  
and service uses for general community shopping.” Further, the “objective in  
10 establishing commercial zones is to provide areas within the City where  
commercial and service uses may be located.” Commercial zones include the CG,  
12 CG-A, CG-A8, CG-S, PC-1, and PC-2 zones.

14 Mr. Cullimore stated the Planning Commissioners determined that the request is  
in the best interest of the public and recommended approval on a unanimous vote. He  
16 noted this action is pretty straightforward and an administrative item.

18 Mayor Acerson called for any public comments or questions. Hearing none he  
called for a motion to close the public hearing.

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

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

26 COUNCILMEMBER LUNDBERG MOVED TO APPROVE ORDINANCE  
28 2015-13-O TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT LOTS  
FROM GENERAL COMMERCIAL (CG) AND SINGLE FAMILY RESIDENTIAL  
30 (R1-20) TO PUBLIC FACILITIES (PF) AS RECOMMENDED BY STAFF.  
COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS  
32 RECORDED AS FOLLOWS:

COUNCILMEMBER POWELL AYE

34 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

36 COUNCILMEMBER LUNDBERG AYE

THE MOTION CARRIED UNANIMOUSLY.

38 12. **Review & Action** – *Resolution #2015-3-R; Employee Aquatics Center Passes.*

40 The City Council will review and take action on a recommendation from staff to  
amend the policy regarding annual Employee Aquatics Center passes.

42 Mr. Cowie gave a brief summary of this agenda item by explaining under the  
44 current compensation policies, elected officials and permanent full-time and part-time  
employees are given a family season pass to the Aquatics Center. Appointed officials and  
46 temp/seasonal staff are offered other variations of passes. The current season passes are  
limited to employees and immediate family only. He noted that management has been  
48 approached by a few employees who desire punch passes instead of a season pass so

2 single employees or couples with no children at home can more fully utilize the perk by  
being able to use the punch passes for other family or friends.

4 Mr. Cowie went on to say after an evaluation of the request it appears a  
reasonable alternative choice with little impact to the City. There may be more employee  
6 family and friends going through the gate with punch passes than with the season passes,  
but it is assumed that would be offset by potential concessions sales. We feel the request  
8 probably has a negligible impact on the City and provides a nice alternative for  
employees and elected officials who may not commonly use the season passes. He noted  
10 that staff recommends approval of the change and has prepared the resolution for review  
and consideration. He noted staff does not anticipate a huge financial change with this  
12 action.

Councilmember Powell mentioned a third option which is a hybrid of the two  
14 options mentioned above. She suggested the option of a single pass (individual) and  
perhaps add 10 punch passes to go along with that single pass. Following some  
16 discussion the Council agreed to also offer the third option as to provide more options to  
employees. Mr. Cowie noted the passes are non-transferrable and the language will be  
18 added to the policy.

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

22 COUNCILMEMBER POWELL MOVED TO APPROVE RESOLUTION #  
2015-3-R TO MODIFY THE EMPLOYEE AND ELECTED OFFICIALS AQUATIC  
24 CENTER PASS POLICIES WITH THE RECOMMENDATION TO ADD THE  
ADDITIONAL OPTION OF ONE INDIVIDUAL SEASON PASS PLUS A 10 PUNCH  
26 PASSES BE ADDED TO THE REGULAR FULL AND PART TIME EMPLOYEES  
AND CITY COUNCIL AND PLANNING COMMISSION. COUNCILMEMBER  
28 LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

30 COUNCILMEMBER POWELL AYE  
COUNCILMEMBER BRODERICK AYE  
32 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER LUNDBERG AYE  
34 THE MOTION CARRIED UNANIMOUSLY.

36 13. **Presentation & Discussion** – *Public Meeting Safety Procedures & Training.*

Cody Cullimore, Lindon City Police Chief, will present and review safety  
38 procedures during public meetings, including best approaches for dealing with  
hostile or threatening individuals, active shooter incidents, and evacuations  
40 during city meetings.

42 Mr. Cowie gave a brief summary of this agenda item by explaining Cody  
Cullimore, Lindon City Police Chief, is in attendance to present and review safety  
44 procedures during public meetings, including best approaches for dealing with hostile or  
threatening individuals, active shooter incidents, and evacuations during city meetings.

46 He noted this training has been provide every couple years to the City Council  
and Planning Commission and given recent events during a bomb threat and possible  
48 active shooter threat at a Provo City Council meeting, staff felt it was good to repeat this

2 training. He noted that no motion is necessary as this item is for discussion only. Chief  
4 Cullimore then presented his Public Meeting Safety Procedures & Training followed by  
discussion. At this time, Mayor Acerson and the Council thanked Chief Cullimore for the  
valuable information and for his service to the city.

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

#### 10 14. COUNCIL REPORTS:

12 **Councilmember Powell** – Councilmember Powell reported that she has done some  
research on how the employee pool party is funded etc. After researching how the  
14 employee association functions, she questioned why should employees have to pay for  
their own appreciation party? Mr. Cowie then explained how the employee association  
16 functions. Councilmember Powell expressed it is her personal recommendation that this  
would let the employees know, in a personal way, that the Council cares. She noted the  
18 pool party is scheduled for June 25<sup>th</sup> and she would suggest finding some funding so the  
employees don't have to pay from the association. Mayor Acerson stated he will be out  
20 of town but will try to secure some funding mechanisms. Councilmember Hoyt and  
Councilmember Lundberg stated they will help serve. Councilmember Broderick stated  
he will be out of town.

22 **Councilmember Bean** – Councilmember Bean was absent from the meeting.

24 **Chief Cullimore** – Chief Cullimore reported that the Memorial Day ceremony will be  
26 held on May 25<sup>th</sup> at 9 a.m. at the cemetery. He also mentioned the party to honor Officer  
John Lloyd will be held on Thursday at 3:30 at Oak Canyon Jr. High.

28 **Councilmember Hoyt** – Councilmember Hoyt reported on the Chamber of Commerce  
30 noting they are going through some changes that will be more compatible if the city was  
to consider going with a Lindon/Pleasant Grove Chamber of Commerce. He stated the  
32 setup will be its own organization and they will have more information coming soon.

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

36 **Councilmember Lundberg** – Councilmember Lundberg had nothing to report.

38 **Mayor Acerson** – Mayor Acerson reported that some residents have approached him  
about weeds on the trail and he spoke with Mr. Cowie about this issue. He also reported  
40 that John and Lindsey Bayless have agreed to serve as Grand Marshals for the 2015  
Lindon Days celebration. He also mentioned he has been contacted by some residents  
42 who have no solicitation signs on their doors and are still getting solicited. Mr. Cowie  
stated he will check with Chief Cullimore about this issue. Mayor Acerson also reported  
44 that Mayor Cutler from Centerville approached him, based on some discussion with  
Utopia, and indicated they approached him about the opex payments and 3 cities  
46 (Midvale, West Valley Layton) are looking at bonding to go forward to generate  
infrastructure in their own cities. The operational expenses (assessment) would go away

2 for 2016 if all cities would come forward and pay up to date and there would be no  
assessments going into 2016.

4  
6 **Administrator's Report:**

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

8 **Misc. Updates:**

- May City newsletter
- Project Tracking List
- 2015 Lindon Days Grand Marshal
- Tithing Office update
- Transportation funding efforts by ULCT
- 2008 Bond Refunding update (Aquatic Center bond): ~\$370,000 NPV savings
- Lisa Halverson hired as full-time Administrative Secretary at Public Works (replacing Linda Agler who retires at the end of the month)
- Misc. Items

18 **Upcoming Meetings & Events:**

- Newsletter Assignment: Councilmember Bean - July newsletter article. *Due by last week in June.*
- May 21st at 8:30 am & May 26th at 8:30 am – Insurance interviews Mayor Acerson and Councilmember Bean will attend
- May 21st at 3:30 pm at Oak Canyon Jr High – Officer John Lloyd recognition as School Resource Officer
- May 25th – City offices closed for Memorial Day
- May 26th at 6-8 pm – Joint PC/CC meeting to discuss Ivory Homes / Anderson Farms project All Council members will attend
- May 29th at noon at the City Center – Retirement gathering for Linda Agler, Public Works Secretary
- June 1st – June 8th Declaration of Candidacy filing period for three open Lindon City Council seats
- June 9th at Noon - Engineering Coordination meeting at Public Works. Mayor Acerson and Councilmember Broderick will attend
- August 3rd-8th – Lindon Days celebration All Council members will attend

36 **Future items:**

- Employee Policy Manual updates

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

42 **Adjourn** –

2 COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT  
9:55 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL  
4 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

6 Approved – June 2, 2015

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor