

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, June 21, 2016,**
4 **beginning at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Dustin Sweeten
10 Invocation: Jake Hoyt, Councilmember

12 **PRESENT** **ABSENT**

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

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

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2. **Presentations/Announcements** –

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

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b) **Presentation:** The Lindon City Mayor and Council recognized Kristen Colson, Lindon City Finance Director, for receiving a Certificate of Achievement for Excellence in Financial Reporting and also receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA). Kim Coleman, representing the Utah Government Finance Office, was in attendance to present the award. He noted this Certificate of Achievement is for the CAFR, or audit report, and has been awarded to Lindon City for the 7th consecutive year. Mr. Coleman gave some background noting the certificate program was implemented 70 years ago to improve transparency, disclosure, compliance and quality in the budget. He noted that a lot of extra work has to be done to receive this award that also enhances the quality and disclosure of the budget. He added it also requires year-long monitoring in addition to the approval process and the actual audit itself. Mr. Coleman stated this is a huge effort that takes a lot of time and review by staff and the auditors and comes from the top level and flows on down through. He then presented the award to Ms. Colson. Mayor Acerson and the Council thanked Ms. Colson for her efforts and good service to the city.

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c) **Presentation:** The Little Miss Lindon Junior Rodeo, Shawnee Hayward, Beth Barney, Jaci Carter, Holly Stokes, Emma Rose, and Maren Barney were in

2 attendance to address the Council at this time. The Royalty stated they are
excited to announce they will be doing an upcoming service project called the
4 cowgirl/rodeo clinic. They feel this will bring a lot of Lindon together where
interested people can learn everything that comes with owning a horse.
6 They will also host a horse show on Thursday at the Lindon Days celebration
where they will have an open horse show to compete with different events. On
8 Friday at Lindon Day's there will be the Junior Rodeo at the horse arena for
those who want to be involved in rodeo that will include events like the barrels,
10 greased pig, chicken catch etc. where attendees can participate even if they
don't have a horse. The Royalty also invited the Mayor and Council to be in the
12 grand entry at the rodeo.

14 Mayor Acerson commented that they are excited for their service and participation
and the events they will sponsor and bring to the community.

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18 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
meeting of June 7, 2016 were reviewed.

20 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
OF THE REGULAR CITY COUNCIL MEETING OF JUNE 7, 2016 AS AMENDED.
22 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

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

30 4. **Consent Agenda** – No items.

32 5. **Open Session for Public Comment** – Mayor Acerson called for any public
comment not listed as an agenda item. There were several in attendance who
34 addressed the Council as follows:

36 **Joe Martel:** Mr. Martel stated he owns Martel Farms and has been a Lindon resident
since 1995. Mr. Martel stated his concern is regarding the water resources of Lindon
38 City's secondary irrigation and the North Union Canal company shares held by Lindon
City property owners. He stated when the city started the pressurized irrigation system
40 they converted over and this timing also coincided with the subdivision developments
around them that removed the ditch to their neighborhood. He mentioned that he stills
42 owns ½ share of water representing the land that was developed into a required roadway.
He noted that he and many other share owners value these unused shares as it affords
44 them the capability to develop land in the future, as the city requires water shares to
develop land. He explained that on December 31, 2015, water share owners were notified
46 that the State of Utah would start an audit of the North Union Canal and he believes this
is the first step of adjudication of water rights and the likely result of this process is that

2 the unused shares will be forfeited back to the State. He mentioned that Orem City values
4 North Union water shares and has been purchasing shares in anticipation for future city
6 growth and development. He pointed out that Cities are allowed to stockpile water shares
8 whereas individuals are not. This year the pressurized irrigation reservoirs have been
10 under increasing demand and the amount of water coming down the ditch to supply the
12 reservoirs has been difficult to supply the necessary water; there is even talk of rationing
14 the water to secondary uses. Mr. Martel then stated his proposed solution that will
16 benefit secondary water users, holders of North Union Canal shares and Lindon City's
18 future growth. That solution would be that Lindon City rent North Union Canal water
20 shares at a minimal fee.

22 Mr. Cowie commented that the engineers are looking into this issue with the City
24 Attorney as this concept has come up. He noted any shares turned into the city after 2008
26 are subject to adjudication and reassignment and could be reduced or forfeited even if
28 held by the city. Mr. Martel asked Mr. Cowie if he rented his shares to the city for a
30 minimal cost could that share be used to put more water in the ditch that would put the
32 water to use. Mr. Cowie stated the answer, theoretically is yes, but he doesn't have a
34 definitive answer from the city engineer. It is his understanding that the City has more
36 allocated paper rights than is currently needed because we are planning for a larger
38 population at build out and we need to document that additional shares were used during
40 the watering seasons; this needs to be verified. Mr. Cowie stated when the adjudication
42 notice came out they started meeting monthly with Orem City and Pleasant Grove and all
44 the canal companies that are being adjudicated. They are also communicating with the
46 State Representatives to try and stay on top of this issue. Mayor Acerson stated they will
keep Mr. Martel apprised of any updates on this issue.

26 **Ed Rickers:** Mr. Rickers stated he has lived in Lindon since 1996 and owns a warehouse
28 where his business has been located for the past 15 years. He also owns property across
30 from Walmart where he has put ¼ million dollars of improvements into the building to
32 try and be a good neighbor. He noted when he bought a larger building he didn't need to
34 operate in this building anymore and it is his understanding that he gave up the right to
36 operate as an automotive business when they put a printing business in that location. He
38 mentioned that 2/3 of the people who have contacted him to buy the property want to put
some form of automotive business in there. He would like to explore the options because
he does not want to sell the property as an empty lot as it appraises for far less. Mr.
Rickers asked if there is something he could do to fit within the city's vision that could be
a win-win for him and the city as he feels he is a good neighbor and he would like to be
able to sell his building.

40 Mr. Van Wagenen stated that general auto and vehicle repair are not permitted
42 anywhere in the general commercial zone unless they were operating before that
44 prohibition went into place. Mr. Van Wagenen stated he feels this is a tricky piece of
46 property where there was a structure built for a specific purpose and if it can be reused
and re-imagined for other uses to some degree. Mr. Rickers asked about use for auto
body for instance. Mr. Van Wagenen stated if the use is fairly close to what is listed in
the standard land use table they can perhaps do a compatibility study then they would
then have to apply for a code amendment; it is a possibility. He noted that typically, staff
has seen that the City Council and Planning Commission do not want to see vehicle

2 repair on State Street. Mr. Rickers asked if the city would consider a variance where the
grandfather rule would apply because it was an automotive business for 40 years. Mr.
4 Rickers stated this is quite a dilemma because if he can't put some type of automotive
service in there it is unlikely that he will be able to sell the property and he is imploring
6 the Council for their consideration in this matter.

Mayor Acerson asked for feedback from the Council at this time. Councilmember
8 Lundberg asked about the nature of the positioning of the building and the concern that
the repair materials would be out front on State Street. Mr. Rickers showed a photo
10 explaining there is a large, open backyard space where the work will be done. Mayor
Acerson suggested working with staff to see if there is any flexibility in this situation.
12 Councilmember Hoyt stated this is a hard situation as this building is amenable to auto
repair. He also stated the Council will look at this and try to be reasonable in their
14 consideration of this issue. Councilmember Bean also suggested starting with the
Planning Commission to see how they feel about an auto body use vs. a traditional repair
16 shop and get their general opinion.

18 **CURRENT BUSINESS**

- 20 6. **Major Subdivision — Anderson Farms Subdivision, Plat A, 400 North 1700**
22 **West.** Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary
approval of a thirty (30) lot subdivision, including dedication of public streets, at
24 approximately 400 North 1700 West, in the Anderson Farms Planned
Development (PD) zone. The Planning Commission recommended approval of
the application with conditions.

26 Hugh Van Wagenen, Planning Director, led this discussion by giving a brief
28 background of this agenda item stating Ken Watson (who is in attendance), and on behalf
of Ivory Development, is seeking preliminary plat approval of a thirty (30) lot major
30 subdivision, including dedication of public streets, at approximately 400 North 1700
West (below Creekside Retirement Community), in the Anderson Farms Planned
32 Development (PD) zone.

Mr. Van Wagenen explained this is the first phase of the Anderson Farms Planned
34 Development which was recently approved by the Development Agreement between
Lindon City and Ivory Development. He stated that Plat A consists of 30 units (lots) in
36 what is considered Parcel B of the Anderson Farms concept plan. He pointed out that the
Development of Anderson Farms is governed by the Anderson Farms Master
38 Development Agreement and all standards referred to in this discussion are a part of that
Agreement. He noted the average lot size of Plat A is 7,637 s.f. with the largest lot being
40 8,514 s.f. and the smallest being 5,669 s.f. These size of lots are consistent with the
concept plan and development agreement. Parcel A is an area for the Proctor Ditch
42 drainage area and is a non-buildable parcel. He stated that new roadways will be built to
serve the subdivision including an extension of the existing 1700 West street (Custer
44 Way). He noted that curb, gutter and sidewalk will be installed along the new streets in
addition to six foot planter strips.

46 Mr. Van Wagenen went on to say this first phase will require a combination
sewer, ground water, and pressure irrigation system pump station with off-site lines to be

2 built and once built, this infrastructure will serve the remainder of the development. He
4 explained these systems will need to be operational before any certificates of occupancy
6 are approved and easements for the sewer and pressure irrigation systems need to be
8 acquired before the plat is recorded. He noted that no park improvements are required at
this time. Mr. Van Wagenen stated the Planning Commission voted 4-0 with two absent
to recommend approval of the subdivision to the City Council with four conditions
recommended which are included in the sample motion.

10 Mr. Van Wagenen then referenced an aerial photo of the proposed subdivision,
concept plan, preliminary Anderson Farms Plat A, street cross sections, off-site utility
maps followed by some general discussion.

12 Mr. Cowie noted the sewer lift station will be a significant benefit with cost
14 savings. He explained that adding this lift station will eliminate three lift stations and will
16 potentially save millions of dollars to the city long-term. From staff's perspective they
are very interested in trying to make this happen and in participating. He noted that they
also met with the Timpanogos Residential Treatment Center today and they are willing to
allow the easement to go through the property and they have reached a final agreement.
18 Mr. Cowie mentioned that the City's agreement with Ivory states we will participate on
the costs for the line and lift station dependent on the flows.

20 Mr. Cowie further explained they still have to get through the Schaeffer Industry
property to make this work. After being approached by the city, Schaeffer Industries
22 gave a very high number (extreme proposal) to which the city has not replied back yet.
Mr. Cowie noted if we can't move further to narrow the gap between their desires this
24 may be an instance to ask for eminent domain on this easement as the public aspect is
substantial and this would save the city substantial amounts of money in future costs and
26 it would be a good public use; this is not something the City will take lightly and will
work to achieve a better negotiating point.

28 Mr. Cowie stated we will continue to work on this issue but time is of the essence.
Schaeffer can't build on it anyway and the City and Ivory are willing to put in the
30 infrastructure at no cost that will allow them to tie into the line which will be a substantial
improvement to their property. Councilmember Bean asked if the City Attorney has an
32 idea on the timeline for the appeals process. Mr. Cowie stated if we were to go through
the appeal process the very earliest would be August 12th. He noted it does take some
34 time as we would have to pass a resolution to consider the eminent domain process. He
noted they have met with the attorney representing the company several times and they
36 are hoping to get to a negotiating point.

38 Mr. Watson stated they are currently bidding out the subdivision, the pump station
and the offsite work. He noted they should be underway with the off-site improvements,
subdivision improvements and pump station improvements by the first or second week in
40 July. He pointed out that they would like to have the subdivision paved before the snow
flies and also the off-site work with the pump station most likely being constructed
42 through the winter months. They would also like to record the plat late this year so they
can get building permits and some home construction going. He pointed out they are
44 here tonight to get preliminary approval and they are aware there will be conditions
associated with the approval and all conditions are very solvable.

46 Mr. Watson pointed out that the next plat will go in dependent on what people
want and dependent on how sales go. Mr. Watson also expressed his appreciation to the

2 city and planning staff as they have been great to work with and very helpful.
3 Councilmember Lundberg mentioned the Lindon City Tree Board would like to have
4 some input on what type of trees will be planted. Mr. Watson stated they don't have a
5 problem with that and will include them in the conversation with the landscape engineer.

6 Councilmember Broderick mentioned that he understood there was not going to be
7 on street parking. Mr. Van Wagenen explained there will be no on street parking in the
8 townhome area. He pointed out that the street is the required 32 ft. which is the
9 minimum width allowed for emergency vehicles and also allows for on street parking on
10 both sides of the roadway in this subdivision. Councilmember Broderick stated he feels
11 that width feels tight and cluttered and diminishes the community. Mr. Van Wagenen
12 noted they can red curb if there is a real concern.

13 Mr. Van Wagenen also gave some examples of other areas in the city that have the
14 same or smaller width roadways including the Fieldstone Development. He noted they
15 will see how it plays out and get feedback from the residents He pointed out that the city
16 has the ability, upon recommendation, to red curb one side of the street if there are real
17 concerns. He clarified that these cross sections were set and approved in the development
18 agreement. He reminded the Council that subdivision applications are administrative in
19 nature and not legislative in nature so in contemplating the decision tonight it is a
20 question if it meets the development agreement or not (in this case). Mayor Acerson
21 clarified this meets the development agreement. Mr. Cowie pointed out that we will
22 spend more for wider roads in maintenance costs etc. and that was part of the
23 consideration.

24 Councilmember Lundberg pointed out this is not an unreasonably narrow road and
25 the people who choose to live in this neighborhood are choosing this density and the park
26 like setting etc. and there is the option down the road that they can change it. Mayor
27 Acerson questioned the Council if red curbing one side of the road would give any
28 feeling of comfort. Mr. Watson stated the city has the option to red curb one side.

29 Councilmember Lundberg suggested looking at the data of the last decade to
30 determine if there have been a lot of accidents or complaints or safety concerns in the
31 Fieldstone Development. Chief Cullimore stated they have had a few minor accidents
32 and a few complaints but there should be less traffic going through there because it's a
33 neighborhood and not a through street and it helps to reduce speeds. Mr. Van Wagenen
34 stated that there is no on street parking on the main thoroughfare and is restricted there.
35 But with the local streets the council discussed having the 32 ft. width to allow for on
36 street parking but they can discuss red curbing.

37 Councilmember Bean stated he is comfortable with this until hearing more from
38 the residents living there. He also suggested to look at the Fieldstone Development
39 noting he doesn't think it feels congested; he is fine with it the way it is. He also doesn't
40 recall discussion on street parking only in the townhomes and apartments not in the
41 subdivision areas. Councilmember Hoyt likes the comparison with Fieldstone as it is the
42 most similar product. Mayor Acerson asked the Council if they would like to red curb it
43 or wait and see if there is any feedback from residents. Councilmember Hoyt stated he
44 would like to do a little more research and have more time to go and look at the
45 Fieldstone Development and make that decision later.

46 Councilmember Broderick commented that the red curbing idea may be something
to look at and may open an avenue to address this. He also understands this but he feels

2 it will feel congested if two vehicles are parked on both sides of the street.
3 Councilmember Lundberg asked if there is any give or take on the planter strips. Mr.
4 Watson stated there is not. Mayor Acerson stated maybe the balance to consider is the
5 maintenance costs or to perhaps allow some more time to go down and look at the
6 Fieldstone Development. Mr. Watson stated he feels there is enough room that this does
7 not present an issue and there are not too many instances when two cars are parked on the
8 street at the same time. Councilmember Hoyt stated he is ready to move forward if we
9 can commit to address this at a later council meeting with time to do some research. Mr.
10 Cowie mentioned they won't have improvements down there for several months and
11 changing the cross sections can't be done; the only question is the red curbing.

12 Councilmember Bean expressed his concerns that there will eventually be several
13 hundred homes going into this development and the fact that this is a significant enough
14 issue that warrants this much discussion on the first phase, he feels if the residents have
15 concerns they will voice them as the residents in Fieldstone had the opportunity to do.

16 Councilmember Hoyt asked for clarification of the phasing timeline. Mr. Watson
17 gave a timeline of the phasing of the development noting it depends on property
18 acquisition and also depends on what the market does; they are anticipating that these
19 will go quickly. Mr. Cowie reminded the Council that in the development agreement the
20 phases are identified but there is no set path. Councilmember Hoyt made mention, for the
21 record, that he opposed the development agreement because of the size of the lots and
22 setbacks, but the decision has been done and it is an administrative decision not a
23 legislative decision and falls within code. He stated, for the record, he will vote in support
24 of this administrative decision tonight but he is not comfortable with the lot size and
25 setbacks.

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

28
29 COUNCILMEMBER LUNDBERG MOVED TO APPROVE THE
30 APPLICANT'S REQUEST FOR APPROVAL OF A THIRTY (30) LOT
31 RESIDENTIAL SUBDIVISION TO BE KNOWN AS ANDERSON FARMS PLAT A
32 WITH THE FOUR CONDITIONS RECOMMENDED BY THE PLANNING
33 COMMISSION. COUNCILMEMBER BEAN SECONDED THE MOTION. THE
34 VOTE WAS RECORDED AS FOLLOWS:

35 COUNCILMEMBER BEAN AYE
36 COUNCILMEMBER BRODERICK AYE
37 COUNCILMEMBER LUNDBERG AYE
38 COUNCILMEMBER HOYT AYE
39 THE MOTION CARRIED UNANIMOUSLY.

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42 7. **Public Hearing— Final Budget for Fiscal Year 2017; Amend FY 2016 Budget**
43 **(Resolution #2-16-8-R).** Kristen Colson, Lindon City Finance Director, will
44 present the proposed Lindon City Budget documents for Fiscal Year (FY) 2017
45 beginning July 1, 2016. The City Council will hear public comment on the final
46 city budget for FY 2017, including the allocation of revenue from the water,
sewer, storm water and other enterprise funds to the general fund and will set the
Certified Tax Rate. The tentative budget was presented and approved on April 19,

2 2016. The City Council also held a public work session on the proposed budget
4 on May 3, 2016 and a public hearing on May 17, 2016 where budget issues were
6 discussed in detail. The City Council will review the final budget for FY 2017,
8 review the amended budget for FY 2016, and review the agreement for services
10 between the RDA and the City, and review the city-wide fee schedule and
12 compensation programs.

14 COUNCILMEMBER LUNDBERG MOVED TO OPEN THE PUBLIC
16 HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
18 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Adam Cowie, City Administrator, led this discussion by stating what is presented
22 tonight is the balanced budget proposal for FY2017 and represents significant work from
24 the Council, Department Heads, and other staff to manage resources wisely. He noted the
26 increased revenues from new construction (building permit fees) and increased sales
28 taxes (including PARC tax) have strengthened the financial position of the City. The
30 General Fund reserve balance (essentially the City's emergency savings) is targeted to be
maintained at 24% of total General Fund revenues. Mr. Cowie stated this represents one
of the best financial positions for the City in nearly a decade.

Mr. Cowie went on to say due to the positive nature of the budget some large
equipment purchases and capital improvement projects that have been postponed for
several years are being programmed for purchase and/or completion in FY2017.
Improving fund balances in Utility Enterprise from past increases in rates for services is
also enabling improvements and replacement of critical facilities. Sustainable road
maintenance funding continues to be a financial hurdle for Lindon to overcome.
However, with Lindon's healthy revenues during the past fiscal year, and projected
revenues to continue into FY2017, the City is able to commit hundreds of thousands into
road maintenance projects during FY2017. He pointed out that sustained financial
resources for roads will continue to be a future challenge.

Mr. Cowie noted that during FY2017 the City anticipates seeing continued
increase in revenues and expenditures as it grows and sees new development and demand
for services from residents and businesses. He noted this budget includes proposed
increases in miscellaneous fees to help cover costs in specific areas, and proposed
increases in utility rates that have been implemented over a multi-year period in order to
continue rebuilding depleted utility fund balances and to cover costs of future utility
replacements. He added that no increase in property taxes are proposed as part of the
FY2017 budget. He then turned the time over to Ms. Colson to present the final budget.

At this time Ms. Colson distributed an invoice from Utopia that was received
today as it is something that has changed since the staff report was sent. Mr. Cowie noted
they propose adding the invoice amount into the amended 2016 budget and not carry it
forward and close it out as it was an expense that occurred last year. Ms. Colson also
distributed a handout pointing out several changes on fees, compensation program,
tuition reimbursement program, and medical and life insurance changes (typographical).
She also noted Mr. Cowie attended a webinar today and the Utah League of Cities &
Towns stated the anticipated revenue will not be realized regarding the gas tax. She noted
the city will receive about \$27,000 not \$63,000 as was initially presented. This change

2 will be presented in the amended budget after more discussion with the ULCT and the
4 updated projections.

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

8 **Budget Issue #1:**

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

14 Ms. Colson explained the Consumer Price Index (CPI) had an average annual
16 increase of 0.3% from March 2014 to February 2016 according to US Department of
18 Labor. Performance evaluations are performed annually in January at which time merit
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:

Differential Fiscal Impact:

	<u>COLA Only</u>	<u>Merit Only</u>	<u>COLA & 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>
Citywide Totals	\$12,057	\$64,079	\$76,238

20 Ms. Colson explained the merit increase is budgeted based on the unreserved
22 General Fund balance as a percentage of revenue. A 3.0% Merit Increase is budgeted for
24 2016FY, effective January 1, 2017 and the Merit Increase is awarded based on employee
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
26 this time. Councilmember Hoyt asked Ms. Colson to check into a combined cap on merit
and cola and compare to other cities for next year.

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

BUDGET ISSUE #1:

32 **THE CITY COUNCIL VOTE WAS RECORDED AS FOLLOWS:**

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

2 **Budget Issue #2**

4 **Issue:** Should Lindon City change medical providers for employee insurance and change the employee participation?

6 Ms. Colson explained that 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

8 *only for employees hired before 1/1/2015

10 Ms. Colson noted the City currently provides medical insurance through Select
12 Health. There are two types of coverage offered, Traditional and High Deductible Health
14 Plan (HDHP). The City takes the difference in premium between the Traditional and
16 HDHP and deposits that amount into Health Savings Accounts (HSA) for employees on
18 HDHP. Select Health’s renewal rate for the 2017 fiscal year (FY) is a 28% increase. Staff
20 worked with First West Benefits (FWB) and Magellan to try to find insurance coverage
22 for employees at a lower premium. She noted there were some insurance companies that
24 did not want to bid on Lindon City’s insurance. FWB was able to get a quote from PEHP
26 with only a 22% increase above Lindon City’s current premiums with Select Health.
28 Lindon City has previously provided employee insurance through PEHP in the 2014 FY
30 and 2015 FY. Select Health provided employee insurance for the 2016 FY at a 16.3%
32 decrease from PEHP.

22 Ms. Colson explained that Lindon City has switched insurance providers 3 times
24 in the last 6 years. When the City switched from PEHP (with a plan year of July-June) to
26 Select Health (with a plan year of January to December) on July 1, 2015, employees were
28 able to get credit towards their deductibles, but not towards their out of pocket
30 maximums. She noted if the City switches back to PEHP, employees will not receive
32 credit toward their annual deductibles, nor their out of pocket maximums, because it will
34 be the beginning of PEHP’s plan year. She went on to say the employees participated in a
survey in which 84% responded that they would rather switch July 1, 2016 and lose their
6 months of 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. 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.

36 Ms. Colson explained 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

2 not any personnel changes affecting the graph; the graph also assumes that the City will
4 use PEHP in the 2017 FY. She noted since the 2010 FY, there has been an annual
6 average increase in medical insurance premiums of 3%. Employee benefits were
8 modified in January 2015 and some of the changes were “tiered down” with the final tier
10 effective July 1, 2016. She noted the savings for the City in the 2017 FY from this final
12 change is \$60,052. She mentioned with this savings, the net increase in employee
14 insurance benefits is \$44,151 (7.1%). She added with these recent changes to employee
16 benefits and employees having to reset their insurance deductibles and out of pocket
18 maximums after only 6 months, the employee participation in premiums has not changed
20 in the budget. She then referenced the differential fiscal impact as follows:

Differential Fiscal Impact:

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

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

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

BUDGET ISSUE #2:

THE CITY COUNCIL VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER LUNDBERG	AYE

Budget Issue #3

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

38 Ms. Colson gave some background explaining the Chief Building Official has
40 requested that a full-time Building Inspector/Code Enforcement Officer be hired to assist
42 in the Protective Inspections Department. She pointed out that the growing economy and
44 subsequent construction boom has led to an increase in building permits and the need for
46 more building inspections. She noted the work load for building inspections and code
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.

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

2 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.

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

6 **BUDGET ISSUE #3:**

8 THE CITY COUNCIL VOTE WAS RECORDED AS FOLLOWS:

10 COUNCILMEMBER BEAN AYE
 COUNCILMEMBER BRODERICK AYE
 COUNCILMEMBER HOYT AYE
 12 COUNCILMEMBER LUNDBERG AYE

14 **Budget Issue #4**

16 **Issue:** Should Lindon City increase Water, Sewer and Storm Water utility rates?

18 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
 20 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
 22 determine and recommend utility rate increases for water, sewer, and storm water
 utilities. She mentioned the recommendation was to implement an annual increase over
 24 five years of 9% for water rates, 4% for sewer rates, and 13% for storm water rate; the
 annual rate increases began July 1, 2014. She then referenced the recommended rate
 26 changes along with the 2016-2017 rates as follows:

Utility	2015-2016 Rates	Recommended 2016-2017 Rates
Water (1" meter)		
Below North Union Canal		
Base	\$17.63	\$19.22
Usage	\$1.45 / kgal	\$1.58 / kgal
Above North Union Canal		
Base	\$19.07	\$20.62
Usage	\$1.54 / kgal	\$1.68 / kgal
Upper Foothills		
Base	\$27.47	\$29.01
Usage	\$1.75 / kgal	\$1.93 / kgal
Sewer		
Base	\$17.65	\$18.69
Usage	\$3.17 / kgal	\$3.30 / kgal
Storm Water (per ESU)	\$6.18	\$6.98

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

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

32 Water \$2.63
 Sewer \$2.08

2	Storm	\$0.80
	add'l tax	<u>\$0.33</u>
4	Total	\$5.84

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

Differential Fiscal Impact:

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

12 Ms. Colson noted these changes are reflected in the Proposed Budget and the revised Fee Schedule.

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

16

BUDGET ISSUE #4:

18 THE CITY COUNCIL VOTE WAS RECORDED AS FOLLOWS:

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

24 Ms. Colson then referenced the fee schedule changes with the new fees and proposed fees. She also mentioned the hydrant meter minimum rental charge is \$50.00. She also went over the final budget graph including total city revenues net of fund balances and transfers, citywide expenditures by object, and changes in fund balances.

28 Ms. Colson also went over the items to note including the General Fund Amended Budget for 2015-2016 and the 2016-2017 Budget noting the Utility enterprise funds transfer to the general fund for use in supplementing such city services as fire, police, streets, administration, parks and recreation, and other important city functions. Ms. Colson explained that similar transfers have been made annually from the enterprise fund to the general fund in order to help maintain low property taxes in Lindon. She also presented the parks and recreation graph showing allocation percentages.

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

40 Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion on the Final 2016-2017 Fiscal Year Budget.

42

44 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2016-8-
 R, APPROVING THE FINAL 2016-2017 FISCAL YEAR BUDGET AND FEE
 SCHEDULE, AMENDING THE 2015-2016 FISCAL YEAR BUDGET AND
 46 APPROVING SERVICES BETWEEN LINDON CITY AND THE LINDON RDA

2 WITH NO OTHER REQUIREMENTS. COUNCILMEMBER LUNDBERG
3 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
4 COUNCILMEMBER BEAN AYE
5 COUNCILMEMBER LUNDBERG AYE
6 COUNCILMEMBER BRODERICK AYE
7 COUNCILMEMBER HOYT AYE
8 THE MOTION CARRIED UNANIMOUSLY.

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

14
15 COUNCILMEMBER BRODERICK MOVED TO RECESS THE LINDON
16 CITY COUNCIL MEETING AT 9:40 PM AND CONVENE AS THE LINDON CITY
17 REDEVELOPMENT AGENCY BOARD. COUNCILMEMBER BEAN
18 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
19 CARRIED.

20
21 BOARDMEMBER BRODERICK MADE A MOTION TO ADJOURN THE
22 LINDON CITY RDA MEETING AT 9:45 PM AND RECONVENE THE LINDON
23 CITY COUNCIL MEETING. BOARDMEMBER LUNDBERG SECONDED THE
24 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 9. **Review & Action — Storm Water Management Program updates**
27 **(Resolution #2016-9-R)** The City Council will review and consider Resolution
28 #2016-9-R regarding updated SWPPP requirements mandated for local
29 municipalities and incorporated into Lindon’s storm water management program.

30
31 Mr. Cowie stated city staff has been working with JUB Engineers to update the
32 required changes to the City’s Storm Water Management Program. He referenced the
33 resolution and documents outlining the updates that will satisfy the requirements of
34 approving the new program. Mr. Cowie noted the updated SWPPP requirements are
35 mandated for local municipalities and incorporated into Lindon’s storm water
36 management program. He mentioned that some updates are just typographical issues
37 along with updates to the organizational charts and assignments, inspection guidance and
38 additional requirements of the planning department.

39
40 Mr. Cowie went on to say this plan lays out state mandated directives for the city
41 in managing storm water. He noted the city will also have to provide an estimated
42 calculation to the state on total costs of implementing this project plan over the next five
43 years at a \$75 hr. rate which will factor in overhead and wages; we are not budgeting for
44 this but only an estimate for time and cost. There was then some general discussion
45 regarding the updated storm water requirements.

46 Mayor Acerson called for any further discussion or comments. Hearing none he
called for a motion.

2 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION
#2016-9-R REGARDING UPDATES TO THE LINDON CITY STORM WATER
4 MANAGEMENT PROGRAM AND POLICIES. COUNCILMEMBER HOYT
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 COUNCILMEMBER BEAN AYE
COUNCILMEMBER BRODERICK AYE
8 COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER HOYT AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **10. Review & Action — Planning Commissioner Appointment** - The City Council
will review and consider Mayor Acerson’s recommendation to appoint Steven
14 Johnson of 581 N. Locust Ave. to serve as a new Planning Commissioner for
Lindon City starting July 12, 2016.

16
18 Mr. Cowie referenced the letter of appointment for Steven Johnson to serve as a
new Planning Commissioner for Lindon City beginning July 12, 2016. Councilmember
Lundberg commented that Mr. Johnson is an excellent member of the community and is
20 willing to serve and he will be an asset to the Planning Commission in this capacity.

22 Mayor Acerson called for any further discussion or comments. Hearing none he
called for a motion.

24 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE
APPOINTMENT OF STEVEN JOHNSON TO THE LINDON CITY PLANNING
26 COMMISSION. COUNCILMEMBER LUNDBERG SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

28 COUNCILMEMBER BEAN AYE
COUNCILMEMBER BRODERICK AYE
30 COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER HOYT AYE

32 THE MOTION CARRIED UNANIMOUSLY.

34 **COUNCIL REPORTS:**

36 **Chief Cullimore** – Chief Cullimore reported that the fireworks restriction signs are going
out. He also reported there was a fatal accident on 200 South and Geneva Road on June
38 15th.

40 **Councilmember Hoyt** – Councilmember Hoyt reported he attended a meeting with
Community Center Advisory Board (CCAB) and there are a lot of fun things happening
42 this summer. He noted the pine wood derby has been pushed back to September.

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

46 **Councilmember Bean** – Councilmember Bean reported he is happy to get the Planning
Commission back to seven members with the appointment of Steven Johnson. He also

2 reported that the Board of Adjustment is a good group and they are operating when there
is a need.

4

Councilmember Lundberg – Councilmember Lundberg reported she attended an
6 economic conference with the Governor’s office in Vernal today. She also plans to attend
the upcoming Wasatch Consortium and she will be happy to report back to the Council
8 for those who cannot attend.

10 **Mayor Acerson** – Mayor Acerson reported he is reviewing the council assignments and
will be making recommendations and there may be some minor changes. He mentioned
12 that Governor Herbert is having a barbeque tomorrow in Provo and all councilmembers
are invited to attend. He also mentioned the employee pool party will be held on the June
14 30th. He will also be attending the Utah Lake Commission meeting on Thursday
morning.

16

Administrator’s Report:

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

20 **Misc. Updates:**

- June newsletter
- 22 • July newsletter article: Councilmember Broderick - Article due to Kathy
Moosman last week in June.
- 24 • Road projects in June
 - 400 West – road improvements pending water line replacement bids
 - 26 ○ Main street repaving (between State and 200 South)
- Resurfacing of Heritage Trail to occur in late June (from Canal Drive to Pioneer
28 Lane).
- Easement acquisition for new sewer lift station
- 30 • Clarification on the Cemetery clean-up on June 29th. ALL items will be discarded
except permanently mounted vases.
- 32 • Misc. Items:

Upcoming Meetings & Events:

- 34 • June 14-17 and June 20-24 (1-5pm) – Early voting for Primary Election. Primary
Election - June 28th
- 36 • June 29th – cemetery clean-up. City will be removing ALL items.
- Offer of 2 million on the Geneva property. Following discussion was not
38 interested in the proposed trailer park at the Geneva property.
- Discussion on limiting watering days temporarily
- 40 • July 4th – City offices closed
- July 5th – 6:00 pm work session with LYRB on impact fee updates
- 42 • July 19th – Public Hearing to consider adoption of Water & Sewer Impact Fee
updates
- 44 • July 25th – City offices closed
- August 1st- 6th – Lindon Days

46

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

4 **Adjourn** –

6 COUNCILMEMBER HOYT MOVED TO ADJOURN THE MEETING AT 10:
8 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 Approved – July 5, 2016

12
14 _____
Kathryn Moosman, City Recorder

16
18 _____
Jeff Acerson, Mayor