

2 The Lindon City Council regularly scheduled meeting on **Monday, December 16, 2024,**
4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
Invocation: Jake Hoyt, Councilmember
10 Pledge of Allegiance: Van Hunter

12	<u>PRESENT</u>	<u>EXCUSED</u>
	Carolyn Lundberg, Mayor	Brian Haws, City Attorney
14	Jake Hoyt, Councilmember	
	Van Broderick, Councilmember	
16	Cole Hooley, Councilmember	
	Steve Stewart, Councilmember	
18	Lincoln Jacobs, Councilmember	
	Adam Cowie, City Administrator	
20	Mike Florence, Community Development Director	
	Juan Garrido, Public Works Director	
22	Britni Laidler, City Recorder	

24 1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

26 2. **Presentations and Announcements:**

28 a) Chief Brower presented Officer Harmon and Lindon’s newest K9 narcotic
30 detection dog, Sjef to the council. Officer Harmon stated that the Sjef has
already been certified to recognize 4 drugs and is continuing the work towards
32 certifying with other drugs. Chief Brower then acknowledged Ed Daley and
Koleton Daley for their donation to their department to allow for this K9. He
34 stated that he also wanted to give thanks to the Daley’s for this donation and
other donations that have helped the Police Department bring greater safety to
their officers.

36 b) Comment / Announcements from Mayor and Council members.

38 3. **Open Session for Public Comment** – Mayor Lundberg called for any public
40 comments. The following comments were made:

42 Conner & Lauren Weldon: wanted to address the issues with some damage that happened
to their business property. They also wanted to address concerns that they had regarding a
44 water shut off event happening, and their worry that when the water is turned back on the
pressure from that water will cause damage to their pipes and properties.

2 *Juan Garrido, Public Works Director, addressed those concerns explaining the*
3 *process with the controlled shut off and turning back on processes.*

4 **4. COUNCIL REPORTS:**

6 **Councilmember Hoyt** – Councilmember Hoyt reported that he was able to attend the
7 Lindon Light Parade and stated it was a crowded well attended event. He then closed
8 with a Police Department update stating their officers have been busy in many ways,
9 ranging from giving back to the community along with responding to criminal instances
10 such as an ATM robbery and illegal dumping.

11 **Councilmember Broderick** – Councilmember Broderick reported that he was also able
12 to attend the Light Parade and stated it was a fun event. He then gave a quick water
13 crossways update, and thanked Public Works for their work.

14 **Councilmember Stewart** – Councilmember Stewart reported that the Youth Council was
15 able to have a tour of the Planning Department at their last meeting and stated Mike
16 Florence was able to also help answer some questions for the youth to prepare them for
17 the upcoming day at the legislature. He closed by stating time is running out to get a
18 ticket to the Senior Centers Noon Years Eve party.

19 **Councilmember Jacobs** - Councilmember Jacobs reported that the Parks and Recreation
20 department always puts on amazing events for the public and that he had a great time at
21 the light parade that they recently put on. He then stated that North Point Solid Waste
22 Station will be doing some onsite construction coming up soon. He closed by stating that
23 he has received great positive feedback from people working with the Planning
24 Department, and thanked Mike Florence and his department for all they do.

25 **Councilmember Hooley** – Councilmember Hooley stated he has no updates at this time.

26 **Mayor Lundberg** – Mayor Lundberg reported on UIA Board meeting she was able to
27 attend earlier this week, and stated they are continuing to have more subscribers and
28 doing well. She then stated that she was able to attend meetings with sister cities in the
29 early stages of the school district configuration and gave some insight to those meetings
30 and closed with a quick UTA Mass transit update.

31 **5. Administrator's Report**

32 Mr. Cowie reported on the following items:

- 33 • Next regular meetings: January 6th, January 21st (TUESDAY)
- 34 • January Newsletter: Mike Florence
- 35 • Dec 19th at Noon - employee Christmas party lunch at Community Center
- 36 • City offices closed Dec 24th at noon; Dec 25th -26th; January 1st.
- 37 • Misc. Item

2 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
4 December 2, 2024 were reviewed.

6 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
8 REGULAR CITY COUNCIL MEETING OF DECEMBER 2, 2024 AS PRESENTED.
10 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
12 RECORDED AS FOLLOWS:

14 COUNCILMEMBER HOYT AYE
16 COUNCILMEMBER BRODERICK AYE
18 COUNCILMEMBER HOOLEY AYE
20 COUNCILMEMBER STEWART AYE
22 COUNCILMEMBER JACOBS AYE
24 THE MOTION CARRIED UNANIMOUSLY.

26 **7. Consent Agenda Items** - Items do not require public comment or discussion and
28 can all be approved by a single motion. The following consent agenda item was
30 presented for approval.

32 *a) There are no consent agenda items.*

34 **CURRENT BUSINESS**

36 **8. Discussion Item:** The City Council will meet with State Legislators that represent
38 the Lindon area to receive updates on legislative matters and discuss needs and
40 issues of common interest.

42 State Legislators Val Peterson, Brady Brammer and David Shallenberger were
44 present and discussed with the council on the following topics:

- 46 • Transportation funding needs
 - 48 ○ PG/Lindon Interchange & frontage road improvements
 - 50 ○ Vineyard Connector
- 52 • Housing
 - 54 ○ Current lots
 - 56 ○ ADU's
 - 58 ○ Multi-family units
 - 60 ○ Lindon's 5 strategies for moderate income housing goal
- 62 • Surplus School Land – why it can't be transferred to another government entity
64 instead of sold, which essentially cost taxpayers twice for use of the same
66 property

68 Mayor Lundberg called for any further discussion or comments from the Council.
70 Hearing none she moved to the next agenda item.

2 **9. Development Agreement Amendment – WICP West Orem 4 LLC – 625 N.**
4 **2800 W. ; Resolution 2024-35-R.** WICP Commercial requests an amendment to
6 their development agreement that was entered into with Lindon City on June 13,
2024 (#67:013:0004)

8 Mike Florence, Community Development Director, presented this item and noted
10 that Conner and Lauren Weldon were present to represent the applicant. He began by
12 reminding the council that they approved a zone change for this property from CG-A8 to
14 Mixed Commercial back on February 5, 2024. He also noted that the development
16 agreement that was approved on that date, was signed by the developer on June 13, 2024.
18 Mr. Florence then stated that the original agreement approved a building layout which
20 allowed for 4 semi-truck loading docks on the west side of the building. He then
22 presented the purpose of the proposed amendment to the development agreement is that
the developer is requesting to add three additional docks on the north side of the building,
while reducing the west side loading docks to three. This amendment also has some slight
changes to the overall height of the building, and he noted that the planning commission
added to the development agreement that canopies be required. He closed by noting that
the applicant wanted to also have better screening on the docks on the west side of the
building, which was also added to the proposed amendment changes. General discussion
followed.

24 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

26 COUNCILMEMBER JACOBS MOVED TO APPROVE RESOLUTION 2024-
28 35-R TO AMEND THE OREM WEST 4 DEVELOPMENT AGREEMENT AS
PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

30 COUNCILMEMBER HOYT	NAY
32 COUNCILMEMBER BRODERICK	AYE
34 COUNCILMEMBER HOOLEY	NAY
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

36 *Councilmember Hoyt stated the reasoning for his nay vote has to do with the*
38 *added bays seemingly making it more of a warehouse feeling than retail.*

40 *Councilmember Hooley stated his reasoning for his nay vote as he feels these*
42 *amendments are also going more towards warehouse use than a retail use.*

44 **10. Public Hearing: Water Conservation Plan; Resolution #2024-36-R.** The city
council will review and consider adoption of the 2024 Water Conservation Plan.

2 Juan Garrido, Public Works Director, presented this item. He began by giving an
overview of the Water Conservation plan stating this is an update of their current plan,
4 that will continue until the next update in 5 years.

6 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
8 MOTION CARRIED.

10 Councilmember Jacobs inquired about the water loss estimate trends. Mr. Garrido
addressed those questions stating that the city is taking proper measures to update and
12 replace valves to reduce water leaks. Councilmember Hooley inquired about the water
conservation contingency plan and asked for a little more information on the Level 2
14 plan. Mr. Garrido took time to address those questions to clarify what is defined in that
plan. General discussion followed.

16 COUNCILMEMBER STEWART MOVED TO OPEN THE PUBLIC
18 HEARING. COUNCIL MEMBER BRODERICK SECONDED THE MOTION. THE
MOTION CARRIED.

20 Mayor Lundberg called for any further discussion or comments from the Council.
22 Hearing none she called for a motion.

24 COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION
2024-36-R AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE
26 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

28 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOOLEY AYE

30 COUNCILMEMBER STEWART AYE

COUNCILMEMBER JACOBS AYE

32 THE MOTION CARRIED UNANIMOUSLY.

34 **11. Review & Action: Interlocal Agreement for School District formation.** The
Council will review and consider an interlocal agreement between Lindon,
36 Pleasant Grove, Orem and Vineyard which details intent to cooperate in forming a
reorganized school district per State requirements.

38 Adam Cowie, City Administrator, presented this item. He went over the interlocal
40 agreement regarding activities related to the formation of the new school district. General
discussion followed.

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

COUNCILMEMBER STEWART MOVED TO APPROVE THE INTERLOCAL AGREEMENT FOR SCHOOL DISTRICT FORMATION AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

12. Review & Action: Resolution #2024-37-R; 2025 Council Liaison & Mayor Pro-tem Assignments; appointment of individuals to represent the city on future school district reorganization committees.

Mayor Lundberg presented the Council Liaison & Mayor Pro-tem assignments for the 2025 and the appointments for the future school reorganization committees.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she called for a motion.

COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION 2024-37-R AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

13. Review & Action: Utah County Interlocal Agreement for Homeless Services.

The Council will Scan or click here for link to download agenda & staff report materials: [Lindon City Council Agenda – December 16, 2024 Page 2 of 2](#) review and consider a request by Utah County to donate approximately \$1,250 annually towards the Utah County Warming Centers.

Adam Cowie, City Administrator, presented this item. He noted that this will be an annual amount of \$1,250 that will be donated towards the Utah County Warming Centers.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she called for a motion.

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE UTAH COUNTY INTERLOCAL AGREEMENT FOR DONATION TO THE HOMELESS WARMING CENTERS AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

14. Discussion Item: Miscellaneous administrative issues pertaining to public meeting procedures for pending applications; projects that may require funding assistance; sewer capacity matters.

Adam Cowie, City Administrator, presented this item. He presented the following items with general discussion following.

- Public meeting procedures for pending applications
- Projects that may require funding assistance
- Sewer capacity matters - Sewer capacity on Sewer Lift #4 discussed

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she moved to the next agenda item.

15. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

Due to Brian Haws, City Prosecutor, being absent the council decided not to go into a closed session.

Adjourn –

COUNCILMEMBER HOYT MOVED TO ADJOURN THE MEETING AT 8:20 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 6, 2025

Britni Laidler, City Recorder

Carolyn O. Lundberg, Mayor