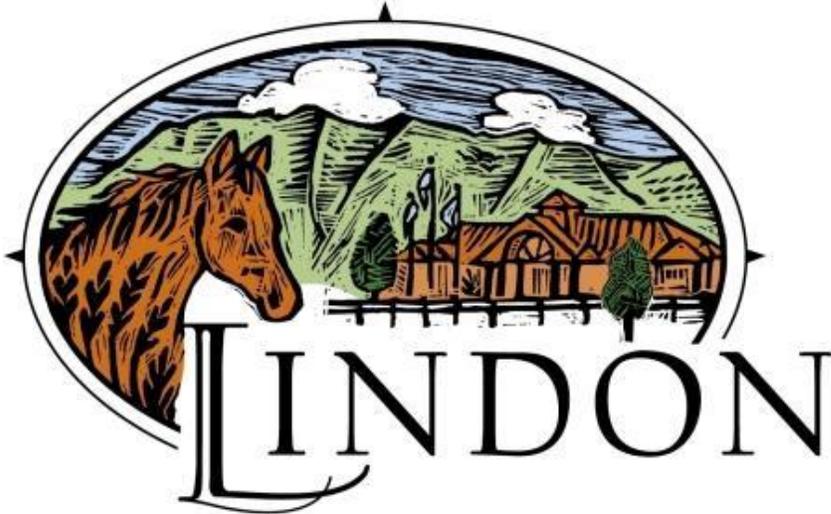


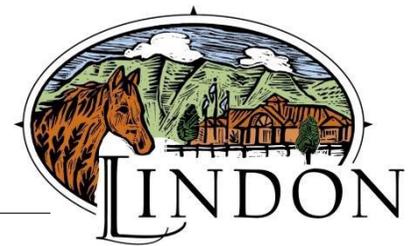
Lindon City Council Staff Report



Prepared by Lindon City
Administration

January 5, 2016

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a regularly scheduled meeting beginning at **7:00 p.m.** on **Tuesday, January 5, 2016** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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

Pledge of Allegiance: By Invitation
Invocation: Mayor Jeff Acerson

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report materials:



(Review times are estimates only)

1. **Call to Order / Roll Call**
2. **Presentations and Announcements**
 - a) Comments / Announcements from Mayor and Council members
 - b) **Oath of Office Ceremony:** Conducted by the Honorable W. Brent Bullock, Lindon City Municipal Justice Court Judge. Newly elected Councilmembers Matt Bean, Carolyn Lundberg, and Randi Powell will be sworn-in for a four-year term as Lindon City Council members.
 - c) **Swearing-in of Appointed Officers:** With the advice and consent of the City Council, Mayor Jeff Acerson will conduct the swearing-in of Kathy Moosman as City Recorder and Dona Haacke as City Treasurer. These positions are required to be appointed by the Mayor after each municipal election.
 - d) **Recognition:** Lindon Police Sergeant Doug Eastman, Completion of FBI National Academy
 - e) **Recognition:** Introduction of new Police Officer, Derek Clegg
3. **Approval of minutes:** Dec. 15, 2015; Dec. 8, 2015; Dec. 1, 2015; May 26, 2015 (5 minutes)
4. **Consent Agenda** – No Items
5. **Open Session for Public Comment** (For items not on the agenda) (10 minutes)
6. **Public Hearing — Disposal of Real Property: 107 N. Main & 119 N. Main** (20 minutes)
The City Council will receive public comment on possible disposal of real property at 107 North Main and 119 North Main in Lindon. The City owns these two residential properties and uses a property management company to manage rental of the homes. The Council will determine if the properties are surplus properties and if they should be sold. Public notice of the disposal has been advertised
7. **Discussion Item / Work Session — Anderson Farms; Ivory Homes development** (60 minutes)
The City Council will discuss various aspects of the proposed Master Development Agreement between Lindon City and Ivory Development (Ivory Homes) and associated concept plans for the Anderson Farms residential development. This is a discussion item and work session for Council members. No public comment will be taken at this time. Future public meetings will be held on this item in which public comment will be taken.
8. **Review & Action — Mayor pro tem & Councilmember assignments (Res. #2016-1-R)** (5 minutes)
This is a request by Mayor Acerson for the Council's consent to the appointments of 2016 Mayor pro tem and other Councilmember duties and appointments as assigned by the Mayor, including appointment of all Council members as Board members of the Lindon City Redevelopment Agency (RDA). The Mayor pro tem appointment will rotate quarterly among City Council members as listed in Resolution #2016-1-R.
9. **Review & Action — BOR Grant & Allocation of Matching Funds (Res. #2016-2-R)** (10 minutes)
This is a request by staff for the Council's review and consideration of Resolution #2016-2-R outlining the grant application submittal to the Bureau of Reclamation (BOR) Water Conservation Field Services Program and allocating \$15,000 in matching funds (from the Water enterprise fund) to assist in a water conservation & cost analysis study for the North Union Canal.
10. **Review & Action — Lindon Baseball: program funding & administration** (30 minutes)
This is a request by Parks & Recreation Director, Heath Bateman, for the Council's review and consideration of the 2016 Lindon Baseball program and whether or not to take the program in-house under full direction and funding of Lindon City Parks & Recreation. The program has received past support and limited funding from Lindon City, but was primarily a self-funded parent run organization. The Utah Boys Baseball Association (UBBA) is no longer accepting teams run by parent organizations to participate with season and tournament

play for Mustang, Pinto, and Pony leagues. If brought in-house the program is not anticipated to be cost self-sufficient. Estimated expenses of about \$18,414 for the 2016 season will potentially be offset by estimated revenues of \$15,480.

11. Public Hearing — Fee Schedule Change (Res. #2016-3-R) (5 minutes)

This is a request by Parks & Recreation Director, Heath Bateman, for fee schedule updates to rental rates and rental times at the Veterans Hall, including allowance of Sunday rentals and rentals to non-residents as listed in Resolution #2016-3-R.

12. Review & Action — Planning Commissioner Appointment (5 minutes)

This is a request by Staff and Councilmember Bean to appoint Charles Keller of 1512 West 540 North, Lindon to fill a vacancy on the Planning Commission. If appointed, Mr. Keller will serve a three-year term which will expire the last day of January 2019, or until his respective successor has been appointed.

13. Council Reports: (20 minutes)

- A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, Budget Committee - Jeff Acerson
- B) Public Works, Irrigation/water, City Buildings - Van Broderick
- C) Planning, BD of Adjustments, General Plan, Budget Committee - Matt Bean
- D) Parks & Recreation, Trails, Tree Board, Cemetery - Carolyn Lundberg
- E) Administration, Com Center Board, Lindon Days, Little Miss Lindon - Randi Powell
- F) Public Safety, Court, Historic Commission, Budget Committee, Chamber of C. - Jacob Hoyt

14. Administrator’s Report (15 minutes)

Adjourn

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

Posted By: Kathy Moosman
Time: ~3:00 p.m.

Date: December 31, 2015
Place: Lindon City Center, Lindon Police Dept, Lindon Community Center

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

Pledge of Allegiance: By Invitation

Invocation: Mayor Jeff Acerson

Item 1 – Call to Order / Roll Call

January 5, 2016 Lindon City Council meeting.

Jeff Acerson
 Matt Bean
 Van Broderick
 Jake Hoyt
 Carolyn Lundberg
 Randi Powell

Staff present: _____

Item 2 – Presentations and Announcements

- a) Comments / Announcements from Mayor and Council members.
- b) **Oath of Office Ceremony:** Conducted by the Honorable W. Brent Bullock, Lindon City Municipal Justice Court Judge. Newly elected Councilmembers Matt Bean, Carolyn Lundberg, and Randi Powell will be sworn-in for a four-year term as Lindon City Council members.
- c) **Swearing-in of Appointed Officers:** With the advice and consent of the City Council, Mayor Jeff Acerson will conduct the swearing-in of Kathy Moosman as City Recorder and Dona Haacke as City Treasurer. These positions are required to be appointed by the Mayor after each municipal election.
- d) **Recognition:** Lindon Police Sergeant Doug Eastman, Completion of FBI National Academy
- e) **Recognition:** Introduction of new Police Officer, Derek Clegg

Doug Eastman – FBI National Academy

Sergeant Doug Eastman recently successfully graduated from the prestigious FBI National Academy in Quantico, Virginia. The FBI National Academy is a professional development course for U.S. and international law enforcement leaders. It serves to improve the administration of justice in police departments and agencies at home and abroad and to raise law enforcement standards, knowledge, and cooperation worldwide. The 10 week course is both physically and mentally demanding as students are challenged to expand outside of their normal comfort zones.

Its mission of the N.A is “to support, promote, and enhance the personal and professional development of law enforcement leaders by preparing them for complex, dynamic, and contemporary challenges through innovative techniques, facilitating excellence in education and research, and forging partnerships throughout the world.”

Leaders and managers of state, local, county, tribal police, military, federal, and international law enforcement agencies attend the FBI National Academy. Participation is by invitation only, through a nomination process. Participants are drawn from every U.S. state and territory and from international partner nations. Sergeant Eastman’s application process lasted over 3 years and he is one of only 2 Officers per year from the state of Utah selected for attendance.

Sessions of approximately 220 officers take undergraduate and/or graduate courses at the FBI campus in Quantico, Virginia. Classes are offered in the following areas: law, behavioral science, forensic science, understanding terrorism/terrorist mindsets, leadership, communication, and health/fitness. Officers participate in a wide range of leadership and specialized training, where they share ideas, techniques, and experiences with each other, creating lifelong partnerships that transcend state and national boundaries.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **Dec. 15, 2015; Dec. 8, 2015; Dec. 1, 2015; and May 26, 2015**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, December 15,**
4 **2015, 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: Jeff Southard
10 Invocation: Van Broderick, Councilmember

12 **PRESENT** **ABSENT**

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

- 22 1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
- 24 2. **Presentations/Announcements** –
- 26 a) Mayor/Council Comments – There were no announcements at this time.
- 28 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
- 30 meeting of November 17, 2015 were reviewed. Also reviewed were the Joint
Work Session Meetings from 12/9/14, 1/30/15, 4/14/15, and 4/21/15.

32 Councilmember Hoyt mentioned that he received a phone call today from some
34 business owners who are interested in the Ivory Development. They indicated that it
appears suspicious that numerous minutes are being approved simultaneously and were
36 accusatory that the city is trying to retain information from them regarding the project
and “sneaking” something through without their knowledge. Mayor Acerson pointed out
38 that all of the work session meetings were open to the public and if they were interested
they could have attended. He added that all of the meetings are noticed properly. Mr.
40 Cowie mentioned that there is no action taken at the work sessions as the purpose is for
discussion only. He added there are Board of Adjustment and Redevelopment Agency
42 minutes that may not be approved for a year or more. He noted that all meetings were
advertised on an official agenda with multiple days’ notice and every meeting was a
44 public meeting. Councilmember Powell commented that the minutes contain more
verbiage and detail versus other cities and are also noticed beyond what the state statute
46 requires. Councilmember Hoyt stated that perhaps there was some miscommunication on
their part as they thought they were closed meetings. Mr. Cowie confirmed these work
sessions were noticed and open public meetings where anyone could attend.

2 Councilmember Hoyt suggested that the Council be careful as we are being watched
 4 pretty closely by the business owners when it comes to this specific project and
 everything will be looked at from a legal standpoint and a policy standpoint. He also
 6 stated that he explained to them that the city is not trying to sneak anything through and
 encouraged them to attend the meetings. Mayor Acerson re-iterated that he would invite
 8 them to attend the meetings. Councilmember Bean commented that he appreciates
 knowing about this but he also would invite them to attend the meetings and voice their
 10 concerns on the public record, but he has found that many of them are unwilling to do
 that because it can be conciliatory as the Council is very transparent. Following some
 general discussion Mayor Acerson called for a motion to approve the minutes.

12
 14 COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF
 THE CITY COUNCIL MEETING OF NOVEMBER 17, 2015 AND THE JOINT
 WORK SESSIONS DATED 12/9/14, 1/30/15, 4/14/15, AND 4/21/15 AS CORRECTED
 16 OR AMENDED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION.
 THE VOTE WAS RECORDED AS FOLLOWS:

- 18 COUNCILMEMBER POWELL AYE
 - COUNCILMEMBER BEAN AYE
 - 20 COUNCILMEMBER BRODERICK AYE
 - COUNCILMEMBER HOYT AYE
 - 22 COUNCILMEMBER LUNDBERG AYE
- THE MOTION CARRIED UNANIMOUSLY.

- 24
- 26 4. **Consent Agenda** – No items.
- 28 5. **Open Session for Public Comment** – Mayor Acerson called for any public
 comment not listed as an agenda item.

30 **CURRENT BUSINESS**

- 32 6. **Public Hearing** – **Ordinance Amendment, LCC 17.75 Senior Housing**
Facility Overlay. Jeff Southard of Southhaven Homes requests a change to
 34 the fencing requirement for senior housing facilities so that fencing will not
 be required along adjacent commercial properties. The Planning
 36 Commission recommends approval of the amendment allowing flexibility in
 the fencing requirement.

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

42
 44 Mr. Van Wagenen opened the discussion by giving some background of this
 agenda item noting when the SHFO zone was created, there was discussion on fencing
 requirements. At that time, both the Commission and Council ultimately felt that such
 46 projects should be fenced around their entire perimeter with a site obscuring fence,
 regardless of adjacent uses or zones. He noted that Jeff Southard (who is attendance) is

2 developing the Avalon Senior Living project at 179 North State Street and building one is
nearly complete. He noted this project is finalizing the site improvements and Mr.
4 Southard would like the existing fencing requirement to be altered in reference to
adjacent commercial properties. The existing code states that a site obscuring fence is
6 required of a SHFO project regardless of the adjacent use or zone and Mr. Southard
would like to strike that requirement where SHFO projects abut adjacent commercial
8 development. Mr. Van Wagenen explained on the Avalon project, this would specifically
apply to its northern border as indicated.

10 Mr. Van Wagenen further explained that Mr. Southard stated he has spoken to
Brigham Ashton, the owner of the adjacent vacant commercial property to the north
12 about the ordinance change. He went on to say that in the Planning Commission meeting,
Mr. Southard expressed a desire to wait and see what future development happens
14 adjacent to the senior apartments because it may be a situation where fencing would not
be beneficial to either owner, at least not site obscuring fencing. He noted the SHFO zone
16 is an overlay only allowed in commercial zones and will, more than likely, always have
commercial neighbors. He pointed out that this ordinance change would apply zone wide,
18 not just to this project.

Mr. Van Wagenen stated the Planning Commission did not feel comfortable
20 entirely waiving the fence requirement along commercial borders. However, they saw the
merit in the “wait and see approach” when a project is adjacent to vacant commercial
22 property. He stated that after discussion, the Commission modified the original draft
language to allow them the time to determine the timing of the installation of a fence in
24 order to accommodate a situation like Mr. Southard’s. Following their discussion the
Commission recommended approval to the Council of the ordinance draft in a 5-0 vote.
26 Mr. Van Wagenen pointed out that this is a relatively minor change as far as the code is
concerned.

28 Mr. Van Wagenen then referenced the Avalon site plan showing potentially
affected area, the Avalon aerial image of potentially affected area, the aerial image of the
30 one other property zoned SHFO and the draft of Ordinance 2015-29-O followed by
discussion. Mr. Van Wagenen then turned the time over to Mr. Southard for comment.

32 Mr. Southard explained that he has met with Brigham Ashton on site and they
have discussed this issue 4 or 5 times. He noted they have worked out how to do a final
34 grade on the property and he let Mr. Ashton know that they want to be good neighbors.
He noted that Mr. Ashton indicated that he does not know what or when something is
36 going to develop on his property at this time. Mr. Southard pointed out there may also be
a big retaining wall there too which would change whatever fence they put in or he may
38 want to leave it open (like Osmond’s) dependent on what develops there and what the use
is.

40 Mr. Southard stated they are requesting the zone change (on the one area) so they
can hold off until they know what develops on Mr. Ashton’s property. They will be
42 putting a fence in now in the other areas. He noted they also plan to work in conjunction
with each other and to have some flexibility. There was then some general discussion
44 regarding the fencing issue. Following discussion Mr. Southard stated, for the record,
that he would be happy to have the obligation for the fencing, whatever it may be (but not
46 retaining) fall upon Avalon Senior Housing. Mr. Van Wagenen stated staff could handle
this administratively with documentation when it comes up down the road.

2 Councilmember Broderick agrees that flexibility is warranted in this situation.
 Councilmember Lundberg referenced some examples of senior housing facilities (Treeo
 4 in Orem, the Atrium in Sandy, and Thorneberry in Pleasant Grove) and pointed out the
 fencing used at these facilities. Mayor Acerson stated dependent on what goes in there at
 6 that time the Planning Commission will make the decision on the complimentary uses.
 Mr. Southard pointed out that they would like the flexibility on the uses. He added they
 8 are well aware that they will have to comply with the decision. He feels the way the
 ordinance is written it facilitates what they are trying to accomplish and also protects
 10 everyone at the same time. Mr. Southard also mentioned that they will be doing a grand
 opening and invited the Mayor and Council to attend.

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

14
 16 COUNCILMEMBER LUNDBERG MOVED TO CLOSE THE PUBLIC
 HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL
 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

22 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE
 AMENDMENT 2015-29-O AS PRESENTED. COUNCILMEMBER BEAN
 24 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
 COUNCILMEMBER POWELL AYE
 26 COUNCILMEMBER BEAN AYE
 COUNCILMEMBER BRODERICK AYE
 28 COUNCILMEMBER HOYT AYE
 COUNCILMEMBER LUNDBERG AYE
 30 THE MOTION CARRIED UNANIMOUSLY.

- 32 7. **Public Hearing** – *Ordinance Amendment LCC 17.18 Off-Street Parking, LCC*
 34 *17.48 Commercial Zones*. The City Council will review city initiated code
 amendments regarding setbacks for off street parking space setbacks in relation
 36 to landscaping requirements in Commercial zones. The Planning Commission
 recommends approval of the amendments.

38 COUNCILMEMBER HOYT TO OPEN THE PUBLIC HEARING.
 COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED
 40 IN FAVOR. THE MOTION CARRIED.

42 Mr. Van Wagenen opened this discussion by stating there is a potential conflict
 between LCC 17.18.090 (off-street parking may not be located in a front or side yard
 44 setback) and LCC 17.48.030(4) (20 feet of landscaping is required along public frontages
 in commercial zones). He noted this conflict arises when a property line, from where the
 46 front and side yard setbacks are measured, is not immediately adjacent to the starting
 measurement point for landscape strips along public frontages. He explained the

2 landscape strips begin measurements from the back of a walkway in commercial zones
and the back of the curb in industrial zones.

4 Mr. Van Wagenen further explained that if both codes are strictly adhered to,
some property owners could have a 30 foot landscape requirement. He noted that it has
6 not been the practice of the Community Development Department to strictly interpret
LCC 17.18.090 as long as the required landscaping is met.

8 Mr. Van Wagenen went on to say the potential risk in allowing parking to be
within the front yard setback even with the landscaping requirements are being met, is
10 that someday a road may be widened and the 20 foot landscaping strip would no longer
be 20 feet. This is a risk along state highways that have very wide right of ways beyond
12 where existing sidewalks exist. He mentioned that the State highways in Lindon are State
Street, Geneva Road, and North County Boulevard (700 North). He noted that staff
14 recommends approval of the proposed ordinance amendments in order to eliminate the
potential code conflict.

16 Mr. Van Wagenen mentioned that the Planning Commission voted 5-0 to
recommend approval to the City Council of the ordinance amendments. He then
18 referenced for discussion the illustrative example of the potential code conflict, the
approved site plans for Performance Motors, NuStar, and he also clarified Ordinance
20 #2015-28-O. There was then some general discussion by the Council regarding the
above referenced amendments and different types of application scenarios (including
22 waivers) and what staff is trying to accomplish with cleaning up the ordinance and to
accommodate property owners as well.

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

26
28 COUNCILMEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

34 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
AMENDMENT 2015-28-O AS PRESENTED. COUNCILMEMBER HOYT
36 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER POWELL AYE
38 COUNCILMEMBER BEAN AYE
COUNCILMEMBER BRODERICK AYE
40 COUNCILMEMBER HOYT AYE
COUNCILMEMBER LUNDBERG AYE
42 THE MOTION CARRIED UNANIMOUSLY.

44 8. **Public Hearing** – *Series 2016 Sales Tax Revenue Bonds for Public Safety*
46 ***Building***. The City Council will hold a public hearing regarding issuance and
sale of \$3,500,000 aggregate principal amount of sales tax revenue bonds series
2016, and any potential economic impact that the project (Public Safety

2 Building) to be financed with the proceeds of the series 2016 bonds may have on
the private sector.

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

8
10 Mr. Cowie opened this discussion by stating this item is for the City Council to
receive any public comments tonight regarding the issuance of bonds for the Public
12 Safety Building. He noted that no motion or action by the Council is required other than
opening the item for public comment, then closing the public comment period after
14 receiving any comments or questions. Mr. Cowie noted there has not been any public
comment received. Mr. Cowie stated that Section 9 of the Bond Parameters Resolution
#2015-10-R, passed on November 17, 2015, states the following:

16
18 *“The Issuer shall hold a public hearing on December 15, 2015, to receive input from the
public with respect to (a) the issuance of the Series 2016 Bonds, and (b) the potential
20 economic impact that the improvements to be financed with the proceeds of the Series
2016 Bonds will have on the private sector...”*

22 Mr. Cowie then referenced the Resolution outlining the details of the bond
issuance. He noted this information has been published, properly noticed, and available
24 for inspection by the public since November 17, 2015. Councilmember Lundberg
mentioned a letter received today from Dan Engeman (from Pleasant Grove City).
26 Mayor Acerson stated he received the letter as well. Councilmember Lundberg forwarded
the letter to the Council and Mr. Cowie. Mayor Acerson then referenced the security
28 concerns stated in the letter. Councilmember Hoyt commented that he also read the letter
and feels these are concerns that should be left to the experts, i.e., Fire Chief Gurney and
30 Police Chief Cullimore. Chief Cullimore stated these safety issues have been thoroughly
discussed. Mr. Cowie commented they feel it will be a more secure facility with both
32 Firemen and Policemen located at the facility.

34 Councilmember Lundberg suggested that it is a good list to review and look at
and suggested that it would be helpful to answer and respond to his list of points at the
next meeting as the letter was addressed to the Council. Councilmember Powell agreed
36 with that statement. Mayor Acerson suggested if there are any concerns to bring it up to
Chief Cullimore and he can share his insights to see if we are comfortable with the
38 direction we are going and at some point get a response back to the individual. Mr. Cowie
pointed out we have had a really good collaboration with Orem City fire department staff
40 and noted the concerns will be reviewed and they will respond to Mr. Engeman to advise
him that the Council discussed his concerns.

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

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

2

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

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9. **Closed Session to Discuss the Sale of Real Property** – The City Council will enter into a closed executive session to discuss the potential sale of real property per UCA-52-4-205. This session is closed to the general public.

8

10

At this time Mayor Acerson called for a motion to move into a closed executive session to discuss the potential sale of real property.

12

COUNCILMEMBER POWELL MADE A MOTION TO MOVE INTO A CLOSED EXECUTIVE SESSION TO DISCUSS THE SALE OF REAL PROPERTY AT 8:02 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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16

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

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THE MOTION CARRIED UNANIMOUSLY.

24

***Mayor Acerson left the meeting at 8:40 p.m. with Councilmember Powell acting as Mayor Pro Tem for the remainder of the meeting.*

26

COUNCILMEMBER HOYT MADE A MOTION TO CLOSE THE EXECUTIVE SESSION AND RECONVENE THE REGULAR SESSION OF THE CITY COUNCIL AT 8:57 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28

30

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

32

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36

THE MOTION CARRIED UNANIMOUSLY.

38

10. **COUNCIL REPORTS:**

40

Councilmember Broderick – Councilmember Broderick reported that he attended the bi-monthly Engineering Coordination meeting with JUB and city staff on December 8th at Public Works. He noted the biggest item discussed was the water table level and the issue of basements or not at the proposed Ivory project. He then explained JUB’s point of view on this issue followed by some general discussion. Councilmember Broderick suggested having this as an agenda item at a regular City Council meeting as to have sufficient time for Council discussion and collaboration. Mr. Van Wagenen suggested sending any concerns or ideas to him prior to the meeting for discussion. Mr. Cowie would advise that

42

44

46

2 it will be advertised as a public meeting and if it is not a public hearing to not take
 4 invitation to public comment. Mr. Cowie stated the first meeting in January would be a
 6 good time to schedule the discussion with the Planning Commission meeting the
 following week and then hold a joint work session. The Council was in agreement with
 the proposed schedule.

8 **Councilmember Bean** – Councilmember Bean reported there is an individual they are
 considering for the Planning Commission. He then asked Mr. Van Wagenen to explain.
 10 Mr. Van Wagenen stated the gentleman is Charlie Keller who lives in the Fieldstone
 Development and works for Clyde Companies. He stated Mr. Keller came to observe the
 12 last Planning Commission meeting and noted that representation from that area of the city
 will be beneficial and he is willing to do the job. They are hoping to have him approved
 14 at the next meeting. Councilmember Lundberg also mentioned another gentleman from
 Fieldstone, David Gardner, who has expressed a genuine interest in serving the city in
 16 some capacity.

18 **Councilmember Powell** – Councilmember Powell had nothing to report at this time. She
 did ask Chief Cullimore to report on the recent Pleasant Grove High School incident.

20 **Chief Cullimore** – Chief Cullimore reported on the recent Pleasant Grove High School
 22 incident where there was a report of a gunman at the school (which turned out to be a
 false report). He noted they had a unified response with around 200 law enforcement
 24 officers at the scene. He added it was an unfortunate incident but was a very good drill if
 nothing else. There was then some general discussion regarding this incident.

26 **Councilmember Hoyt** – Councilmember Hoyt reported that the tree lighting ceremony
 28 was a success and was well attended. He commended Parks and Recreation staff and the
 Historical Preservation Commission for their hard work on the event. He also spoke with
 30 the Vice Principal at Lindon Elementary about the Ivory Development. Mr. Van
 Wagenen suggested setting up a meeting for discussion.

32 **Councilmember Lundberg** – Councilmember Lundberg reported they had their kickoff
 34 meeting for the 700 North Steering Committee and it went well. They discussed the area
 and objectives approved by the Council and they would like to invite a representative
 36 from Ivory to help them understand and answer their questions. She also mentioned that a
 Charter School may be another option at the Ivory Development as it is separate from the
 38 Alpine School District who do not seem interested in facilitating a school in the area.

40 **Mayor Acerson** – Mayor Acerson was absent from the meeting at this time.

42 **Administrator's Report:**

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

44

Misc. Updates:

46

- December City newsletter
- Councilmember Powell is Mayor pro tem from October through December 2015

- 2 • Cell Tower Lease Agreement, 60 North
- 3 • Misc. Items: Tree removal at the Community Center

4

Upcoming Meetings & Events:

- 6 • December 23rd – Noon at Community Center, Employee Christmas Party
- 7 • December 23rd – 25th – City offices close at noon on December 23rd. Closed
- 8 December 24th and 25th
- 9 • January 1st – City offices closed for New Year’s Day
- 10 • January 5th – Swearing-in of elected City Council members
- 11 • February 11th at 6:00 pm. – Budget kick-off meeting. Dinner/work session

12

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

15 **Adjourn** –

16
17 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
18 AT 10:06 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
19 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.
20

21

Approved – January 5, 2016

22

23

Kathryn Moosman, City Recorder

24

25

Jeff Acerson, Mayor

The Lindon City Council and Lindon City Planning Commission held a Joint Work Session on **Tuesday, December 8, 2015 at 6:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

WORK SESSION – 6:00 P.M.

Conducting: Jeff Acerson, Mayor

PRESENT

ABSENT

- Jeff Acerson, Mayor
- Randi Powell, Councilmember
- Matt Bean, Councilmember
- Van Broderick, Councilmember
- Carolyn Lundberg, Councilmember
- Jacob Hoyt, Councilmember
- Sharon Call, Chairperson
- Rob Kallas, Commissioner
- Bob Wily, Commissioner
- Matt McDonald, Commissioner
- Mike Marchbanks, Commissioner

Staff Present

- Adam Cowie, City Administrator
- Hugh Van Wagenen, Planning Director
- Brandon Snyder, Associate Planner
- Brian Haws, City Attorney
- Kathy Moosman, City Recorder

Ivory Representatives

- Ken Watson
- Chris Gamvroulas
- Tyler Buswell – Ivory Attorney

1. **Call to Order** – The meeting was called to order at 6:00 p.m.
2. **Work Session**—Ivory Development, Anderson Farms Development Agreement. The draft development agreement for the Anderson Farms Master Planned Community will be presented to the Planning Commission and City Council. No action will be taken at this time.

Hugh Van Wagenen, Planning Director, opened the discussion by explaining the purpose of the meeting tonight is to discuss the draft development agreement for the Ivory Development, Anderson Farms Master Planned Community. He mentioned an email sent dated December 6th regarding a discussion with Brian Haws, City Attorney. He then explained the intent tonight is not to discuss approval but to become familiar with the agreement so when it’s time for a public meeting and a vote you know what is in the agreement. He then showed the layout of the document itself. He noted staff met with Ivory last Thursday and discussed the body of the document and that is what he

wants to introduce tonight. He then highlighted the different sections and defining terms (usually capitalized) in the document and also the recitals noting he will refer back to them frequently throughout the meeting. Mr. Van Wagenen the read some of the definitions and defining terms. He referenced the section that states the maximum units of the project being 950 units overall (not reflected specifically in the exhibits) but just a nice round number to deal with. He also mentioned the offsite infrastructure and referenced the sections. He added that Section 3.2 is getting tweaked to reflect the preferred option for the commercial pad and Ivory is updating all their exhibits to reflect that commercial pad as being Option "A".

Mr. Van Wagenen went on to explain that the multifamily phase section is not finalized yet and Ivory will work with the city to develop that project and the details are far from being finalized. He mentioned the vested rights and they are updating the engineering and building standards etc. that are applied community wide; the city has the option to change the standards down the line. He mentioned to be aware there is a 20 year term on the MDA of the buildout that states the developer has to proceed within 18 months of approval so it doesn't get stalled out. He also referenced various other sections including public improvements and infrastructure, CC&R's, parks, trails, landscaping, water rights etc. Mr. Van Wagenen stated they also discussed combining some sewer lift stations in the city that would eliminate rebuilding some lift stations in the future noting there are some advantages there.

Mr. Gamvroulas then clarified park impact fees and the verbiage used of "waived" which is not accurate because they will still pay the fees and that money will be dedicated or "earmarked" for the park so it is not like they are not paying park impact fees. He clarified there is a funding mechanism through the park impact fees to build the park. Mr. Haws pointed out that it creates and is similar to an escrow account so if something goes wrong and the park isn't completed we can hold onto that account. Mr. Gamvroulas stated it is a regional park that serves more than just the property as it is on the city master plan.

Mr. Gamvroulas clarified the paragraph in the document that states the money goes into an escrow account and at some time the park will get built. Mr. Haws stated it is important to recognize if the park takes less than the impact fees collected then they get whatever is left or if the costs are more they will pay for those costs; the payment of the park is the developer's responsibility. Mayor Acerson suggested eliminating the word "waived" from the language. Mr. Van Wagenen stated we are technically saying the same thing, that it is just a guarantee. He will have Mr. Haws check into that language. Mr. Gamvroulas stated he will also have their lawyers check into that issue.

Councilmember Broderick asked for clarification on the above mentioned sections. Mr. Haws stated it is a system improvement and with the state requirement right now they don't see any system improvements on the plan except the park. There was then some discussion on sewer exhibits. Mr. Van Wagenen then went through the remaining sections and exhibits followed by some general discussion. Mr. Gamvroulas stated the new exhibits will be forthcoming as they are just finishing up with the engineer.

Mayor Acerson questioned Mr. Haws if the master development agreement is approved, and there are vested rights, and if Ivory for whatever reason runs into a financial hardship, what protects the city from Ivory doing a fire sale and take the vested right to shop it to wherever they want to. He also questioned if they have to change

2 because of an unknown situation, if we, as a city, want to make sure we have the same
 3 quality, if not better, in moving forward. Mr. Haws explained because we are changing
 4 the zoning and putting into place a zoning ordinance that codifies the development
 5 agreement, it will be a transferrable right and in the current agreement that it is
 6 acknowledged as a vested right. The way the MDA is written we don't have any say who
 7 they will sell it to; this is perhaps something to discuss in more detail.

8 Mr. Gamvroulas then referenced Paragraph 20, which states you must provide
 9 notice. He noted at the end of the day it is a property right. He added there has been
 10 discussion about this issue and pointed out this agreement will also be recorded and
 11 bound and subject to the assumption and this should make everyone comfortable. Mayor
 12 Acerson asked what happens if there is a downturn in the economy and if there is the
 13 ability to renegotiate the time frame. Mr. Haws stated there is a paragraph included
 14 where the parties can meet and modify the agreement. He added if they file their first
 15 application within the first 18 months (and it vests) they have the rights to it for 20 years.

16 Mr. Buswell pointed out it is because Ivory has certain obligations at each stage
 17 and the reason why they did that is because the city indicated they needed sufficient
 18 infrastructure put in to build the next phase, so they built that into the document; if there
 19 is some downturn they are still obligated to do the infrastructure. Mr. Gamvroulas stated
 20 Ivory feels this is a very fair agreement and it was approached in good faith by the two
 21 parties to arrive at the best possible outcome and they have agreed to it. There has been
 22 hundreds of hours on the part of city staff and they have done a terrific job.

23 At this time Mr. Van Wagenen asked if there were any questions on the exhibits.
 24 Councilmember Hoyt asked about the maximum residential units and asked if they
 25 consider townhomes as single family homes. Mr. Gamvroulas stated they are not as they
 26 are considered single family-attached. Mr. Haws stated they are modifying the definitions
 27 for this zone only and will not change in the code (single family detached and single
 28 family attached and then multifamily).

29 Mr. Van Wagenen pointed out that Ivory is somewhat restrained (as per the
 30 agreement) from doing all townhomes. Mr. Haws added that Ivory has agreed to comply
 31 with all of the exhibits. Chairperson Call asked when this agreement will come before
 32 the Planning Commission. Mr. Van Wagenen stated it will come to the Planning
 33 Commission in January after some of the issues have been resolved. He also mentioned
 34 he sent out an email to Ivory today to see if they prefer ground water and basements
 35 onsite near the park noting staff has been discussing what that would take; either a land
 36 drain system or to bring in dirt fill. There are a few reasons why 1) it is extra
 37 infrastructure the city is ultimately responsible for and 2) the additional liability for the
 38 city as the fill would take millions of dollars; they would prefer the land drain system but
 39 these issues have not been worked out yet and 3) they are close to buttoning down the
 40 traffic study noting there are no major surprises there.

41 Mr. Van Wagenen stated they are thinking January to get it to the Planning
 42 Commission for the first time at which time it could be continued if there are concerns or
 43 questions. He pointed out that the reason for the work session tonight is so the Council
 44 and Planning Commission are prepared. He noted the Planning Commission vote will be
 45 separate from the Council and they will make recommendations to the Council.

46 Mr. Watson stressed with the issue of the pump and the ground water that the city
 already has some sewer lift stations and this site is no different. They have already
 contemplated running all the pipes to the same spot around a sewer lift station which

2 would be a benefit community wide because when this comes on line the city won't have
 4 to replace or build another one. He went on to say that taking the affluent at a low point
 6 and pumping it up and getting it out to a pipe that is higher is not unusual. He noted they
 8 showed the city engineer a system that JUB had designed for Ivory in Clinton that was a
 10 joint sewer lift station that has been operational for a decade. There are multiple backup
 pumps and generators and indicators; this has been done before. Staff has raised yellow
 flags and their idea is to create a funding mechanism through the city and perhaps create
 a special service district which they feel is a better solution than through the HOA. Mr.
 Watson stated this issue is open to conversation as there are many ways and options to be
 discussed.

12 Mr. Van Wagenen mentioned one challenge is that they are not sure how much
 14 water will come down the pipes but they will know as development occurs. Mr.
 16 Gamvroulas stated it has been extrapolated. Mayor Acerson commented if they are
 18 comfortable with that level then they should be comfortable to back it up too.
 20 Councilmember Broderick commented that he feels they are doing this just to put in
 22 basements. Mr. Gamvroulas confirmed that statement. He also stated that they have to go
 24 down at least 36 inches and either raise the site up or put in a land drain. He noted the
 amount of fill dirt to bring that in could be problematic; they are already going half way
 and they would like to go to the next step and put in basements and put in the systems
 that will protect them that will increase the values of the homes and make for a better
 neighborhood; there is going to be an expense one way or the other. He added it is a
 forgone conclusion of any development of this site that it will get a sewer lift station and
 it will be pumping. He knows there are some reservations on the part of the city and
 rightly so as this has not been done in Lindon before but they have done it before.

26 Councilmember Lundberg asked for the oldest example of a lift station. Mr.
 28 Gamvroulas stated the oldest is their West Layton project which has been 20 years.
 30 Councilmember Broderick asked what the current water level is. Mr. Gamvroulas stated
 32 it is 2 or 3 feet depending on where you are. There was then some general discussion
 regarding this issue with Mr. Gamvroulas stating they will bring them some cross
 sections. Commissioner McDonald asked if the entire commercial piece will be owned
 by Ivory. Mr. Gamvroulas stated that piece will stay in the Anderson family as a place
 holder for a future commercial site that would reflect a site plan (information not
 distributed widely at this point for sensitivity reasons).

34 **Adjourn** – The meeting was adjourned at 7:00

36 Approved – January 5, 2016

38 _____
 40 Kathryn Moosman, City Recorder

42 _____
 44 Jeff Acerson, Mayor

 Sharon Call, Chairperson

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, December 1,**
 4 **2015, 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 Jacob Hoyt, Councilmember
 Randi Powell, Councilmember
 14 Matt Bean, Councilmember
 Van Broderick, Councilmember
 16 Adam Cowie, City Administrator
 Kathryn Moosman, City Recorder

ABSENT

Carolyn Lundberg, Councilmember

18 **DISCUSSION:** The Lindon City Council will meet with State Legislators including
 20 Senator Dayton, Senator Jackson, and Representative Stratton to discuss matters of
 common interest. No motion will be made as this item is for discussion only.

22
 24 Mayor Acerson opened the discussion by welcoming the Legislators to the
 meeting and thanking them for taking the time to meet with the Council. Following
 26 introductions the Council discussed with the Legislators the issues of roads, including
 funding, the CDA and also the Vineyard Connector noting it is on UDOT’s master plan
 (20 to 30 year window). Mr. Cowie stated that anything that could be done as far as
 28 prioritization (timing) on the Vineyard Connector would be very beneficial. Senator
 Jackson asked what the price tag is. Mr. Cowie stated he will get that figure to him.
 30 Senator Jackson also asked if he is asking if they want it moved to the left. Mr. Cowie
 confirmed that would be great if there is an opportunity to do that so the properties
 32 adjacent to it could connect and function and develop their property.

34 Representative Stratton commented this is a key factor for the city because of the
 limited revenue source therefore it provides a revenue source from development. Mr.
 Cowie confirmed they would love to see some activity in the area. Senator Jackson asked
 36 Mr. Cowie if they are in a position to build a coalition among the developers to lobby for
 this. Mr. Cowie stated former local Mayor’s signed letters of support and, in his opinion,
 38 it is feasible for the business owners to be on board.

40 Mr. Cowie then gave a brief history and explanation of the Lindon City Road
 Management Plan that was recently approved by the City Council. Mr. Cowie stated
 there is no “magic bullet” that will solve the answer to road funding as we will have to
 42 look at multiple funding sources and multiple opportunities to keep the roads in good
 condition. The legislation passed this past year certainly would have benefited the city
 44 and would have brought in an additional \$300,000 more than what we are currently
 getting. There was then some general discussion on the gas tax increase and
 46 transportation utility fees. Senator Dayton commented that the most hated tax by citizens
 are property taxes and any effort to add to that is met with a lot of emotion. Mr. Cowie

2 noted the benefit from the transportation utility fee is its transparency as it would be
 4 included on a utility bill every month with a set schedule and very clear rates. Mayor
 6 Acerson commented that he feels most residents (Provo) aren't even aware the fee is on
 8 their bill and assume it has always been there. The Council then discussed the models
 10 presented and funding mechanisms for road funding. Mr. Cowie re-iterated that multiple
 12 funding sources and multiple opportunities need to be looked at to keep the roads in good
 14 condition. Mayor Acerson questioned the Legislators how, in their opinion, with a lot of
 16 local communities dealing with these same issues, can they help to lead out and show
 18 leadership in the overall vision, and what can they accomplish to expand the communities
 20 at the local level with funding for roads. Senator Dayton stated there is legislation coming
 forward with one of the Utah County Legislators. She also asked if this is a discussion in
 the League of Cities and Towns. Mayor Acerson confirmed that statement adding the
 city wants a partner to deal with this and to see what we can bring to the table to facilitate
 a common issue. Councilmember Powell pointed out that Lindon is unique because we
 lack density because of the traditional 1/2 acre lots and now we have 12,000 square ft. lots
 etc. so a utility fee will not help as much as other municipalities. Senator Dayton
 commented that there is some real resistance from residents who are opposed to the high
 density housing in the single dwelling lot neighborhoods. Councilmember Powell noted it
 is also the industrial area business owner's not only home owners who are having
 resistance.

22 Mr. Cowie brought up the CDA for discussion at this time. Councilmember Bean
 24 mentioned the city has established a community development area along the 700 North
 Corridor (from State Street to the freeway) which they are hoping will become a major
 sales tax revenue producer with retail and office buildings etc. He mentioned the recent
 26 expansion of the University Mall that Alpine School District participated in and the other
 taxing entities, and they have seen a lot of disparity in the way (in our case) that Alpine
 28 School District approaches these CDA's as it seems there is not a very formal process
 (even to apply) including the issue of trying to get a fair hearing in front of the board. He
 30 added we have not been able to make much progress on our 700 North Corridor as
 compared to what Orem City was able to do with the expansion of the mall which has
 32 been frustrating.

Councilmember Powell pointed out that Lindon's CDA was in place before Orem
 34 City's and yet they received an audience before the board with a high consideration on
 their numbers, where even our low number in comparison was disregarded; the land was
 36 in a green belt. Senator Dayton commented that she is sympathetic to these frustrations
 and agreed it is not a fair process and it seems capricious; these are common sense
 38 comments. Councilmember Bean added that it would be nice to see a fair playing field
 when these kinds of funds are involved and he would like to see some criteria to know
 40 how those decisions are made as it seem arbitrary. Mr. Cowie stated that is a fair
 assessment and noted they are looking at overhauling the State RDA regulations. He
 42 added he too would like to get in the door for a hearing and noted it is a challenge.

Mayor Acerson then thanked the representatives for coming and for their input.
 44 He then called for any further discussion. Hearing none he moved on to the regular City
 Council session.

46

REGULAR SESSION – 7:00 P.M.

2 comprehensive Annual Financial report (CAFR), for fiscal year ended June
30, 2015.

4
6 Mr. Cowie noted that staff recommends that the City Council accept the Fiscal
Year 2014-15 audit as presented. He referenced the FY2015 Annual Financial Statements
included as part of the CAFR and the Auditor's Supplementary Report. He added that
8 representatives from K&C and the Lindon City Finance Director are available to present
the report and answer questions. He then turned the time over to Kristen Colson, Lindon
10 City Finance Director, and Angie Broadhead, representing Keddington & Christensen,
LLP to make their presentation.

12
14 Kristen Colson, Lindon City Finance Director, and Angie Broadhead,
representing Keddington & Christensen, LLP, were in attendance to present the audit
report to the Council. Ms. Broadhead noted this is the third year that Keddington &
16 Christensen has performed the audit for the city and they appreciate having Lindon City
as a client. She noted as part of the audit they are required to report certain items
18 concerning the audit to those who are in charge of city governance; whom they consider
as the City Council who is in charge of governance over the City and they are responsible
20 for the financial statements. Ms. Broadhead stated that it is their responsibility to audit
them and perform tests and procedures to obtain reasonable assurance of whether or not
22 there is a fair presentation of the financial position of Lindon. She stated that the audit
went well and she is happy to report that they gave a clean opinion and they believe the
24 financial statements are a fair presentation of the financial position of Lindon City dated
June 30, 2015.

26 Ms. Broadhead then gave a summary of what an audit entails. She explained that
whenever they perform an audit they always look at the internal controls over the
28 financial reporting of which controls are those mechanisms or processes that are put in
place that protect employees and help keep them honest and protect accounting records
30 from error or fraud; they sometimes test them to plan the audit and zero in on the riskier
areas that are more prone to error or fraud to give a better audit. They also look at the
32 controls over cash disbursements, controls over cash receipting, controls over payroll,
controls over journal entries etc. She noted while looking at these areas if they see a
34 weak or deficient area in the controls they would report that to the Council and give a
recommendation and they did not see any deficient areas as part of their procedures.

36 Ms. Broadhead stated when they do an audit there is more to it than just the
numbers, there are also qualitative aspects as well and they look to see if management
38 accounting policies are sound and if there is a reliable accounting system to produce the
financial data and that the financial disclosures are consistent and clear. They believe
40 that management has done a good job with those things and it went really smoothly and
they had open access which is very important as they take fraud very seriously and re-
42 iterated if they had found something the Council would already know about it.

44 Ms. Broadhead then went over the State compliance audit guide. She noted that
every year the state auditor revamps and re-issues the state compliance guide as there are
new laws and old laws to test for compliance etc. The only item they found was a new
46 law that is not quite being complied with which is that the approved minutes need to be
posted to the Utah Public Notice website within three days. She noted that is the only part

2 of the law not being complied with as the agendas and noticing etc. is in compliance. She
4 noted that they audit a lot of cities and most cities got this same finding this year as a lot
6 of cities are getting that because it is a new law and it flew under the radar. She would
8 suggest just keep doing the right things and continue going to the right trainings etc. This
law was just not communicated in the right way and was an oversight at the conference
and most cities missed this. She would also suggest talking with legal counsel and to rely
on the Utah League of Cities and Towns to keep updated on the new laws.

10 Ms. Broadhead re-iterated they believe that the audit evidence they obtained is
12 sufficient and appropriate to provide a basis for their audit opinions. Ms. Broadhead
concluded by stating, in their opinion, the financial statements referred to above present a
fair and respective financial position of the governmental activities, the business type-
activities, each major fund, and the aggregate remaining fund information of Lindon City.

14 Ms. Broadhead summarized that all in all the audit went very well and smoothly
and the employees were very helpful and noted if there was something fraudulent in the
16 audit the Council would already know about it. Ms. Broadhead then complemented Ms.
Colson and Mr. Cowie and staff for their diligent efforts and for being forthright and
18 ensuring that the audit went very smooth this year. Ms. Broadhead emphasized that they
work for the City Council and if they ever have any questions or concerns to please let
20 them know. Ms. Broadhead concluded that this audit went very well and Ms. Colson and
Mr. Cowie do a great job for the city and are very cooperative and they appreciate the
22 opportunity for allowing them to perform the audit for the city.

24 Mayor Acerson thanked them for their hard work and valuable information
presented. He then called for any further comments or discussion from the Council.
Hearing none he called for a motion.

26
28 COUNCILMEMBER HOYT MOVED TO ACCEPT THE AUDIT REPORT AS
PRESENTED FOR FISCAL YEAR ENDED JUNE 30, 2015. COUNCILMEMBER
LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS
30 FOLLOWS:

- 32 COUNCILMEMBER POWELL AYE
- COUNCILMEMBER BEAN AYE
- COUNCILMEMBER BRODERICK AYE
- 34 COUNCILMEMBER HOYT AYE
- COUNCILMEMBER LUNDBERG AYE

36 THE MOTION CARRIED UNANIMOUSLY.

38 7. **Review & Action** – *Architectural Elevations for Lindon Public Safety*
40 *Building*. The City Council approved the site plan for the Public Safety Building
on November 17th but continued the architectural elevations to gather more
42 information prior to a final decision on the design. Representatives from Curtis
Miner Architecture will review the proposed building elevations with the City
44 Council members. Additional discussion on bidding alternatives for the building
may also be discussed prior to the final motion.

46 Adam Cowie, City Administrator, opened this discussion by giving a quick
overview explaining at the last meeting the Council wanted to explore some options for

2 possible decorative arches over the garage doors, and potentially adding additional
 4 colored and/or arched headers over windows and the elevations. He noted that the
 Architects Jay Taggart and Curtis Miner are available tonight to discuss the design and
 6 the materials on the building. Mr. Cowie then handed out a hard copy of the updated
 sketches of elevations from the Architects. He also referenced the information on
 potentially bidding the Police Department on the main level as alternate unfinished space
 8 to be completed as a Tenant Finish at some point in the future.

10 Mr. Cowie stated that staff's understanding of this request is to determine if the
 interest saved by decreasing the total bond amount for the building is more or less than
 the estimated postponed construction cost of the Police Department. He noted that the
 12 initial evaluations appear like it's close to a wash to postpone construction when
 factoring both hard and soft costs compared to the potential interest saved on a lower
 14 bond amount. He added that the architects have presented final numbers on the police
 department tenant finish option (\$92 per square foot – base cost) from Parametrics (cost
 16 estimating company). The total is around \$389,000 (higher end) for the tenant finish (per
 Parametrics); he noted these numbers are erring on the side of caution. Mr. Cowie noted
 18 if the Council determines to bid the police department as an alternate item the architects
 have informed us that there needs to be alternate plans prepared.

20 Mr. Cowie explained there was not discussion at the last meeting of how long it
 could be postponed or a target date set, so they are looking at a 3-5 year window based on
 22 the numbers. He then referenced the spreadsheet showing the numbers and options
 followed by discussion. He noted the total cost if we wait the five years is \$472,000. Mr.
 24 Cowie also mentioned some of the security issues with the current police facility and
 state guidelines we are not in compliance with. Mr. Cowie also discussed the
 26 architectural elevations and presented a rough sketch by the architects and provided
 photos of other facilities and buildings.

28 The Architects and Council then discussed the following items:

- Panes across the garage doors
- 30 • Pitched roof and arches
- Amount of limestone
- 32 • Garage doors

34 Councilmember Lundberg mentioned that she feels the rooflines are
 monochromatic and need somewhat of a harmonization to the existing buildings.
 36 Councilmember Powell echoed Councilmember Lundberg's comments about the
 rooflines on the entry tower (minimal pitch); she feels it is too flat and would make it
 38 flow better. She also asked if the window frames are bronze. Mr. Taggart confirmed
 they are bronze. She would also like to see the sconces replaced with some other option
 40 with a lantern look that would be more inviting (bronze also). Mr. Taggart explained
 they are trying to use similar materials and colors throughout the campus and trying to
 42 give the sense that these buildings are related to each other and fits in the scale and
 rhythm and is cohesive and they are trying to take the elements and apply them
 44 appropriately. Councilmember Lundberg stated she would like to see a mix as she feels
 there is 90 degree angles everywhere; a façade treatment would be great. Mr. Taggart
 46 suggested that making a groove may be enough to break it up.

2 Following discussion Mr. Cowie asked the Council if they feel another meeting is
in order for approval (December 15th) or if the changes could be facilitated through an
4 email. Councilmember Lundberg suggested taking a straw poll regarding the suggested
changes and asked how much limestone could be shaved off (square footage) and also
6 dollars. Councilmember Broderick asked what the best cost estimate is right now. Mr.
Cowie stated 2.9 million to 3 million. Mr. Taggart mentioned the historical uses of arches
8 noting they indicate entryways. He also observed that the discussed changes are 1) door
with the glass 2) hip at the entry 3) arches over the windows 4) look at potential areas to
10 reduce the amount of limestone and 5) review the light sconces. Councilmember Bean
commented that he feels it would be hard to approve by email and he would suggest
12 reviewing it in another meeting. Mr. Cowie stated this may put us back a month and
affects the bidding and possible interest rate changes. Mr. Taggart stated they will try to
14 have the revised drawings by December 15th or sooner. Mr. Taggart asked if the
materials and the police department buildout could be decided tonight as they will change
16 how they approach the construction documents.

Councilmember Hoyt stated he will vote no because it is four times more
18 expensive than stucco and feels it is the more conservative approach. Councilmember
Broderick stated the stucco could be the same color but noted the limestone is definitely a
20 superior product. Councilmember Bean voiced his concerns about stucco overall because
it is not as durable noting he is in favor of looking at another product in between; he likes
22 the look of the building the way it is now and he is not a big proponent of the tower.
Councilmember Lundberg mentioned that stucco shows dinginess after a number of years
24 and hairline cracks but she wants to find the right sweet spot; she is comfortable with not
going with the very cheapest but to find something somewhere in the middle. The
26 Council was open to Councilmember Lundberg's idea to reduce the amount and find a
middle ground.

28 Mayor Acerson asked if they can shave off a hundred thousand dollars from the
items discussed and still maintain a decent look. Mr. Miner stated they probably can but
30 will still maintain a nice looking building. Phil Brown, Chief Building Official stated he
would recommend not using stucco as it is a maintenance nightmare and it is not holding
32 up on the existing buildings.

Mr. Taggart suggested to include in the motion to approve with 1/3 of the amount
34 of stucco and shave off a hundred thousand and add the sconces, roof and arches and the
doors red with the horizontal glass. Councilmember Bean said he is willing to do it by
36 email. Councilmember Broderick stated if the price tag is too big it will affect the straw
poll on the buildout and he needs to see the numbers; he does like the shapes and designs
38 and colors.

Councilmember Lundberg stated that one of the core roles of government is
40 public safety and the police department facility is inadequate noting the city is growing
and she would rather see the investment as this was the number one desire per the survey.
42 She would be in favor of finishing the whole buildout on the police department unless the
numbers are really out there; but she will be flexible to look at options. Councilmember
44 Bean stated he feels the same as Councilmember Lundberg and is willing to move
forward now with the Police department unless the costs come back really high then look
46 at it again. Councilmember Powell stated she is also comfortable moving forward with
the police department buildout. Councilmember Broderick and Councilmember Hoyt

2 agreed they are also comfortable with moving forward if the costs don't come back too
4 high. Mr. Cowie asked the architects if adding an option to bid the police department is
at \$20,000 now. Mr. Taggard said no it is not and they can bid with it and without.

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

8 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE
ARCHITECTURAL BUILDING ELEVATIONS AS DISCUSSED WITH THE
10 ARCHITECTS AND FIND ONE HUNDRED THOUSAND DOLLARS IN SAVINGS
ON THE PROPOSED MATERIALS FOR THE LINDON PUBLIC SAFETY
12 BUILDING, WITH THE FOLLOWING: 1) LIMESTONE 2. ALTERNATE FOR THE
TENANT FINISH OF THE POLICE DEPARTMENT AS A SEPARATE BID
14 PROPOSAL 3) ARCHES OVER THE WINDOWS 4) HIP ROOF ON ENTRY 5)
THIRD AND FOURTH PANELS ON THE GARAGE DOOR AND WINDOWS ALL
16 THE WAY ACROSS 6. SCONCHES BEING BRONZE VS. BLACK 7) LOOKING AT
SOME DIFFERENT MATERIALS NOT JUST LIMESTONE. COUNCILMEMBER
18 POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

- 20 COUNCILMEMBER POWELL AYE
- COUNCILMEMBER BEAN AYE
- 22 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER HOYT AYE
- 24 COUNCILMEMBER LUNDBERG AYE
- THE MOTION CARRIED UNANIMOUSLY.

26
28 8. **Review & Action – 700 North Specific Area plan Committee.** Councilmember
Lundberg requests appointment of herself, Matt Bean, Bob Wily, Dan Fish,
30 Kevin Long, Ron Anderson and staff members Hugh Van Wagenen and Adam
Cowie to serve on the 700 North Specific Area Plan Committee to formulate and
32 recommend to the city council specific development visioning plans for the
corridor,. The intent and objectives of the committee will also be reviewed.

34 Mr. Cowie opened the discussion by stating Councilmember Lundberg was
previously given direction by the Council to propose committee member
36 recommendations and to also propose objectives for area specific planning of the 700
North corridor. He noted the concept included development of a specific set of guidelines
38 and economic development objectives for the corridor which may be different from other
General Commercial areas in Lindon. He then referenced the following draft objectives
40 provided by Councilmember Lundberg for the Council and Committee to consider as
follows:

- 42 1. Assemble a variety of individuals who are Lindon residents, staff, Council,
Planning Commission, and professionals with an array of skills, experience, and
44 networking capability.
- 46 2. Identify a vision and name for the 700 N Corridor that will guide the evolution of
its development in a Specific Area Plan document.
- 3. Define values and how to coordinate them with local city and regional objectives,

- 2 making Lindon a better place to live and work and play.
- 4 4. Identify goals, strategies, and implementation actions for the City to pursue to
 - 6 5. Create an attractive gateway into Lindon city that is an active center for the
 - 8 6. Set aesthetic standards that strive to attain a harmonizing theme, yet maintain
 - 10 7. Create a 700 North Specific Area Economic Development Plan document that

12 Mr. Cowie then directed the Council to consider the draft objectives above and
 14 provide feedback and direction to ensure the committee will be proceeding with
 16 appropriate guidance and also that the objectives are in-line with the Council's desires for
 18 the corridor. Councilmember Lundberg commented that there is potential opportunity and
 20 all of the people have been approached and are willing to serve. Councilmember
 22 Lundberg then listed the committee members followed by discussion:

18 Carolyn Lundberg	Matt Bean
20 Bob Wily	Dan Fish
22 Adam Cowie	Hugh Van Wagenen
24 Kevin Long	Ron Anderson
26 Mike Vanchiere	Angela Neuwirth
28 Eric Anthony	Wayne DeVincent
30 North Side Property Owners	

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

36 COUNCILMEMBER LUNDBERG MOVED TO APPOINT THE ABOVE
 38 VERBALLY LISTED NAMES TO THE 700 NORTH SPECIFIC AREA PLAN
 40 COMMITTEE AND DIRECT THE COMMITTEE TO PROVIDE
 42 RECOMMENDATIONS FOR THE CITY COUNCIL TO OBTAIN THE OBJECTIVES
 44 FOR THE CORRIDOR AS DISCUSSED. COUNCILMEMBER POWELL SECONDED
 46 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

42 COUNCILMEMBER POWELL	AYE
44 COUNCILMEMBER BEAN	AYE
46 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. **Review and Action** – *Street Lighting Request at 300 North 910 East*. The City Council will review and consider a citizen initiated request from Irene Dougherty for a new street light at the corner of 300 North 910 East at an approximate cost of \$4,282.50.

2 Mr. Cowie led this discussion by stating the City has an established street lighting
request application and process that can be submitted by any citizen. He then referenced a
4 request that was turned in by Irene Dougherty for a new light to be installed on their
corner property. He noted they obtained the appropriate amount of signatures to meet the
6 minimum standard for approval of a street light by the City.

Mr. Cowie pointed out that the City has budgeted \$15,000 for new street light
8 installations this fiscal year. The proposed light is listed on the agenda as being estimated
to cost about \$5,500 to install. However, this pricing was for a commercial zone
10 Esplanade light. The cost to install the Granville style street light for residential zones is
estimated at \$4,282.50. There was then some general discussion regarding this issue.

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

14
16 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE
STREETLIGHT INSTALLATION REQUEST FOR A NEW GRANVILLE STYLE
LIGHT TO BE INSTALLED AT THE CORNER OF 300 NORTH 910 EAST.

18 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 20 COUNCILMEMBER POWELL AYE
 - COUNCILMEMBER BEAN AYE
 - 22 COUNCILMEMBER BRODERICK AYE
 - COUNCILMEMBER LUNDBERG AYE
 - 24 COOUNCILMEMBER HOYT AYE
- THE MOTION CARRIED UNANIMOUSLY.

26
28 **10. Review and Action – *Appointment to North Utah Valley Animal Shelter***

Board. Councilmember Hoyt has been unable to attend the animal shelter board
meetings and has asked to be replaced. Staff recommends Chief Cody Cullimore
30 be appointed as Lindon’s representative on the Board.

32 Mr. Cowie explained the North Utah Valley Animal Shelter allows each city it
serves to have a representative on its Board of Directors. The Board typically meets at 10
34 am on the last Thursday of each month at the Animal Shelter to discuss programing,
budgeting, and other animal shelter needs/issues. He mentioned that Mayor Acerson
36 contacted staff prior to the staff report being completed and requested that he be
appointed to the Animal Shelter Board for the time being. Mayor Acerson stated that he
38 is reviewing the council assignments and if anyone has any issues with their assignments
to contact him.

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

42
44 COUNCILMEMBER HOYT MOVED TO APPROVE THE APPOINTMENT
OF MAYOR JEFF ACERSON AS LINDON’S REPRESENTATIVE ON THE NORTH
UTAH COUNTY VALLEY ANIMAL SHELTER BOARD. COUNCILMEMBER
46 BEAN SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER POWELL AYE

2 COUNCILMEMBER BEAN AYE
 COUNCILMEMBER BRODERICK AYE
 4 COUNCILMEMBER LUNDBERG AYE
 COOUNCILMEMBER HOYT AYE
 6 THE MOTION CARRIED UNANIMOUSLY.

8 11. **Review and Action** – ***2016 Public Meeting Calendar***. The Council will review
 and consider adoption of the 2016 Public Meeting Calendar for meeting dates of
 10 the City Council, Planning Commission, and Board of Adjustment.

12 Mr. Cowie stated the annual meeting calendar has been prepared and meetings are
 scheduled to avoid holidays, elections, and Lindon Days events. He noted a meeting
 14 calendar is required to be adopted by the Council prior to each calendar year. Mr. Cowie
 mentioned the caucus meeting (March 22, 2015) and the Primary election (June 28, 2015)
 16 are on Tuesdays so the Planning Commission meetings have been cancelled for those
 dates.

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

20
 COUNCILMEMBER HOYT MOVED TO APPROVE THE 2016 PUBLIC
 22 MEETING SCHEDULE WITH THE CHANGE OF CANCELLING THE PLANNING
 COMMISSION MEETINGS OF MARCH 22, 2015 AND JUNE 28, 2015 AS
 24 INDICATED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE
 VOTE WAS RECORDED AS FOLLOWS:

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

32 12. **COUNCIL REPORTS:**

34
Councilmember Powell – Councilmember Powell reported she attended the North
 36 County Outreach meeting where they had good lecture on “Select 25” which is a
 program that awards businesses or individuals who are promoting health. She also gave
 38 kudos to everyone who worked so hard on the thanksgiving dinner noting it was a very
 nice event. She also mentioned that there is a crossing guard at Lindon Elementary who is
 40 giving preferential treatment adding that they need to use proper crossing guard protocol
 as it may cause some safety issues. She also reported they need individuals for the CCAB
 42 noting they meet five times a year and to let her know of any suggestions.

44 **Councilmember Bean** – Councilmember Bean mentioned there are several vacancies on
 the Planning Commission noting Mr. Van Wagenen has been working to fill those
 46 vacancies. They have been talking to Charlie Keller who lives in the Fieldstone

2 Development. He noted that Mr. Keller will be coming to a Planning Commission
meeting to observe.

4

Chief Cullimore – Chief Cullimore had nothing to report at this time.

6

Councilmember Lundberg – Councilmember Lundberg reported that the Lindon
8 Chamber Music Society brought in a Director from UVU and the group is doing a really
great job. The group also mentioned a Lindon City sponsorship would be beneficial. She
10 also reported that Fryer Park just got completed today and is being well used already.

12 **Councilmember Hoyt** – Councilmember Hoyt reported the police department is close to
hiring a new police officer and noted he met with Chief Cullimore today. He also
14 reported the Historical Preservation Commission will be hosting the tree lighting
ceremony on Monday, December 7, 2015 and will begin at 6:30 pm. Santa will be there
16 and the Police Department will be providing hot cocoa and candy canes.

18 **Councilmember Broderick** – Councilmember Broderick reported he will be attending
the monthly engineering meeting on December 8th at noon.

20

Mayor Acerson – Mayor Acerson reported that he is officially appointed to the UTA
22 board and noted he attended his first meeting. He mentioned the resignation of one
trustee and two others will be coming forward. He felt confident that the makeup of the
24 board is that they want to do the right thing which is very refreshing. He also reported
that the Utah Lake Commission is looking at doing a “science fair” project at the lake and
26 will be pursuing that. He also mentioned that UIA is increasing in revenue.

28 **Administrator’s Report:**

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

30

Misc. Updates:

- December City newsletter:
- 32 • Councilmember Powell is Mayor pro tem from October through December
2015
- 34 • Misc. Items

36 **Upcoming Meetings & Events:**

- December 1st – 6:00 pm work session with Legislative reps (Dayton, Jackson,
38 Peterson, Stratton)
- December 7th at 6:30 pm – Tree Lighting Ceremony at Community Center
- 40 • December 8th – Noon at Public Works. Engineering Coordination mtg: Mayor
Acerson and Councilmember Broderick will attend.
- 42 • December 23rd – Noon at Community Center, Employee Christmas Party
- December 23rd – 25th – City offices close at noon on Dec 23rd. Closed 24th
44 and 25th
- January 1st – City offices closed for New Year’s Day
- 46 • January 5th – regularly scheduled City Council meeting. Swearing-in of
elected City Council members.

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
8 COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT
10 10:15 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – January 5, 2016

14 _____
Kathryn Moosman, City Recorder

16
18 _____
Jeff Acerson, Mayor

The Lindon City Council and Lindon City Planning Commission held a Joint Work Session on **Tuesday, May 26, 2015 at 6:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

WORK SESSION – 6:00 P.M.

Conducting: Carolyn Lundberg, Mayor Pro Tem

PRESENT

ABSENT

- Randi Powell, Councilmember
- Matt Bean, Councilmember - arrived 6:20
- Van Broderick, Councilmember
- Carolyn Lundberg, Councilmember
- Jacob Hoyt, Councilmember
- Sharon Call, Chairperson
- Rob Kallas, Commissioner
- Bob Wily, Commissioner
- Matt McDonald, Commissioner
- Mike Marchbanks, Commissioner
- Andrew Skinner, Commissioner

Jeff Acerson, Mayor

Staff Present

- Adam Cowie, City Administrator
- Hugh Van Wagenen, Planning Director
- Jordan Cullimore, Associate Planner
- Mark Christensen, City Engineer
- Heath Bateman, Parks & Recreation Director
- Kathy Moosman, City Recorder

Ivory Representatives

- Kyle Honeycutt
- Ken Watson

1. **Call to Order** – The meeting was called to order at 6:05 p.m.
2. **Work Session**—*Ivory Development, Anderson Farms.* The Council and Commission will discuss the latest concept plan for the Ivory Development Anderson Farms residential project. The project is approximately located at 500 North Anderson Lane and encompasses about 135 acres.

Mr. Van Wagenen referenced for discussion the most recent concept plan for the Ivory Development project. He noted the biggest change is the townhomes concept in the southwest corner against the freeway (formerly the multifamily apartments -125 units). He gave a quick overview explaining all the single family residential (including Creekside Retirement, Fieldstone, and the proposed retirement community and the town homes: considered single family, non-apartment) puts the ratio of this concept at an

2 approximate 60% level on non-apartment units (doors) vs. the 50% which is a 10%
 4 increase on the ratio for apartment to non-apartment. He explained there were cross
 6 sections involved because the roads change as you move through and city staff and the
 8 City Engineer has been working with Ivory on the cross sections and the concept of extra
 10 corridors combining the parks and open space throughout the whole project. He noted
 12 after the last work session staff went back to Ivory with the general concerns over the
 14 ratio of doors and asked them to come back with an alternative concept which is before
 16 the group tonight. Mr. Van Wagenen pointed out that this concept is an alternative
 18 option to what was presented before and gives the decision makers an alternative option
 20 to consider. Mr. Van Wagenen then turned the time over to Mr. Kyle Honeycutt for
 22 questions or comment.

24 Mr. Honeycutt mentioned there are not a tremendous amount of visual changes
 26 but the big change is dropping the nearly 200 units down to basically ramblers with
 28 basements. He then noted the details stating this is basically a standard townhome
 30 complex that Ivory would do with 98% of them being two car garage door units as one
 32 car garage units do not sell near as well. He added they did two different versions with
 34 one being drive courts with the freeway on the side of the house which they felt would be
 36 nicer with a lot of green space and a pavilion and from a road perspective you can see the
 38 open and green space coming off of the road. And number two being from a marketing
 40 standpoint they have the apartments to the retirement community (no maintenance
 42 community) and townhomes (low maintenance) so the HOA takes on a bigger
 44 responsibility for the townhomes, similar to the retirement community in that if you are
 looking to retire this is the place to go as it is fully maintained with smaller yards and
 private streets which works better that way. The disadvantage of private streets to the
 residents is that they pay snow removal etc., and maintenance of the roads as part of the
 HOA.

Mr. Honeycutt stated they are very excited about the units being next to the park.
 He mentioned that they really wanted to make a nice streetscape on the big road going
 through and also on the normal streets, all streets are 5 ft. wider (55 ft. street cross
 section). He noted the main difference is the planter that makes it feel “greener” with the
 separation and with the houses further back. He added this didn’t affect the layout too
 much but they got a wider street but also lost a few lots. Mr. Honeycutt stated, for the
 most part, it works to have the nicer street inside the community but that is nothing
 compared to the 85 ft. street cross section with the median. He noted they need to work
 out some details (per city code) with the Thorn property but feels it will be very nice
 when fully landscaped and will draw people into the community and it will stand out.

Mr. Honeycutt explained that a traffic study is currently being done but they feel
 when the apartment complex happens (slated 5 or 6 years later) it would be the logical
 time to put the road in and it is on the layout. He then gave some details of what is going
 in the parks for clarification.

Councilmember Lundberg asked if the townhomes are for sale or lease. Mr.
 Honeycutt stated they are for sale. Mr. Honeycutt suggested the group look at their Ivory
 Ridge Project in Lehi (Pacific Series Condos) for comparison; they are building in
 Saratoga Springs also. Chairperson Call stated she appreciates the changes and noted it
 feels much better as she likes the mixed type of housing. Mr. Honeycutt then discussed

the parks and who maintains them. He added they have also been discussing right of ways and maintenance with city staff.

Commissioner Kallas questioned if we are compromising by going to a townhome because after 10 years most of the units won't be owner occupied and not managed. Mr. Honeycutt then spoke about HOA's and reserve studies stating he will draft a copy of the CC&R's along with their attorney to see what the restrictions are etc.; he is not sure they are ending up with a better product than before. Mr. Honeycutt stated they only hire top notch management companies to run their properties. He added that State laws have pushed HOA's to have reserve studies and management plans forcing the improvements of HOA's. There was then some general discussion regarding HOA's.

Mr. Honeycutt also mentioned the LDS church has contacted them and expressed interest about several sites to construct an LDS church (phase I) but they are really non-committal at this point. He noted that they are open and ready when they are ready and feels it will be a great amenity in the community.

Mayor Pro Tem Lundberg called for any public comments at this time.

Gaylan Haig: Mr. Haig stated he is a resident of Lindon and lives in the Creekside Cottages. He noted he likes this concept but actually thought it would be something different. His one concern is behind their development (on the commercial plot) it seems it will be sandwiched in to where it will wither and die. He asked if they have considered including that plot in the development. Mr. Honeycutt stated they are open to ideas to figure out something that may work, noting it would be nice on a marketing perspective for Ivory.

Chairperson Call asked what they are planning on doing on the apartment side. Mr. Honeycutt stated it will be the same concept and same number with a nice buffer to the railroad tracks that will start smaller and get larger in the middle.

Mr. Honeycutt noted they talked with staff last week about whether to define colors now or to put into the development agreement that there is a certain density with more definition required before construction starts. He noted they are open to most things and it will look pretty much like the traditional style rather than the more modern as per drawn on this concept.

Mr. Honeycutt mentioned they feel they are ready to introduce this to the whole Creekside/Fieldstone community for feedback and asked how this group feels about going to that level. He noted on a project this big he would suggest two open houses (one in the evening, one in the afternoon). He also pointed out that they will be ready to make formal application in the next few months. Mr. Van Wagenen asked if it is safe to say the Ivory Ridge project is same type of product. Mr. Watson confirmed that statement and showed a photo of the development followed by discussion.

City Engineer, Mark Christensen questioned if the townhome plan would be different from the plan shown given the ground water problem. Mr. Honeycutt stated they are talking about a considerable expense to bring in a lot of dirt to raise the whole thing up. Mr. Christensen also asked if they can be done without a basement. Mr. Honeycutt confirmed that statement but added it is not as desirable. Mr. Christensen also asked what the square footage is. Mr. Watson replied there will be anywhere from 1,500 to

2,000 square feet on all three floors and most will be in the \$200,000 to \$250,000 price range (approximate).

Councilmember Lundberg asked the group if they are ready to proceed with holding some public open houses. To that point, Mr. Van Wagenen asked if the group would feel comfortable doing a straw poll to see where everyone is at and if they are interested in public feedback as all councilmembers and commissioners are in attendance tonight.

Commissioner Kallas asked the group what the reasoning is why they like the townhomes better than the apartments and if it is because of sheer numbers.

Chairperson Call stated she likes the diversity and the types housing and owner occupancy and but not the high density in those areas. She also likes the choice of housing and being able to make it more of a community feel rather than a transient population. Commissioner Wily agreed that he likes the mix and the choices it presents; he was hoping for some townhomes. Councilmember Powell commented that she is leaning towards both options but really likes the idea of townhomes and feels it makes more diversity and asked about adding another strip of townhomes. There was then some discussion of the possible location of additional townhomes. Mr. Watson stated from an HOA maintenance perspective they would want to have enough townhomes to justify the maintenance etc. Councilmember Broderick expressed his concerns about the huge amount of traffic it generates and noted he will never vote for a 5 ft. setback. He added that multiple units feels more congested than one large one that is designed to handle the volume. Councilmember Lundberg stated she cannot agree, in good conscious, to two large apartment complexes that will put such a huge imbalance in the demographics.

Mr. Bateman commented that he would like to see an automated sprinkler system in the parks that they could control (Weather Tec System). Mr. Bateman also asked about the bathroom on the park plan and if the trail will be lighted. Mr. Honeycutt said he will add that to the list as there is currently no lighting.

At this time, Mr. Van Wagenen took a straw poll from the group on the possible options as follows:

STRAW POLL

City Council – Preferred Option

Option A: (Apartments)
Randi Powell
Van Broderick

Option B: (Townhomes)
Matt Bean
Carolyn Lundberg
Jacob Hoyt

Planning Commission – Preferred Option

Option A: (Apartments)
Rob Kallas
Mike Marchbanks

Option B: (Townhomes)
Sharon Call
Bob Wily
Matt McDonald
Andrew Skinner

Mr. Van Wagenen observed that from the straw poll taken option B is the preferred option by the majority. Following some additional discussion Mr. Honeycutt stated that he will get with Mr. Van Wagenen and start the open house process.

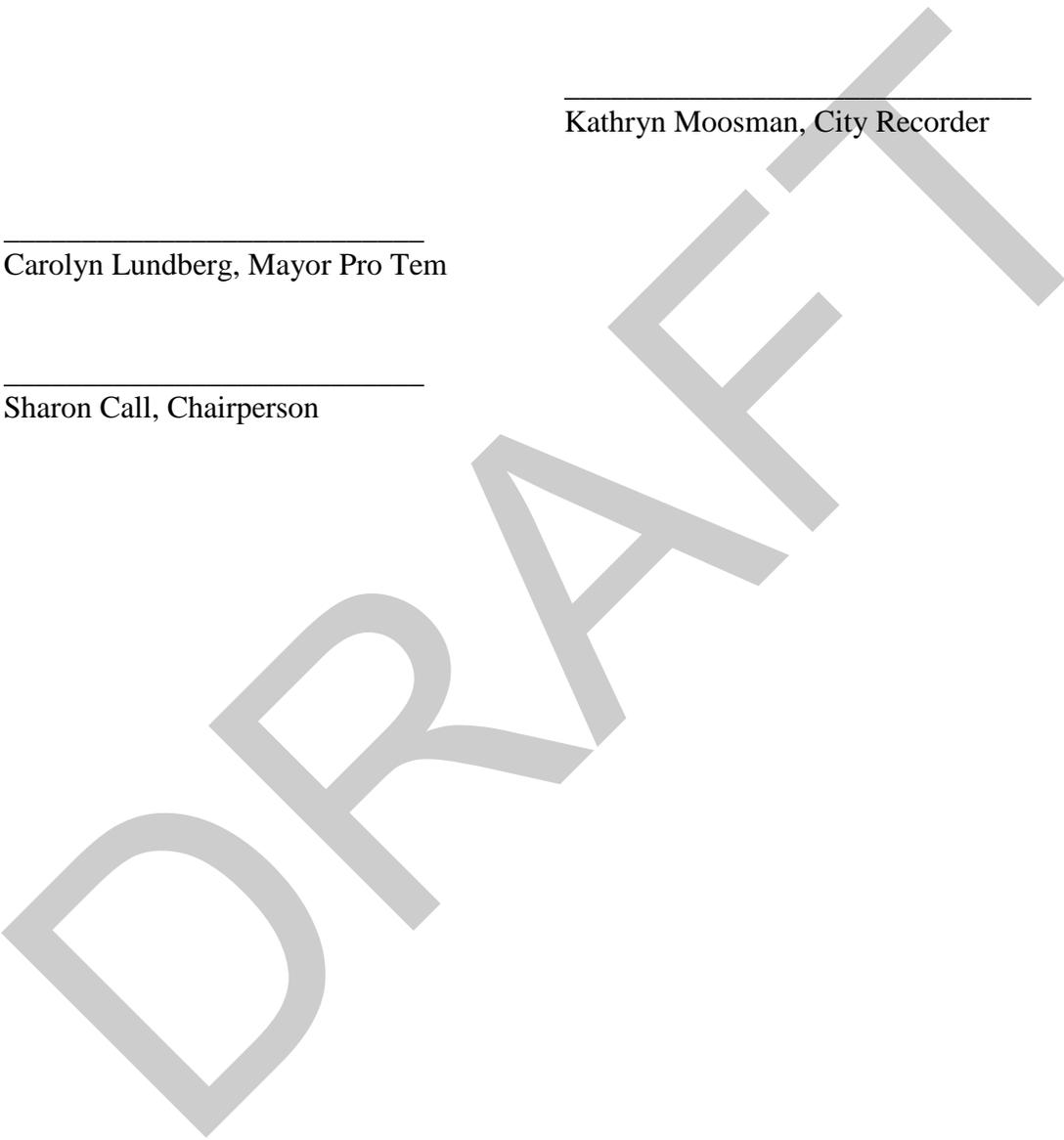
Adjourn – The meeting was adjourned at 7:15

Approved – January 5, 2016

Kathryn Moosman, City Recorder

Carolyn Lundberg, Mayor Pro Tem

Sharon Call, Chairperson



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

- No Items.

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

6. Public Hearing — Disposal of Real Property: 107 N. Main & 119 N. Main (20 minutes)

The City Council will receive public comment on possible disposal of real property at 107 North Main and 119 North Main in Lindon. The City owns these two residential properties and uses a property management company to manage rental of the homes. The Council will determine if the properties are surplus properties and if they should be sold. Public notice of the disposal has been advertised.

The City has inventoried its real property assets and these two properties have been identified as possible surplus property that could be sold in order to use the revenues for other city projects. The Council has directed that the City go through the process of holding a public hearing for input on possible disposal (sale) of the properties.

Considerations:

1. Both properties are currently zoned PF (Public Facilities). The existing residential uses on the properties would be allowed to continue under the PF zoning, but a change in the zoning to residential may be beneficial for some buyers and their lenders. If the City follows similar commercial zoning in its future development and building setbacks of its remaining property around the homes, a 40' building setback may apply on property surrounding the two residential uses.
2. The City will need to survey and retain a small portion of property (or an easement) on the SW corner of 107 North Main property where the Lindon Heritage Trail cuts across the corner of the lot.
3. The City identified the properties in the 2008 Lindon City Parks, Trails, and Recreation Master Plan for possible use as parking areas adjacent to a conceptualized recreation center. See pages 27-28 of the adopted Parks Master Plan. This plan was adopted prior to the current Aquatics Center design and construction. Although the concept plan is part of the Parks Master Plan document, the City has not made any final determinations for what these properties would be used for in the future. It appears they were purchased with the intent of securing the land adjacent to other City property in order to control all the property within the block near the City Center campus.
4. The City has rented the properties for many years and has had to make significant investments in the sewer laterals and some plumbing in the aging homes. The City does annually profit from the rentals even after making repairs and improvements. See attached financial data over the last few years. The City does forecast that upgrades in the homes will be needed in the near future if the City intends to keep the homes as rental units into the future.

The City has obtained appraisals for both properties. If the Council determines the properties should be disposed of, the listing prices for the properties are suggested as follows:

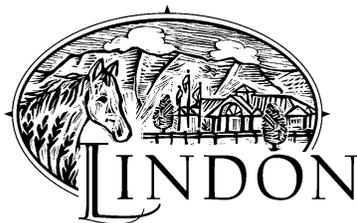
107 N. Main: Listing price of \$247,250

119 N. Main: Listing price of \$234,600

Sample Motion: I move to (dispose, not dispose) of real property owned by Lindon City at 107 North Main and 119 North Main, with the following conditions:

- a. That the City retain ownership or easement of the SW corner of the 107 N. Main property where the Lindon Heritage Trail crosses the lot; and
- b. That the City list the properties for sale at the following prices: 107 N. Main: \$247,250 and 119 N. Main: \$234,600; and
- c. That the City list the properties 'For Sale By Owner' through all available resources; and
- d. The City Council must approve of any accepted sale price prior to final closing.

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-5043
FAX 801-785-4510

NOTICE OF PUBLIC HEARING

Lindon City Council will hold a public hearing on January 5, 2016 at 7:00pm at Lindon City Center, 100 N. State Street, Lindon, UT, to consider the sale and disposal of real property at 107 North Main Street, Lindon, and 119 North Main Street, Lindon. Both properties are residential rental homes owned by Lindon City. Interested parties are invited to attend and make comment.



Staff Reports and application materials for the agenda items above are available for review at Lindon City Administration offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

POSTED BY: Kathy Moosman
TIME: ~ 11:00am

DATE: December 17, 2015
PLACE: Lindon City Center, Lindon Police Dept., Lindon Community Center

APPENDIX A - RECREATION FACILITIES PLANNING INFORMATION

The Lindon Heritage Center is a planned recreational facility planned near the Lindon City Offices. The arrangement of facilities is in the conceptual stage of planning. The current concept is for an aquatics center, a recreation center and a senior citizens and cultural arts center. The concept for each facility is described below:

Aquatics Center

- 6 lane lap pool
- Recreation pool
- Lazy river
- Slides
- Zero entry leisure pool
- Locker rooms
- Concessions
- Party room
- Parking

Recreation Center

- Basketball court
- Raised track
- Weight lifting area
- Cardio fitness area
- Parking

Senior Citizens and Cultural Arts Center

This would be in the building currently owned by the Church of Jesus Christ of Latter-Day Saints at 60 North Main Street. It has the following existing facilities:

- Basketball court
- Stage
- Kitchen facilities
- Meeting rooms
- Parking

The concept is to remodel the facility to add the following:

- Remodel the chapel for recitals, or possibly as a music academy
- Add a cardio fitness area
- Modify parking

At the time each facility is designed, more detailed consideration will be given to the amenities to be included, which may differ somewhat from the current thinking.

The graphic on the following page illustrates the conceptual layout of facilities in the area of the City Center.

LINDON PARKS, TRAILS AND RECREATION MASTER PLAN AND CAPITAL FACILITIES PLAN



7. Discussion Item / Work Session — Anderson Farms; Ivory Homes development *(60 minutes)*

The City Council will discuss various aspects of the proposed Master Development Agreement between Lindon City and Ivory Development (Ivory Homes) and associated concept plans for the Anderson Farms residential development. This is a discussion item and work session for Council members. No public comment will be taken at this time. Future public meetings will be held on this item in which public comment will be taken.

See attached information from the Planning Department.

The City Council has held several joint work sessions with the Planning Commission and Ivory Homes to discuss the proposed west-side housing development, but has not held a work session or discussion item as an individual Council. Council members expressed desire to meet together in a work session to discuss the proposal in more depth and share matters of interest regarding the proposal prior to receiving additional public comment or feedback from the Planning Commission and/or applicant.

No motion necessary for this discussion item. Public comment will not be taken during this agenda item.

Discussion Item — Ivory Development/Anderson Farms

This is an opportunity for the City Council to discuss the Anderson Farms Master Planned Community as proposed by Ivory Development. This is a discussion item, not a public hearing, and therefore no public comment is anticipated to be taken. No action will be taken by the Council regarding the Ivory Development application for the project.

OVERVIEW

The project encompasses about 137 acres with single family homes, townhomes, active adult homes, apartments and a regional park. In total, approximately 921 units are planned for the community. Total build out would take about 10 years.

Over a year ago, Ivory Development approached the City regarding a master planned residential community west of Geneva Road, adjacent to the Creekside community, on the Anderson Dairy Farm. Subsequent to that time, there have been numerous work sessions with Ivory Development, City Staff, the Planning Commission and City Council to review and comment on a concept plan developed by Ivory Development. There was also a public open house earlier this year in which Ivory Development presented the concept to the Creekside neighborhood.

The latest exhibits for the draft development agreement for this project are located at the following link: <http://www.lindoncity.org/ivory-development-anderson-farms-project.htm>

Table 1

Meeting Type	Date	Location
1. Mayor's Open House	June 19, 2014	Meadow Park, Creekside Neighborhood
2. Joint Work Session	October 20, 2014	Ivory Ridge, Lehi
3. Joint Work Session	December 9, 2014	Lindon City Hall
4. Joint Mobile Tour	January 30, 2015	Wasatch Front
5. Joint Work Session	February 10, 2015	Lindon City Hall
6. Joint Work Session	April 14, 2015	Lindon City Hall
7. Joint Work Session	April 21, 2015	Lindon City Hall
8. Joint Work Session	May 26, 2015	Lindon City Hall
9. Public Open House	June 24, 2015	Lindon City Hall
10. Public Hearing – General Plan Map Change	October 27, 2015 – Planning Commission	Lindon City Hall
11. Public Hearing – General Plan Map Change	November 12, 2015 – City Council	Lindon City Hall
12. Joint Work Session	December 8, 2015	Lindon City Hall

8. Review & Action — Mayor pro tem & Councilmember assignments (Res. #2016-1-R)(5 minutes)

This is a request by Mayor Acerson for the Council's consent to the appointments of 2016 Mayor pro tem and other Councilmember duties and appointments as assigned by the Mayor, including appointment of all Council members as Board members of the Lindon City Redevelopment Agency (RDA). The Mayor pro tem appointment will rotate quarterly among City Council members as listed in Resolution #2016-1-R.

See attached resolution and Councilmember assignments list.

Sample Motion: I move to (approve, not approve) Resolution #2016-1-R as presented.

RESOLUTION NO. 2016-1-R

A RESOLUTION APPROVING THE 2016 LINDON CITY MAYOR PRO TEM APPOINTMENTS, AND COUNCILMEMBER ASSIGNMENTS AND APPOINTMENTS, AND REDEVELOPMENT AGENCY BOARD APPOINTMENTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City has need of appointing a Mayor pro tem to fill in for the Mayor when the Mayor is absent or otherwise unavailable; and

WHEREAS, the City Council and Mayor find it is appropriate to rotate the appointment of Mayor pro tem on a quarterly basis and that it is prudent to appoint such positions by resolution; and

WHEREAS, Mayor Jeff Acerson recommends assignment and appointment of the Councilmembers to serve in various positions, boards, and committees, and to oversee various aspects of the City and has outlined specific Councilmember Assignments; and

WHEREAS, Secondary Councilmembers have been assigned to assist or fill in for a Councilmember who is absent or needs assistance with his or her assignments; and

WHEREAS, the City Council members shall be appointed as Lindon City Redevelopment Agency (RDA) Board members; and

WHEREAS, other Mayoral appointments and assignments to citizens at large and/or staff members are also identified on Exhibit A; and

WHEREAS, Mayor Jeff Acerson recommends appointment of the Council members and other individuals as listed in Exhibit A to serve in the positions of Mayor pro tem and other assignments and appointments as therein listed.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

1. That the identified individuals as outlined in the attached Exhibit A are appointed to fill the position of Mayor pro tem, fill various Councilmember assignments and appointments, and to be appointed as RDA Board members as detailed in the Exhibit.
2. That the appointments and assignments contained herein are effective immediately upon passage.

Adopted and approved this 5th day of January 2016.

By _____
Jeff Acerson, Mayor

Attest:

By _____
Kathryn A. Moosman, City Recorder

SEAL:

**LINDON CITY MAYOR AND COUNCIL ASSIGNMENTS – 2016
RESOLUTION #2016-1-R – Exhibit A**

MAYOR JEFF ACERSON

1. Mountainland Association of Governments (MAG) / Metropolitan Planning Organization (MPO)
2. Utah County Council of Governments (COG)
3. Utah Lake Commission Governing Board
4. Utah Infrastructure Agency (UIA) Board Member
5. Utah League of Cities and Towns Representative
6. Utah County Board of Health
7. Thanksgiving Dinner
8. Little Miss Lindon
9. North Utah Valley Animal Shelter Board (NUVAS)
10. Public Relations – (media contact as needed)
11. Budget/Audit Committee

COUNCILMEMBER JAKE HOYT (Secondary – Matt Bean)

1. Administration, Payroll, Personnel and Office Support
2. Utah Valley Chamber of Commerce
3. Community Center Advisory Board
4. Healthy Lindon
5. Historic Preservation Commission / Tree Lighting Ceremony
6. Budget/Audit Committee
7. Other Duties as assigned

COUNCILMEMBER CAROLYN LUNDBERG (Secondary – Randi Powell)

1. Parks, Trails, and Recreation
2. Aquatics Center
3. Cemetery
4. Tree Advisory Board
5. County Fair and Strawberry Days Representative
6. Easter Egg Hunt
7. Other Duties as assigned

COUNCILMEMBER MATT BEAN (Secondary – Van Broderick)

1. Planning Commission
2. Planning and Zoning
3. General Plan (5-yr update committee)
4. Board of Adjustment
5. Alternate UTOPIA & UIA Board member
6. Budget/Audit Committee
7. Other Duties as assigned

COUNCILMEMBER RANDI POWELL (Secondary – Carolyn Lundberg)

1. Police/Fire and EMS
2. Legal Counsel, Justice Court, and Youth Court
3. Emergency Management
4. Neighborhood Watch
5. Lindon Days
6. IHC Outreach Committee
7. Education Grants
8. Other Duties as assigned

COUNCILMEMBER VAN BRODERICK (Secondary – Jake Hoyt)

1. Public Buildings
2. Building Construction and Inspection
3. Culinary and Secondary Water
4. Sewer and Storm Water
5. Streets and Sidewalks
6. Engineering (Bi-monthly Engineering Coordination meetings)
7. Irrigation Companies Representative / Board member
8. Other Duties as assigned

At Large Citizen Representation (Secondary – Van Broderick)

1. Jerald Hatch – Transfer Station and Solid Waste Board

MAYOR PRO-TEM – 2016

Jan. – March	Van Broderick
April – June	Jake Hoyt
July – Sept.	Carolyn Lundberg
Oct. – Dec.	Matt Bean

Secondary fills in if Mayor Pro-Tem is unavailable.

2016 Lindon City Redevelopment Agency (RDA) Board of Directors

Chair: Jeff Acerson
Board members: Jake Hoyt, Carolyn Lundberg, Matt Bean, Randi Powell, Van Broderick
Executive Secretary: Adam Cowie

9. Review & Action — BOR Grant & Allocation of Matching Funds (Res. #2016-2-R) (10 minutes)

This is a request by staff for the Council's review and consideration of Resolution #2016-2-R outlining the grant application submittal to the Bureau of Reclamation (BOR) Water Conservation Field Services Program and allocating \$15,000 in matching funds (from the Water enterprise fund) to assist in a water conservation & cost analysis study for the North Union Canal.

See attached Resolution and DRAFT grant application. The future of secondary water delivery through the North Union Canal is a critical issue for the City. This grant will enable the City to hire qualified engineers to perform a feasibility and cost analysis on water conservation within the canal.

Debbie Cullimore, Receptionist for Lindon City, has significantly assisted in the preparation of this grant application. The appropriation of matching funds will be earmarked and only used if the grant is awarded.

Sample Motion: I move to (approve, deny) Resolution #2016-2-R authorizing the submittal of the grant application to the BOR, including the appropriation of funding not-to-exceed \$15,000 from the Water enterprise fund for matching funds towards the grant.

RESOLUTION NO. 2016-2-R**A RESOLUTION OF THE MUNICIPAL COUNCIL OF LINDON CITY, UTAH,
AUTHORIZING APPLICATION TO THE BUREAU OF RECLAMATION FOR FUNDING
OPPORTUNITY BOR-UC-16-F001, WATER CONSERVATION FIELD SERVICES PROGRAM;
AND AUTHORIZING ALLOCATION OF REQUIRED MATCHING FUNDS.**

WHEREAS, the North Union Canal Company provides approximately 50% of water to the secondary irrigation system within Lindon City; and

WHEREAS, Lindon City is the majority shareholder in the North Union Canal Company; and

WHEREAS, preliminary testing on the North Union Canal has identified measureable seepage to at least two adjacent residential properties; and

WHEREAS, a Water Loss Study for the North Union Canal Company is scheduled for completion during the Spring of 2016 through The National Resource Conservation Service, a division of The United States Department of Agriculture, to study water loss from The North Union Canal through seepage and evaporation; and

WHEREAS, results of the Water Loss Study will identify areas where conservation measures may be implemented; and

WHEREAS, grant funding is available through the Department of the Interior, Bureau of Reclamation Water Conservation Field Services Program to identify appropriate conservation projects; and

WHEREAS, further study is necessary to determine the feasibility of conservation measures along the North Union Canal including possible piping of the canal and associated costs of piping or other conservation measures, and;

WHEREAS, the Lindon City Water Conservation Plan encourages water conservation projects; and

WHEREAS, matching funding from the applicant is a requirement to be considered for award of grant funding.

THEREFORE, BE IT RESOLVED BY THE LINDON CITY COUNCIL THAT STAFF IS AUTHORIZED TO PROCEED WITH SUBMISSION OF A GRANT APPLICATION TO THE BUREAU OF RECLAMATION, WATER CONSERVATION FIELD SERVICES PROGRAM, FOR FUNDING TO OFFSET THE COST OF CONDUCTING A FEASIBILITY STUDY AND COST ANALYSIS TO CONSIDER PIPING OR OTHER CONSERVATION MEASURES FOR THE NORTH UNION CANAL.

BE IT FURTHER RESOLVED THAT THE CITY WILL ALLOCATE MATCHING FUNDS FOR THE STUDY IN AN AMOUNT NOT TO EXCEED \$15,000.

APPROVED AND SIGNED THIS 5TH DAY OF JANUARY 2016.

LINDON CITY

By _____
Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman, City Recorder

Lindon City Corporation
100 North State Street
Lindon, UT 84042



801-785-5043
Fax: 801-785-4510
www.lindoncity.org

PROJECT OVERVIEW –

The proposed project consists of a comprehensive study to evaluate the feasibility and potential costs of piping of the North Union Canal which extends through portions of Orem City, continuing through Lindon City and into Pleasant Grove City in Utah County, Utah.

Preliminary dye tests were conducted during August 2015 on a section of the canal located in Lindon City based on reports from area property owners that standing water was present in underground irrigation control boxes on their property. Those preliminary tests indicated measureable seepage from the canal to at least two residential properties located adjacent to the canal.

A member of the Board of Directors of the North Union Canal Company subsequently contacted The National Resource Conservation Service (NRCS), a division of the United States Department of Agriculture, regarding the preliminary findings. As a result, a comprehensive water loss study is scheduled to be conducted on the canal by NRCS in the spring of 2016. The Water Loss Study is intended to identify critical points along the length of the canal where seepage is present. The study will also consider water loss due to evaporation or other causes.

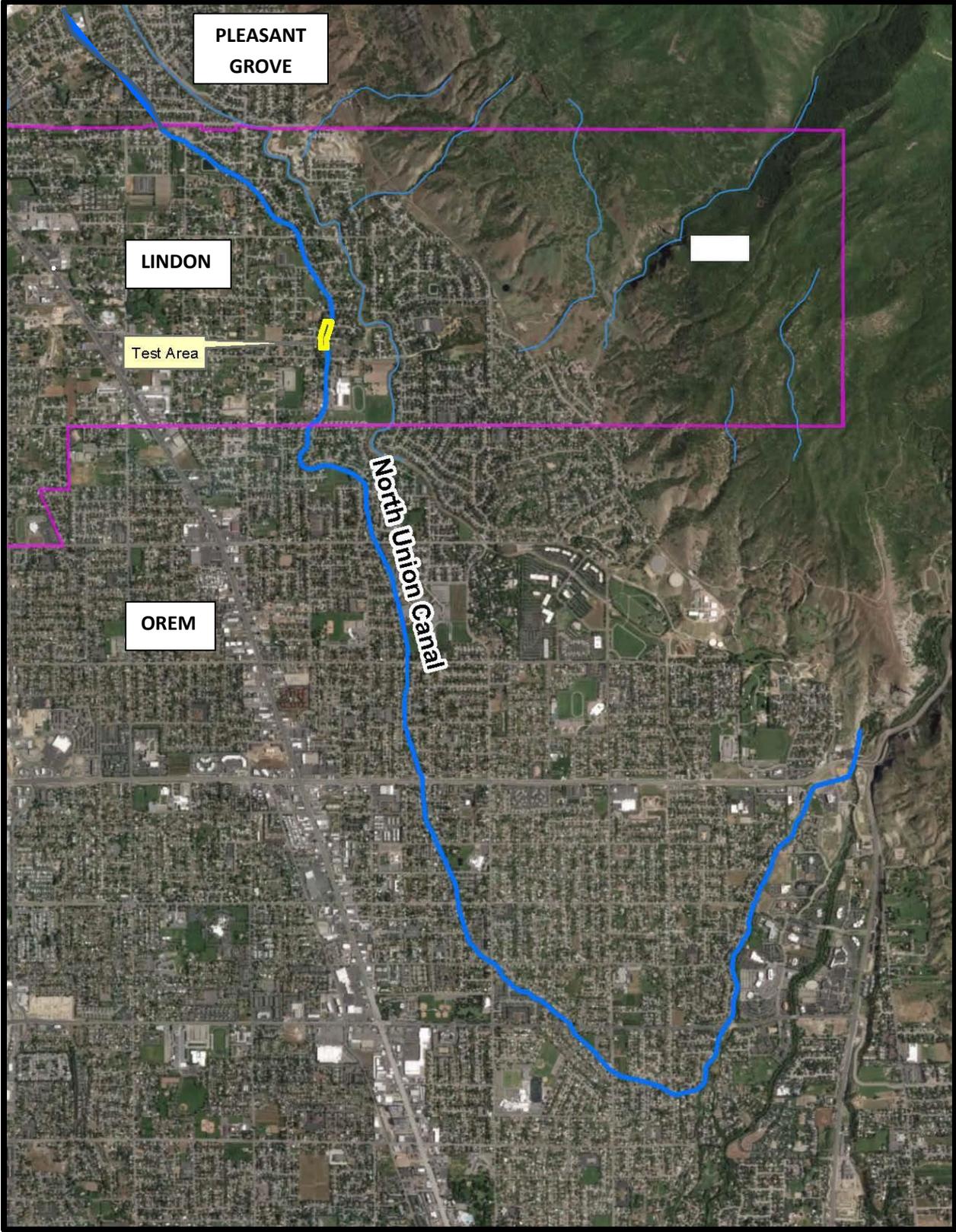
Once vulnerable areas have been identified, a Feasibility Study will be necessary to prioritize areas where appropriate conservation measures may be implemented, as well as to determine whether the cost of piping the canal is warranted based on the results of the water loss study, or if other conservation measures could be implemented.

The map on the following page illustrates the location of the canal, as well as the area where the preliminary study was conducted by Lindon City Public Works Department.

LINDON CITY WATER CONSERVATION PLAN COMPLIANCE –

The current Lindon City Water Conservation Plan was adopted by the Lindon City Council on March 17, 2015. The Water Conservation Plan can be viewed on the Lindon City website at www.lindoncity.org under the Community Development tab. The proposed project is in compliance with the Lindon City Water Conservation Plan, which encourages conservation projects to maintain and protect the water supply for Lindon City residents and businesses now, and as future growth occurs.

NORTH UNION CANAL MAP –



SECONDARY IRRIGATION SYSTEM –

Lindon City has developed a secondary water system to provide for pressurized irrigation water for landscaping and garden use. The irrigation water is diverted from canals and aqueducts to containment reservoirs where the water is pressurized and then distributed in pipes throughout most of the City. The pressurized secondary water system increases the life of the culinary system and eliminates the need for over-sizing the culinary system for summertime usage. Use of non-potable water for irrigation of landscaping protects the culinary water supply and ensures adequate drinking water within the City.

WATER SHARE ALLOCATION –

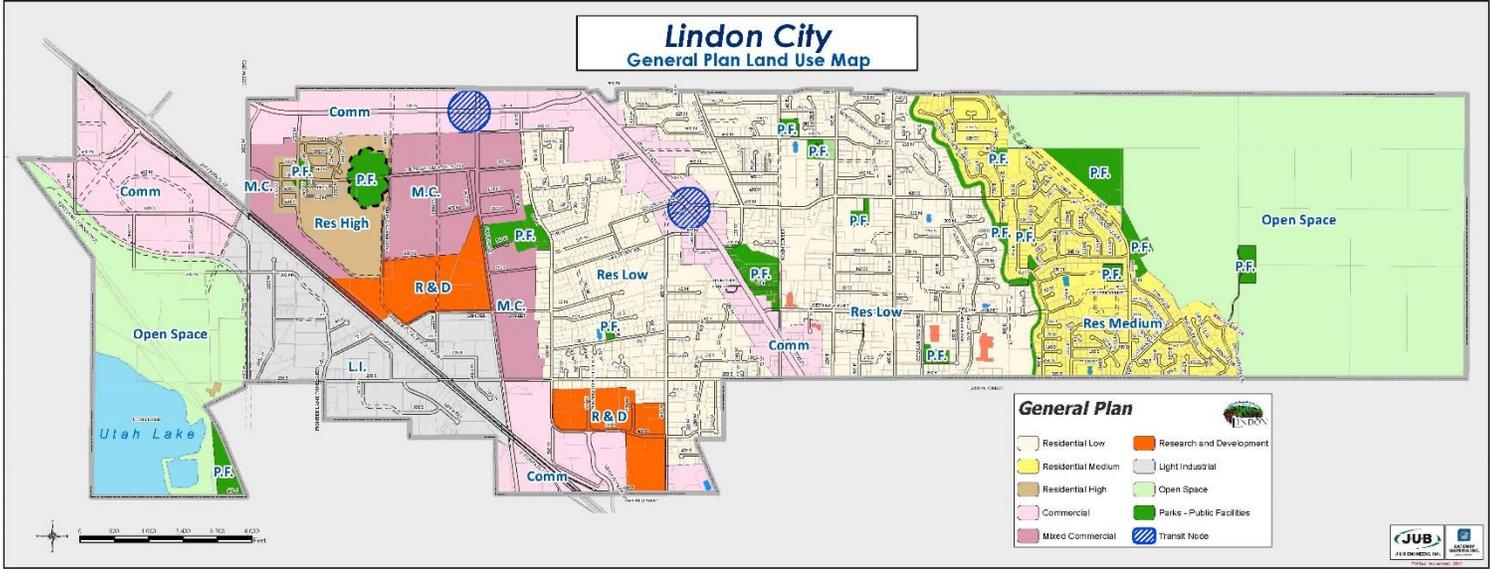
Lindon City is the major shareholder in the North Union Canal Company, and approximately half of the water delivered through the pressurized irrigation system to residents and businesses in Lindon City comes from the North Union Canal. The following table illustrates shares and acre feet of water owned by Lindon City through various sources.

IRRIGATION COMPANY	LINDON SHARES	YIELD PER SHARE 100% WATER YEAR	ACRE FEET
North Union Canal	612.957	7	4,172.14
Provo Reservoir Canal			
Orem District	29.23	6	169.38
Alpine District	69.985	6	860.91
Provo River Water Users Association	200	1	200
Central Utah Project	1	1	925
Hollow Water Users			
Whole Stream Shares	325.02	2.87	815.25
Half Stream Shares	0.5	2.87	84.98
Pleasant Grove Irrigation	44.88	1.666	74.77
Cobbly Ditch Company	210.5	1.84	372.6
Provo Bench Canal	84.25	14	630.392
Total	1,253.222	44.246	8,305.42

FUTURE GROWTH –

Growth in the foreseeable future includes an additional 910 residential housing units which are planned west of Geneva Road in the area of 700 North. A large Commercial Zone consisting of approximately 270 acres is also planned for future development, which would include approximately 51 acres of landscaped area. These areas will be served by the secondary irrigation system.

Typical water usage through the secondary system with current population and commercial development is approximately 3,822 acre feet annually from April 15 to October 15. With approximately 47% of the City’s available water supply in use during 100% water years, protection of this water resource is imperative to provide adequate irrigation supply as Lindon City reaches residential and commercial buildout in the coming years.



BUDGET PROPOSAL –

The attached budget information sheet shows the anticipated costs of the proposed project. Projected costs are based on engineering estimates. No additional costs above professional engineering and related services are anticipated. Lindon City Council Resolution #2016-1-R commits funding for this project in an amount not to exceed \$15,000 as matching funds to the requested \$15,000 grant funding. The revenue received through the grant and matching funds through the City will be utilized to complete a Feasibility Study to prioritize specific areas of the canal where appropriate conservation measures could be implemented, and determine whether the costs of piping or other conservation measures is warranted based on the findings of the Water Loss Study and the Feasibility Study.

10. Review & Action — Lindon Baseball: program funding & administration (30 minutes)

This is a request by Parks & Recreation Director, Heath Bateman, for the Council's review and consideration of the 2016 Lindon Baseball program and whether or not to take the program in-house under full direction and funding of Lindon City Parks & Recreation. The program has received past support and limited funding from Lindon City, but was primarily a self-funded parent run organization. The Utah Boys Baseball Association (UBBA) is no longer accepting teams run by parent organizations to participate with season and tournament play for Mustang, Pinto, and Pony leagues. If brought in-house the program is not anticipated to be cost self-sufficient. Estimated expenses of about \$18,414 for the 2016 season will potentially be offset by estimated revenues of \$15,480. *(This does not include overhead costs.)*

See attached Program Cost Analysis prepared by Parks & Rec Director, Heath Bateman. Heath will be available to present this item and review its challenges / opportunities if brought in-house under the umbrella of the Lindon Parks & Recreation department.

Sample Motion: I move to (approve, deny) bringing the Lindon Baseball program in-house, with the following conditions:



August 18th, 2015

RE: UBBA

Dear Lindon Little League Baseball Parents Board,

I have been asked by the UBBA Board to pass on information to you that was received in this year's UBBA post season meeting.

After evaluating this years as well as previous years issues, UBBA has determined that they are converting UBBA to a completely Recreation Department ran organization. Over the last few years, Sanpete and Nephi have been removed from participation with UBBA as well Herriman in 2015. Lindon is being presented the option of continuing with UBBA with Lindon City Recreation running the program, or finding another organization to participate with.

We have been in contact with Heath Bateman of Lindon City Recreation and encourage you to coordinate with him if you desire to continue your participation with UBBA.

Thank you for taking care of the needs, and participation in the lives of the children of Lindon City.

Sincerely,

Matt Marziale
UBBA Board Member
Salem City Recreation
PO Box 901
Salem, Utah 84653
mattm@salemcity.org
801-423-1035

II. Public Hearing — Fee Schedule Change (Res. #2016-3-R)*(5 minutes)*

This is a request by Parks & Recreation Director, Heath Bateman, for fee schedule updates to rental rates and rental times at the Veterans Hall, including allowance of Sunday rentals and rentals to non-residents as listed in Resolution #2016-3-R.

See attached memo and fee schedule changes prepared by Parks & Rec Director, Heath Bateman. Heath will be available to present this item.

Sample Motion: I move to (approve, deny) Resolution #2016-3-R outlining changes to the Veterans Hall rental fees and stipulations, with the following conditions:

Council,

We feel there are some revenue opportunities available at the Vet's Hall in the main park if a few changes are made to our current rental policy and Fee Schedule. First, we allow Sunday Rentals. Second, we accept NON RESIDENTS in rentals.

We also would like to discuss interest in using some capital money (Perhaps PARC money) to update, renovate or replace the facility.

A past three year chart below shows the latest rental information

Vets Hall Statistics 2012-2014

Vets Hall Rentals 2012

Full Price	34	\$3,900
Employees/Programs/Closures	46	\$0
Sweetheart Deals	40	\$240
	Total Reservations: 120	Total Revenue: \$4,140

Vets Hall Rentals 2013

Full Price	25	\$2,900
Employees/Programs/Closures	69	\$0
Sweetheart Deals	38	\$98.40
	Total Reservations: 132	Total Revenue: \$2,998.4

Vets Hall Rentals 2014

Full Price	39	\$4,500
Employees/Programs/Closures	61	\$0
Sweetheart Deals	1	\$40
	Total Reservations: 101	Total Revenue: \$4,540

Vets Hall Rental Totals 2012-2014

Full Price	98	\$11,300
Employees/Programs/Closures	176	\$0
Sweetheart Deals	79	\$378.4
	Total Reservations: 353	Total Revenue: \$11,678.4

Year to Date 9/1/2015: Vets Hall Rentals

Full Price	38	\$4,600
Employees/Programs/Closures	53	\$0
Sweetheart Deals	0	\$0
	Total Reservations: 91	Total Revenue: \$ 4,600

Fee Schedule Changes

We propose that the fee schedule be changed to reflect both of the changes.

1. Veterans Hall Rental FEE changes from RESIDENTS ONLY to the following:

Rental Time	Resident	Non-Resident	Commercial	Non-Profit
½ Day 10 AM to 3:30 PM 4:30 PM to 10 PM	\$100	\$125	\$150	\$80
Full Day 10 AM to 10 PM	\$200	\$225	\$250	\$160

Saturday & Sunday Rentals Only one reservation allowed a day. Either 10 AM to 3:30 PM or 4:30 PM to 10 PM or Whole day rental.

Refundable Deposit \$200.00

Exceeding rental times \$5.00 for every 5 minutes pasted scheduled time

Cancellation Fee \$10.00

Failure to return key Forfeit Deposit

Deposit and signed agreement are due at time of reservation. Failure to clean as per the Rental Agreement requirements will result in deposit forfeit.

2. Change the Deposit in the Community Center from ½ half of the rental fee to a flat \$200.00 refundable deposit.

With the increased use of the facility, custodial services must be increased to more than 2x a week during the busy seasons.

RESOLUTION NO. 2016-3-R

A RESOLUTION AMENDING THE 2015-16 LINDON CITY FEE SCHEDULE TO UPDATE VETERANS HALL RENTAL STIPULATIONS AND RENTAL FEES CHARGED BY THE CITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City has adopted an annual Fee Schedule to define and identify all fees that may be imposed by Lindon City for various public services; and

WHEREAS, the City Council finds it is necessary to amend the Fee Schedule from time to time; and

WHEREAS, the fees charged by the City will ensure adequate recovery of costs and continue effective services within the City; and

WHEREAS, the City Council has determined that amendments to the Veterans Hall rental stipulations and fees is appropriate to accommodate a wider variety of services at the Veterans Hall; and

WHEREAS, approval of the proposed Fee Schedule amendments will benefit the public by providing additional rental options on weekends and potentially increase revenues from rentals to help off-set costs of operating the facility.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

Section 1. The 2015-16 Lindon City Fee Schedule, Veterans Hall rental rates is amended as outlined in the attached ‘Exhibit A’; and

Section 2. This resolution shall take effect immediately upon passage.

Adopted and approved this 5th day of January, 2016.

By _____
Jeff Acerson, Mayor

Attest:

By _____
Kathryn A. Moosman, City Recorder

SEAL:

Exhibit A

Fee Schedule Changes

We propose that the fee schedule be changed to reflect both of the changes.

1. Veterans Hall Rental FEE changes from RESIDENTS ONLY to the following:

Rental Time	Resident	Non-Resident	Commercial	Non-Profit
½ Day 10 AM to 3:30 PM 4:30 PM to 10 PM	\$100	\$125	\$150	\$80
Full Day 10 AM to 10 PM	\$200	\$225	\$250	\$160

Saturday & Sunday Rentals Only one reservation allowed a day. Either 10 AM to 3:30 PM or 4:30 PM to 10 PM or Whole day rental.

Refundable Deposit \$200.00

Exceeding rental times \$5.00 for every 5 minutes pasted scheduled time

Cancellation Fee \$10.00

Failure to return key Forfeit Deposit

Deposit and signed agreement are due at time of reservation. Failure to clean as per the Rental Agreement requirements will result in deposit forfeit.

2. Change the Deposit in the Community Center from ½ half of the rental fee to a flat \$200.00 refundable deposit.

With the increased use of the facility, custodial services must be increased to more than 2x a week during the busy seasons.

12. Review & Action — Planning Commissioner Appointment*(5 minutes)*

This is a request by Staff and Councilmember Bean to appoint Charles Keller of 1512 West 540 North, Lindon to fill a vacancy on the Planning Commission. If appointed, Mr. Keller will serve a three-year term which will expire the last day of January 2019, or until his respective successor has been appointed.

See attached recommended letter of appointment. Lindon has had a couple vacancies on the Planning Commission. Mr. Keller has been approached by Staff and expressed willingness and interest in the appointment.

Sample Motion: I move to (approve, deny) appointment of Charles Keller as a Lindon City Planning Commissioner for a three-year term.

Lindon City
 100 North State Street
 Lindon, UT 84042-1808



TEL 801-785-7687
 FAX 801-785-7645
www.lindoncity.org

Charles Keller
 1512 West 540 North
 Lindon, Utah 84042

January 6, 2016

Charles,

On January 5, 2014 the Lindon City Council approved the recommendation of Mayor Acerson to appoint you as a member of the Planning Commission for Lindon City. We hope to have you start participating at meetings beginning on January 12, 2016. It is anticipated that you will serve a full three-year term which will expire the last day of January 2019, or until your respective successor has been appointed.

Meetings are typically held on the 2nd and 4th Tuesday of each month, except for meetings that may fall on or near a holiday. A schedule of meetings for 2016 is attached.

We are excited to work with you and appreciate your willingness to serve the City of Lindon and represent the citizens in our community. As a new Planning Commissioner, I would like to meet with you to answer any questions you may have and to review your responsibilities. Please contact me at 801-785-7687 or by email at hvanwagenen@lindoncity.org to set up a quick meeting before your first Planning Commission meeting.

Sincerely,

Hugh Van Wagenen
 Planning Director

Jeff Acerson
 Mayor

13. Council Reports:

(20 minutes)

- | | |
|--|--------------------|
| A) MAG, COG, UIA, Utah Lake, ULCT, NUVAS, Budget Committee | - Jeff Acerson |
| B) Public Works, Irrigation/water, City Buildings | - Van Broderick |
| C) Planning, BD of Adjustments, General Plan, Budget Committee | - Matt Bean |
| D) Parks & Recreation, Trails, Tree Board, Cemetery | - Carolyn Lundberg |
| E) Administration, Com Center Board, Lindon Days, Little Miss Lindon | - Randi Powell |
| F) Public Safety, Court, Historic Commission, Budget Committee | - Jacob Hoyt |

I 4. Administrator's Report:

(15 minutes)

Misc Updates:

- December City newsletter: <http://siterepository.s3.amazonaws.com/442/decemberfinal2015.pdf>
- Thanks for supporting Employee Christmas party
- Vehicle damage to Police truck caused by other driver. In process of being repaired.
- Weekly Legislative Policy Committee meetings start Monday the 11th at the Capital.
- Misc. Items:

Upcoming Meetings & Events:

- January 1st – City offices closed for New Year's Day
- January 5th – Swearing-in of elected City Council members
- January 18th – City offices closed for Martin Luther King day
- February 9th @ noon – Engineering coordination meeting at Public Works. **Van, Mayor, ??**
- February 11th @ 6:00pm. – Budget kick-off meeting. Dinner/work session
- February 15th – City offices closed for Presidents Day
- April 4th (Monday) – Public Works Director job interviews. **Van, Mayor, ??**

Adjourn