

2 The Lindon City Council held a regularly scheduled meeting on **Monday, December 21,**
4 **2020, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State
Street, Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Jeff Acerson, Mayor
Invocation: Randi Powell
10 Pledge of Allegiance: Reece DeMille

12 **PRESENT**

EXCUSED

Jeff Acerson, Mayor
14 Carolyn Lundberg, Councilmember
Jacob Hoyt, Councilmember
16 Van Broderick, Councilmember
Randi Powell, Councilmember
18 Mike Vanchiere, Councilmember – via remotely
Adam Cowie, City Administrator
20 Mike Florence, Planning Director
Brian Haws, City Attorney
22 Kathryn Moosman, City Recorder

- 24 1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.
26 2. **Approval of Minutes** – The minutes of the regular City Council meeting of
December 7, 2020 and the special meeting of February 6, 2020 were reviewed.
28

COUNCILMEMBER VANCHIERE MOVED TO APPROVE THE MINUTES
30 OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 7, 2020 AND THE
SPECIAL MEETING MINUTES OF FEBRUARY 6, 2020 AS PRESENTED.
32 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

34 COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER BRODERICK AYE
36 COUNCILMEMBER HOYT AYE
COUNCILMEMBER VANCHIERE AYE
38 COUNCILMEMBER POWELL AYE
THE MOTION CARRIED UNANIMOUSLY.

40

42 **3. COUNCIL REPORTS:**

Councilmember Broderick – Councilmember Broderick asked staff if there has been
44 any communication on the street light that is out. Mr. Cowie stated he has directed Noah
Gordon, City Engineer to come back with a plan for light replacement. He would like to
46 see the process for street lights published again on the city website. He also mentioned

2 that he is in agreement with Councilmember Powell's suggestion that we gear up for
Christmas lights next year to bring an identity to Lindon.

4 **Councilmember Vanchiere** – Councilmember Vanchiere reported things are running
6 smoothly at the transfer station. He also mentioned there may be a delay on the aquatics
center slide but as long as they can lock the price in it should be good. He also had
8 discussion with Mike Florence, Planning Director and got some good perspective on
some things in the planning department.

10 **Councilmember Hoyt** – Councilmember Hoyt reported the Parks & Recreation Dept.
12 had a mailbox out in front of the community center for Santa letters. They responded to
all 327 letters that were received which was a great effort by staff. He also met with Juan
14 Garrido at Public Works who advised the council to keep in mind the cemetery fees that
were previously discussed. He noted Mr. Garrido will come back with a few new things
16 in January and also with a rate proposal. He noted the cemetery is 65% full and
increasing at a rate of 5% per year. They had a high-level discussion with the question
18 being when do move forward on to phase 2 at the cemetery. Mr. Garrido thinks perhaps 2
or 3 years should be considered as we never want to get to the point when we have to turn
20 people away.

22 **Councilmember Lundberg** – Councilmember Lundberg reported she attended two
retirement parties for long time employees Carolyn Shepherd and Kathy Bird and
24 thanked them for their service. She also attended the PG /Lindon Chamber of Commerce
meeting where they elected 3 new board members. They are hoping to plan some
26 community business opportunities for the next year and things going well there. They are
trying to provide good value there and to keep growing. She mentioned the new
28 PG/Chamber Board members are Britni Peterson with Taylor Drug, Melissa Van Dam
with Mountain America Credit Union, Wade and Brenda Hyatt with Mtn. Pointe Medical
30 and the new Chair is Dale Keyte from Big D Construction. She also attended the recent
arena improvement meeting. They are a great group with folks that are passionate about
32 keeping the equestrian heritage alive in the city. They are identifying a reasonable type of
improvement with estimated costs; they are working with Heath Bateman. They would
34 also like to come to the council with a business model including grants etc. to pull it all
together. She also mentioned on Locust Avenue they are clearing ground for 8 pickle ball
36 courts. She also gave a reminder that the IBI Group document will be finalized for
feedback and to get any suggestions or feedback to Mike Florence prior to the meeting.

38 **Councilmember Powell** – Councilmember Powell reported she got notice that Public
40 Works had a recent complicated water leak, but they were there on the spot and do a
thorough job. She is really impressed with Juan Garrido and his team at Public Works.
42 She also mentioned the new Chief of Police being sworn in tonight and welcomed him to
the city. She also mentioned she had a discussion with Rick Smith at the Pleasant Grove
44 Police Dept. about businesses recently being burglarized and the crime rates. She gave
kudos and expressed her appreciation to all the public safety personnel for all they do to
46 keep us safe.

2 **Mayor Acerson** – Mayor Acerson reported the new temple site was officially announced
today and will be located on Center Street and 800 East. He expressed that it is an honor
4 and privilege to have the temple located in here in Lindon. He also noted the council
understands that the city and residents may be impacted with the new temple and the
6 council will do all they can to mitigate any potential issues that may arise.

8 **4. Administrator's Report:** Mr. Cowie reported on the following items followed by
discussion.

10 **Misc. Updates:**

- 12 • Next council meetings: January 4th & January 18th
- 14 • Audit Report for FY2019-20 will be completed by Dec 31st; presented in
January 2021
- 16 • House fire causing displacement occurred on 12/15/2020 at approximately
170 W 725 N.
 - 18 o Chief Sanderson said residents are being taken care of; in process of
determining cause.
- 20 • January 2021 newsletter assignment (due last week of Dec): Jake Hoyt
- 22 • Safe Routes to School grant, \$75k for 400 East sidewalk improvements.
Thanks to Ron Clegg, city engineering division and parks dept for assistance
on the grant. Funding available FY2022.
- 24 • Misc. Items

26 **5. Presentations and Announcements:**

- 26 a) Comments/Announcements from Mayor and Council members.
- 28 b) Presentation: New Lindon City Chief of Police, Mike Brower, was
given the oath of office by the Lindon City Recorder. The Mayor and
30 Council welcomed Chief Brower to the City and expressed their
appreciation for having him as the new Lindon City Chief of Police
and they know he will serve the city well in this position.

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

36 **7. Consent Agenda Items** – There were no consent agenda items for approval.

38 **CURRENT BUSINESS**

40 **8. Review & Action — Resolution #2020-30-R, Solid Waste Services Contract**
Extension. The City Council will review and consider for approval an extension
42 of the residential solid waste and recycling removal contract with Republic
Services. Republic is proposing an increased recycling rate effective July 1, 2021.

44 Adam Cowie, City Administrator, explained this item is for approval an extension
46 of the residential solid waste and recycling removal contract with Republic Services. He
noted Republic is proposing an increased recycling rate effective July 1, 2021. Mr. Cowie
Lindon City Council
December 21, 2020

2 said our current contract runs out in June of 2021 and staff is recommending approval of
this contract; this is a 5-year extension.

4 Mr. Cowie further explained to keep in mind the rates listed in the agreement and
resolution are the rates that the City is charged by Republic Services, not the rates that the
6 residents are charged for these services. Additional administrative and tipping fees and
increase of 2nd can fee to lower recycling can fee are not referenced in this agreement.
8 Current fees are: 1st can, \$10.61; 2nd can, \$9.02; Recycling can, \$3.82. He then turned
the time over to Mr. DeMille for comment.

10 Mr. Reece DeMille explained as the recycling market gets better, they in turn
reduce to price to the city. They don't have a crystal ball but some of the markets seem to
12 be getting better, but it is certainly not what it was in the past though; there is material
being sold, but it is just being sold for a lot less in value.

14 Mayor Acerson expressed the Council's appreciation for the services Republic
provides including the spring and fall cleanup. He noted it helps us as citizens to take the
16 extra step in taking care of the city. It is also a bonus that Lindon is so close in proximity
to the transfer station.

18 Mr. Cowie also expressed his appreciation to Mr. DeMille for their service.
He noted he receives glowing emails several times a year about their employees and
20 noted Mr. DeMille takes really good care of us as a city and does a great job.

Councilmember Lundberg brought up the cost of the cans. She noted it may
22 be good to review how we pass those fees on to the residents and to have a
discussion on incentives for recycling.

24 Councilmember Powell asked Mr. DeMille what happens once a recycling
load gets tainted. Mr. DeMille stated they identify when they are dumping and if
26 identifiable that it is tainted, they may take it to the other side if contaminated. The
drivers don't determine that but they may flag it if identifiable. Other than that, at
28 the location itself before they put it on the truck to recycle, they will filter it before
getting it to the conveyor belt so the whole load isn't contaminated, but it must be
30 pretty obvious.

Councilmember Hoyt commented that his young kids like to see the trucks
32 when they dump. He noted their driver actually brought all his kids Christmas
presents and knew all their names which was above and beyond in regards to
34 customer service. He asked Mr. DeMille to please pass it on to the driver that his
kindness is really appreciated.

36 Mr. DeMille stated the drivers have a very demanding job and they have
very strict policies in place so, they have really good drivers and family-oriented
38 employees.

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

42 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION
#2020-30-R APPROVING THE SOLID WASTE SERVICES CONTRACT
44 EXTENSION AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER BRODERICK AYE

2 COUNCILMEMBER HOYT AYE
COUNCILMEMBER POWELL AYE
4 COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

6
9. **Review & Action — Major Subdivision – Green Valley – Approximately 600**
8 **North Main Street.** Allan Colledge is seeking preliminary major subdivision
approval for a four-lot single family home development at approximately 600
10 North Main Street. (Parcel numbers: 14:071:0230, 14:068:0214, 14:068:0196,
14:071:0316, and 14:042:0186). Planning Director, Mike Florence will present.

12
Mr. Florence explained the proposed 4-lot subdivision meets the minimum lot
14 size and infrastructure requirements for the R1-20 zone. He noted as part of this
development, a portion of Main Street will be constructed continuing the street South of
16 600 North and ending in a temporary cul-de-sac. The road alignment follows the Lindon
City Street Master Plan map.

18 Mr. Florence noted this subdivision layout was previously approved by Lindon
City through a Major Subdivision application that received City Council approval on
20 December 17, 2013 and final city engineer approval on February 18, 2015. The approved
plat was not recorded with Utah County and has since expired, requiring the applicant to
22 reapply for subdivision approval. In 2013 the City Council gave three conditions of
approval for items that were missing on the original plans. He added all of these items are
24 included in the updated plans and have been reviewed by city staff. Mr. Florence stated
the Lindon City Planning Commission unanimously voted to recommend approval of this
26 subdivision on December 8, 2020.

Mr. Florence pointed out that all Lot Requirements and Subdivision Requirements
28 are in compliance. Mr. Florence also stated the City Engineer is working through any
technical issues related to the plat and civil engineering plans and he will ensure all
30 engineering related issues are resolved before final approval is granted. Mr. Florence
stated Staff is recommending approval with the conditions listed in the motion.

32 Following some general discussion with Mr. Colledge regarding this request, the
Council was in agreement to approve this major subdivision application as presented. Mr.
34 Colledge expressed his appreciation to the council and staff for the accommodation and
support they have given over the years.

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

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COUNCILMEMBER LUNDBERG MOVED TO APPROVE THE GREEN
40 VALLEY MAJOR SUBDIVISION REQUEST AS PRESENTED. COUNCILMEMBER
POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS
42 FOLLOWS:

COUNCILMEMBER LUNDBERG AYE
44 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
46 COUNCILMEMBER VANCHIERE AYE
COUNCILMEMBER POWELL AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 **10. Closed Session — Closed Session to Discuss the Sale or Purchase of Real**
6 **Property.** The City Council will enter into a closed executive session to discuss
the potential sale or purchase of real property per Utah Code 52-4-205. This
session is closed to the general public.

8
10 COUNCILMEMBER POWELL MADE A MOTION TO ENTER INTO A
CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING THE
POTENTIAL SALE OR PURCHASE OF REAL PROPERTY. THIS SESSION IS
12 CLOSED TO THE GENERAL PUBLIC PER UTAH CODE 52-4-205.

COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
14 RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE

16 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER POWELL AYE

18 COUNCILMEMBER HOYT AYE

COUNCILMEMBER VANCHIERE AYE

20 THE MOTION CARRIED UNANIMOUSLY.

22 COUNCILMEMBER HOYT MADE A MOTION TO CLOSE THE
EXECUTIVE SESSION AND MOVE INTO THE REGULAR CITY COUNCIL
24 SESSION. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26
11. Review & Action — Declaration & Disposal of Surplus Real Property,
28 **Resolution #2020-31-R.** The City Council will review and consider possible
declaration & disposal of 0.123 acres of surplus real property located at
30 approximately 890 E. Center Street., Lindon, Utah and further identified as Lot
12, Plat A, Lindon Hidden Meadows Subdivision; Utah County Parcel ID
32 #45:353:0012.

34 Mr. Cowie explained the procedure for the disposal of parcels of real
property as outlined in Lindon City Code (LCC) Chapter 3.07 was consulted and,
36 based on a recent appraisal obtained by the City for other residentially zoned
undeveloped property in Lindon (valued at approx. \$6.50 / sq. ft.), find that the
38 property will be valued at less than \$100,000 and therefore disposal is not bound to
the requirements listed in Lindon City Code 3.07.

40 Mr. Cowie further explained the City held a public meeting about the
property disposal on December 7, 2020. The City has received interest from an
42 adjacent land owner to purchase the property at an appraised value (TBD) plus
covering closing costs, cost of the appraisal, and any other incidental costs of
44 purchasing and transferring ownership and adjusting subdivision lot boundaries of
the property so that Lindon City bears no direct cost for selling the property. The
46 City Council needs to determine that the property is surplus real property and the
desire for the proceeds to benefit Lindon City for use in funding other public

2 purposes. Following some general discussion, the council was in agreement to
approve Resolution #2020-31-R as presented.

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

6
8 COUNCILMEMBER POWELL MOVED TO APPROVE RESOLUTION #2020-
31-R DECLARING AS SURPLUS AND AUTHORIZING THE DISPOSAL OF REAL
PROPERTY AS PRESENTED IN THE DOLLAR AMOUNT OF \$5.97 PER SQ. FT.,
10 AND IN THE DOLLAR AMOUNT FOR SAID PROPERTY OF \$32,000 AS
DICTATED BY THE APPRAISAL. COUNCILMEMBER HOYT SECONDED THE
12 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE

14 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

16 COUNCILMEMBER POWELL AYE

COUNCILMEMBER VANCHIERE AYE

18 THE MOTION CARRIED UNANIMOUSLY.

20 **Adjourn –**

22 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 7:40 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL
24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 Approved – January 4, 2021

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30 _____
Kathryn Moosman, City Recorder

32
34 _____
Jeff Acerson, Mayor