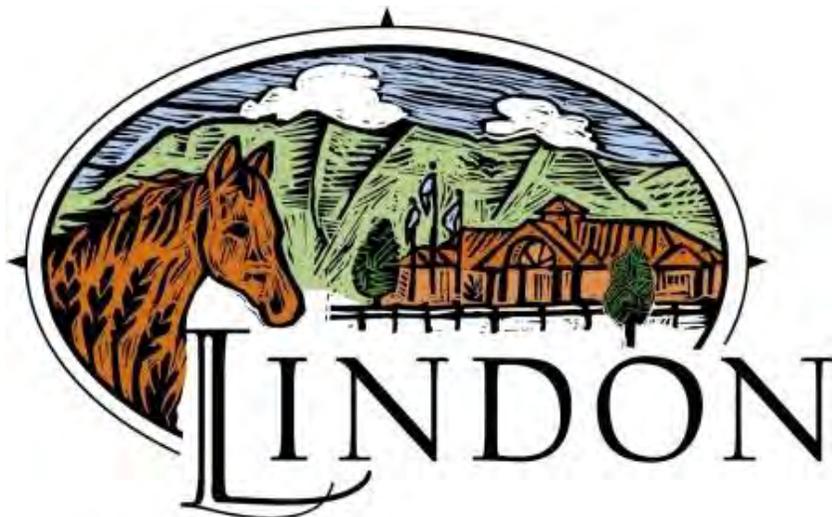


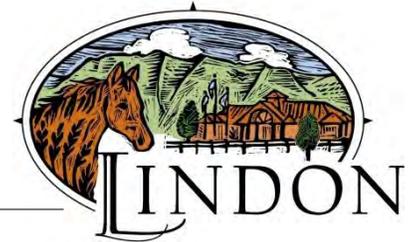
# Lindon City Council Staff Report



The City of Lindon  
Administration Department

December 17, 2013

# 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, December 17, 2013** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

Scan or click here for link to  
download agenda & staff  
report materials:



**REGULAR SESSION – 7:00 P.M.** - Conducting: Mayor James A. Dain

Pledge of Allegiance: By Invitation  
Invocation: Bret Frampton

*(Review times are estimates only)*

- 1. Call to Order / Roll Call** *(5 minutes)*
- 2. Presentations and Announcements** *(15 minutes)*
  - a) Recognition of Mayor Dain and Council Members Walker and Frampton by Mayor-elect, Jeff Acerson.
  - b) Recognition of Mayor Dain and Chief Cullimore by JoAnna Larsen for their support of the 2013 Drill Down for Safety.
  - c) Recognition of Lindon City Finance Director, Kristen Colson, by Mayor Dain for her efforts in obtaining a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the comprehensive annual financial report for the fiscal year ended June 30, 2012.
  - d) Comments / Announcements from Mayor and Council members.
- 3. Approval of minutes from December 3, 2013** *(5 minutes)*
- 4. Consent Agenda – No Items**
- 5. Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
- 6. Review & Action — Major Subdivision — Green Valley, ~600 N. Main Street** *(20 minutes)*  
This is a request by Mark Stevenson for approval of a four (4) lot subdivision located at approximately 600 North Main Street on 2.96 acres in the Residential Single Family (R1-20) zone. The Planning Commission recommended approval of the request.
- 7. Public Hearing — Ordinance Amendment, LCC 3.05 PARC Tax (Ord. #2013-16-O)** *(10 minutes)*  
This item was continued from the December 3, 2013 Council meeting. This is a City initiated request to create LCC Chapter 3.05 Parks, Arts, Recreation and Culture Tax, which will enact and levy a tax to finance cultural and recreational facilities and ongoing operations, and to finance operations of cultural organizations within Lindon City pursuant to U.C.A. § 59-12-1402. Said tax shall be known as the Parks, Arts, Recreation, and Culture Tax, or 'PARC' Tax.
- 8. Review & Action — Fee schedule amendment (Resolution #2013-19-R)** *(10 minutes)*  
This is a request by Finance Director, Kristen Colson, for City Council review and consideration of an amended fee for late utility payments.
- 9. Review & Action — Utility bill formatting updates** *(15 minutes)*  
This is a request by Finance Director, Kristen Colson, for City Council review and consideration of utility bill format changes.
- 10. Discussion Item — Financial Report for Fiscal Year 2012-2013** *(20 minutes)*  
Finance Director, Kristen Colson, will present the un-audited financial statements for fiscal year ended June 30, 2013. Due to scheduling conflicts the audit report by Keddington & Christensen, LLP will be presented in January 2014.
- 11. Review & Action — 2013-2014 Merit Increase Proposal** *(10 minutes)*  
Finance Director, Kristen Colson, will present a recommendation concerning an employee merit increase for the remainder of this fiscal year.

**12. Review & Action — Interlocal Agreement: North Pointe Solid Waste Special Services District  
(Resolution #2013-18-R)** (15 minutes)

This is a request by staff for City Council review and consideration of an interlocal agreement between the solid waste district and the thirteen member cities that comprise the district, to provide continued commitment to the district for the collection, transfer, transportation, and disposal of municipal solid waste.

**13. Review & Action —2014 Public Meeting Schedule** (5 minutes)

This is a request by Staff for City Council review and approval of the proposed 2014 Public Meeting Schedule for City Council and Planning Commission meetings. The Planning Commission recommended approval.

**14. Council Reports:** (30 minutes)

- |  |                 |
|--|-----------------|
| A) Public Works, ULC&T, UIA, irrigation/water                  | - Jeff Acerson  |
| B) Planning, BD of Adjustments, General Plan, Budget Committee | - Matt Bean     |
| C) Parks & Recreation, Trails, Tree Board, Cemetery            | - Bret Frampton |
| D) Administration, Historic Com, Com Center Board, Lindon Days | - Randi Powell  |
| E) Public Safety, Court, Animal Control, Budget Committee      | - Mark Walker   |

**15. Administrator's Report** (20 minutes)

**16. Closed Session — Closed Session to Discuss the Character and Professional Competence of an Individual (UCA 52-4-205).** (30 minutes)

The City Council will enter into a closed executive session per UCA 52-4-205.

**Adjourn**

**This meeting may be held electronically to allow a council member to participate.**

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](http://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

**Date:** December 13, 2013

**Time:** ~5:00 p.m.

**Place:** Lindon City Center, Lindon Police Department, Lindon Community Center

## **REGULAR SESSION – 7:00 P.M.** - Conducting: Mayor James A. Dain

Pledge of Allegiance: By Invitation  
Invocation: Bret Frampton

### **Item 1 – Call to Order / Roll Call**

December 17, 2013 Lindon City Council meeting.

Jeff Acerson  
Matt Bean  
James Dain  
Bret Frampton  
Randi Powell  
Mark Walker

*Staff present:* \_\_\_\_\_

### **Item 2 – Presentations and Announcements**

- a) Recognition of Mayor Dain and Council Members Walker and Frampton by Mayor-elect, Jeff Acerson.
- b) Recognition of Mayor Dain and Chief Cullimore by JoAnna Larsen for their support of the 2013 Drill Down for Safety.
- c) Recognition of Lindon City Finance Director, Kristen Colson, by Mayor Dain for her efforts in obtaining a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the comprehensive annual financial report for the fiscal year ended June 30, 2012.
- d) Comments / Announcements from Mayor and Council members.

As they complete their terms of office,  
please join us for an *Open House* to honor  
and show appreciation for the service and  
contributions of:



**Mark Walker**  
Councilmember



**Jim Dain**  
Mayor



**Bret Frampton**  
Councilmember

December 18, 2013  
12:00 p.m. to 1:00 p.m.  
Lindon City Council Chambers  
100 North Main Street, Lindon, UT

*~Refreshments will be served~*

2012



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Certificate of Achievement  
for Excellence  
in Financial Reporting

Presented to

Lindon City Corporation  
Utah

Executive Director / CEO

### **Item 3 – Approval of Minutes**

- Review and approval of City Council minutes from December 3, 2013.

(See attached draft minutes)

The Lindon City Council held a regularly scheduled meeting on **Tuesday, December 3, 2013 at 7:00 p.m. beginning with a work session at 6:30 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**WORK SESSION** – 6:30 P.M. – Conducting: Randi Powell, Mayor Pro Tem

Lindon City Public Works Director, Don Peterson, will meet with the City Council to discuss annual reports, activities, and programs associated with the Public Works Department. No motions will be made at this work session.

**PRESENT**

Randi Powell, Mayor Pro Tem  
Jeff Acerson, Councilmember  
Mark L. Walker, Councilmember  
Adam Cowie, City Administrator  
Hugh Van Wagenen, Planning Director  
Kathryn Moosman, City Recorder

**ABSENT**

James Dain, Mayor  
Bret Frampton, Councilmember  
Matt Bean, Councilmember

The meeting was called to order at 6:45 p.m.

**Discussion Item:**

Councilmember Powell, acting as Mayor Pro Tem, opened the work session by inviting Don Peterson, Public Works Director, forward to present his discussion to the Council on annual activities associated with the Public Works Department.

Mr. Peterson opened the discussion by thanking the Council for their continued support and for all they do for his Department and the City. He began by giving a brief summary of his department employees and their duties. He noted that the department has longevity with their employees and they are all good, hard workers who look out for the city. Mr. Peterson mentioned that several projects have been bid out recently including the 500 North Waterline project on Anderson Lane, which came in with a very reasonable bid.

Mr. Peterson also mentioned the RDA landscape development and sidewalk bid; he noted this will be a good project to get completed and to use the RDA funds for. He also mentioned another upcoming project which is the RDA Catch Basin on the west side. Mr. Peterson noted that the past summer has busy with the State Street widening project going on with all of the underground work etc. There was then some general discussion between Mr. Peterson and the Council regarding the Public Works Department.

Mr. Cowie expressed his appreciation for Mr. Peterson and all of his institutional knowledge that he brings to the City. Mayor Pro Tem Powell also expressed her appreciation and thanked Mr. Peterson, on behalf of the Council, for his presentation and for his years of dedicated service to the City. Mayor Pro Tem Powell called for any further comments or discussion from the Council. Hearing none she adjourned the work session at 7:00 p.m.

**REGULAR SESSION** – 7:00 P.M.

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Conducting: Randi Powell, Mayor Pro Tem  
Pledge of Allegiance: Jake Hoyt  
Invocation: Mark Walker, Councilmember

**PRESENT**

**ABSENT**

James A. Dain, Mayor – arrived 9:50  
Randi Powell, Councilmember  
Jeff Acerson, Councilmember  
Mark L. Walker, Councilmember  
Bret Frampton, Councilmember  
Adam Cowie, City Administrator  
Cody Cullimore, Chief of Police  
Hugh Van Wagenen, Planning Director  
Kathryn Moosman, City Recorder

Matt Bean, Councilmember

**1. Call to Order/Roll Call** – The meeting was called to order at 7:05 p.m.

**2. Presentations/Announcements** –

a) **Mayor/Council Comments** – Mayor Pro Tem Powell commended everyone who took part in the Thanksgiving Day Dinner this year at the Community Center. She noted that it is estimated that over 500 people attended and were served a nice dinner. She added that this is a great event made possible by the generous sponsors and citizens who donate money, food and volunteer of their time so willingly.

**3. Approval of Minutes** – The minutes of the regular meeting of the City Council of November 19, 2013 were reviewed.

COUNCILMEMBER WALKER MOVED TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 19, 2013. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER WALKER            AYE  
COUNCILMEMBER FRAMPTON        AYE  
COUNCILMEMBER POWELL            AYE  
COUNCILMEMBER ACERSON          AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**4. Consent Agenda** – No items.

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

**CURRENT BUSINESS**

5a. **Review and Action** – *Community Center Fee Waiver Request by Centro Hispano.*

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This is a request by Maria Teresa Tavares, with the non-profit group Centro Hispano, for a waiver of rental fees for an event to be held at the Lindon City Community Center on January 6, 2014. Per current policy, non-profit groups may request waiver or reduction of rental fees at the Community Center for one activity per calendar year.

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Mr. Cowie opened the discussion by explaining the purpose of this policy is to establish consistent operating guidelines for the Community Center Rental Fee Waiver and Reduction Requests by Community Organizations or groups. He noted that Maria Tavares is in attendance to answer any questions and has submitted all of the required application materials which are included in the packets. Ms. Tavares stated that her group holds this traditional festival every year (which is also a fundraiser for children). She stated that they have previously held the event in Provo, and they are very grateful to have the opportunity to hold it this year in the Lindon Community Center. She added that between 200 - 300 people attend the event every year. Ms. Tavares stated that she can provide liability insurance to the City if needed. Mr. Cowie stated that proof of insurance is not required.

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Mr. Cowie stated the waiver is worth \$200.00 and the rental will include the use of the gym, the kitchen, and room #6 of the Community Center and will go from 4:00 p.m. to 9:00 p.m. Councilmember Frampton commended Ms. Tavares for holding this event as it is a very worthy cause for the children. He added that he supports her efforts to reach out in service of others. Mayor Pro Tem Powell mentioned that this event is not just for the Hispanic community, that it is open to the community at large.

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Mayor Pro Tem Powell called for any comments or questions from the Council. Hearing none she called for a motion.

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COUNCILMEMBER FRAMPTON MOVED TO APPROVE THE COMMUNITY CENTER FEE WAIVER REQUEST BY CENTRO HISPANO. COUNCILMEMBER ACERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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COUNCILMEMBER WALKER            AYE  
COUNCILMEMBER FRAMPTON        AYE  
COUNCILMEMBER POWELL           AYE  
COUNCILMEMBER ACERSON         AYE

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THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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**6. Public Hearing** – *Ordinance Amendment – LCC 17.48 Commercial Zones and LCC Standard Land Use Table – (Ordinance #2013-12-O).* This a request by Creig Fryer to amend LCC 17.48 to create the General Commercial—Storage (CG-S) zone and reflect said zone in the SLU table. Permitted uses in the CG-S would include self-storage units as well as permitted and conditional uses in the General Commercial (CG) zone. The Planning Commission recommended approval of the request.

2 COUNCILMEMBER ACERSON MOVED TO OPEN THE PUBLIC  
 HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL  
 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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 6 Mr. Van Wagenen opened the discussion by giving a summary of this agenda  
 item. He noted that this is a request by Creig and Brad Fryer (who were in attendance) to  
 8 amend LCC 17.48 to create the General Commercial Storage (CG-S) zone and reflect the  
 zone in the SLU table. Mr. Van Wagenen noted that permitted uses in the CG-S would  
 include mini-storage units as well as existing permitted and conditional uses in the  
 10 General Commercial (CG) zone. He added that after review (two meetings), the Planning  
 Commission recommended approval to the City Council. Mr. Van Wagenen then  
 12 referenced the changes to the draft as outlined in the packet.

14 Mr. Van Wagenen noted there are several properties located in the CG zone that  
 do not have frontage along major traffic corridors. He stated that properties without  
 frontage do not have the same appeal as lots with frontage for traditional commercial  
 16 uses. Mr. Van Wagenen added that creating the CG-S zone allows one additional use of  
 mini-storage units to optimize the use of properties not along major corridors. He further  
 18 noted that a new zone also allows for the regulated development of mini-storage  
 developments, as any request for a zone change comes before the Planning Commission  
 and City Council.

20 Mr. Van Wagenen stated that the Planning Commission recommended that the  
 ordinance amendment be approved with the condition that the Standard Land Use Table  
 22 reflect the following in the Permitted Primary Uses column regarding Vault Security  
 Storage – Mini-Storage:  
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26 ***Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use  
 only and is limited to 15% of total storage space and limited to personal  
 28 recreational vehicles).***

30 Mr. Van Wagenen stated that this change is reflected in the Standard Land Use  
 Table as part of the ordinance. Mr. Van Wagenen noted that before the Council tonight is  
 32 the newly created zone (Chapter 17.48) which references commercial zones. He added  
 that in these different sections anything underlined is new, but nothing was stricken from  
 34 the last draft, essentially they are just adding CGS to the other zones. He went on to say  
 there is also a new column that references setbacks, lot size, height of building etc.

36 Mr. Van Wagenen stated that limited outdoor storage will only be permitted if it  
 is orderly and not posing a nuisance. Mr. Van Wagenen also mentioned a letter  
 38 submitted by Lindsey Bayless, resident in the area. She states in the letter that changing  
 the use and allowing this type of use on State Street is not a good option. She voiced her  
 40 concerns that by developing properties behind State Street it will have an impact on the  
 residential areas, and particularly with the size of Gillman Lane. She further stated that  
 42 this type of development does not generate sales tax revenue which cuts into the State  
 Street businesses.

44 Mr. Van Wagenen then showed aerial photos of the property in question and  
 referenced the master plan. Mr. Van Wagenen stated that the only thing this zone  
 46 creation does is create a new permitted use of vault security mini storage and all of the  
 other commercial ordinance requirements apply to this, so there are no changes specific

to this permitted use. Councilmember Frampton commented that he does not see any problems with the amendment as the applicants have gone through the steps required by the City. Councilmember Acerson agreed that he likes the newly created zone and noted that he feels it identifies and accomplishes what it has set out to do. He added that the Council still has the authority to limit it on a conditional use basis.

Mayor Pro Tem Powell called for any public comments. Hearing none she called for a motion to close the public hearing.

COUNCILMEMBER FRAMPTON MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Mayor Pro Tem Powell called for any further comments or questions from the Council. Hearing none she called for a motion.

COUNCILMEMBER WALKER MOVED TO APPROVE ORDINANCE #2013-12-O TO LINDON CITY CODE 17.48 SPECIFICALLY MODIFYING, AMENDING, AND REVISING 17.48.010, 17.48.020, 17.48.040, 17.48.080 AND TABLE 17.48.020 AND THE STANDARD LAND USE TABLE AS PRESENTED WITH THE NEW CG-S COLUMN . COUNCILMEMBER FRAMPTON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER WALKER	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER FRAMPTON	AYE
COUNCILMEMBER ACERSON	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**7. Public Hearing** – *Zone Map Amendment – 439 West Gillman Lane (Ordinance #2012-13-O)*. This is a request by Creig Fryer to rezone property currently split zoned Residential Single Family (R1-20) and General Commercial (CG) to the General Commercial—Storage (CG-S) zone. The Planning Commission recommended approval of the request.

COUNCILMEMBER FRAMPTON MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER ACERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Mr. Van Wagenen opened the discussion by explaining this is a request by Creig Fryer to rezone property currently split zoned Residential Single Family (R1-20) and General Commercial (CG) to the General Commercial—Storage (CG-S) zone. This change would permit Vault Security Storage/Mini-Storage as a permitted use on the property.

Mr. Van Wagenen further explained the request before the Council is to change the zoning from the current zoning to the previously approved ordinance amendment creating the CG-S zone. Mr. Van Wagenen noted there are several properties located in the CG zone that do not have frontage along major traffic corridors, and the Fryer property is one of them. Mr. Van Wagenen noted that rezoning this property allows an

2 additional permitted use on the property mini-storage units that allows the owners to  
3 realize a viable use of the property and a nice transitional use.

4 Mr. Van Wagenen went on to say the applicant has provided a concept plan and  
5 several pictures of existing storage facilities that he hopes to mimic. They are also  
6 respecting the buffers to the residential uses. Mr. Van Wagenen referenced a citizen  
7 letter submitted by John and Lindsey Bayless to the Planning Commission concerning the  
8 proposed zone change. The letter is included in the packet. He noted that the Planning  
9 Commission unanimously recommended approval of the zone change at this location  
10 upon condition that the CG-S zone was created by previous amendment. The applicants  
11 addressed the Council at this time. Mr. Fryer stated their hope is to create mini-storage  
12 units with the possibility of subdividing the existing building in the future to inside  
13 storage with controlled climate. They also hope to provide citizens with a place to store  
14 their belongings and to allow them to clean up their property. There was then some  
15 general discussion regarding traffic, parking and lighting issues associated with this zone  
16 map amendment.

17 Mayor Pro Tem Powell called for any public comments. Hearing none she called  
18 for a motion to close the public hearing.

19 COUNCILMEMBER FRAMPTON MOVED TO CLOSE THE PUBLIC  
20 HEARING. COUNCILMEMBER ACERSON SECONDED THE MOTION. ALL  
21 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Mayor Pro Tem Powell called for any further comments or questions from the  
23 Council. Hearing none she called for a motion.

24 COUNCILMEMBER FRAMPTON MOVED TO APPROVE ORDINANCE  
25 #2013-13-O, THE ZONE MAP AMENDMENT FROM GENERAL  
26 COMMERCIAL/SINGLE FAMILY RESIDENTIAL TO CG-S ON THE PROPERTY  
27 LOCATED AT 439 WEST GILLMAN LANE. COUNCILMEMBER WALKER  
28 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
29 COUNCILMEMBER WALKER AYE  
30 COUNCILMEMBER FRAMPTON AYE  
31 COUNCILMEMBER POWELL AYE  
32 COUNCILMEMBER ACERSON AYE  
33 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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37 **8. Review and Action** – *Development Agreement, Ivory Development LLC (Resolution*  
38 *#2013-16-R.* This is a request by staff for City Council review and consideration of a  
39 development agreement between Lindon City and Ivory Development LLC (Ivory  
40 Homes) that will facilitate waiver of storm water impact fees on individual lots within  
41 the Cullimore Court Subdivision in lieu of payment for off-site storm water  
42 improvements made by Ivory Development.

43 Mr. Van Wagenen opened the discussion by explaining this is a request by staff  
44 for City Council review and consideration of a development agreement between Lindon  
45 City and Ivory Development LLC (Ivory Homes) that will facilitate waiver of storm  
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water impact fees on individual lots within the Cullimore Court Subdivision (off of 400 West) in lieu of payment for off-site storm water improvements made by Ivory Development.

Mr. Van Wagenen noted the City Engineer and Public Works Director identified that it would be a good time to upgrade the site with storm drain pipes on 400 West in anticipation of future development as Ivory Homes is currently putting in infrastructure. Mr. Van Wagenen went on to say that the Development Agreement before the Council waives some of the storm water impact fees that would be assessed (approximately \$7,000) with the building permits for the Cullimore Court Subdivision. He noted that Ivory Homes has reviewed and is on board with this agreement. Mr. Van Wagenen stated that the credits are easy to track through the building permits. There was then some additional general discussion regarding this development agreement.

Mayor Pro Tem Powell called for any further comments or questions from the Council. Hearing none she called for a motion.

COUNCILMEMBER ACERSON MOVED TO APPROVE RESOLUTION #2013-16-R, THE DEVELOPMENT AGREEMENT FOR IVORY DEVELOPMENT LLC. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- COUNCILMEMBER WALKER            AYE
- COUNCILMEMBER POWELL        AYE
- COUNCILMEMBER FRAMPTON      AYE
- COUNCILMEMBER ACERSON        AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**9. Public Hearing** – *Ordinance Amendment, LCC 17.09 Table #1 (Ordinance #2013-14-O)*. This is a City initiated request to amend the Land Use and Appeal Authorities for certain land use applications as specified in LCC 17.09 Table #1. The Planning Commission recommended approval of the amendment.

COUNCILMEMBER FRAMPTON MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER ACERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Mr. Van Wagenen opened the discussion by explaining in an effort to streamline the approval process for land use applications within the City (per City Council direction) and to make the most efficient use of public meeting time, the City is considering changes to LCC 17.09 Table #1. He noted Table #1 designates what body is the final land use authority and appeal authority for specific land use applications.

Mr. Van Wagenen explained that the proposed changes are adding a major subdivision category with the City Council as the Final Authority and Board of Adjustment as the Appeal Authority, this action will add a minor subdivision category with the Planning Commission as the Final Authority and City Council as Appeal Authority and will allow the Planning Commission to be the Final Authority on Plat Amendments with the City Council acting as the Appeal Authority. Mr. Van Wagenen stated the Planning Commission recommended unanimous approval of this ordinance amendment to the City Council. Mr. Van Wagenen noted that the section of the table,

2 “Alteration of non-conforming use” was not discussed by the Planning Commission, and  
 staff feels this table supersedes what is in the ordinance. He asked the Council what their  
 thoughts are about this use. He noted that not many come of these applications come in.

4 Mr. Van Wagenen noted the changes shown below:

<b>LCC 17.09, Table #1</b>		
<b>Land Use Application</b>	<b>Land Use Authority</b>	<b>Appeal Authority</b>
General Plan Amendment	City Council	None
Zone Change & Zoning Ordinance Amendments	City Council	None
Major Subdivisions	City Council	Board of Adjustment
Minor Subdivisions*	Planning Commission	City Council
Plat Amendment_	City Council Planning Commission	Board of Adjustment City Council
Alteration of Non-Conforming Use	City Council	Board of Adjustment
Reimbursement Agreement	City Council	Board of Adjustment
Property Line Adjustment*	City Staff	Planning Commission
Building Permit*	City Staff	Planning Commission
Temporary Site Plan*	City Staff	Planning Commission
Site Plan*	Planning Commission	City Council
Conditional Use Permit*	Planning Commission	City Council
Temporary Conditional Use Permit*	Planning Commission	City Council
Variances	Board of Adjustment	None
Other Administrative actions as listed in code or performed through department policy*	City Staff, Planning Commission, City Council	Board of Adjustment
Other Legislative actions	City Council	None

6 \*In cases where the City Council implements LCC 17.08.090 and becomes the land use authority,  
 the appeal authority becomes the Board of Adjustment.

8 Mayor Pro Tem Powell called for any public comments. Hearing none she called  
 10 for a motion to close the public hearing.

12 COUNCILMEMBER WALKER MOVED TO CLOSE THE PUBLIC  
 HEARING. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. ALL  
 14 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16 Mayor Pro Tem Powell called for comments or questions from the Council.  
 Mayor Pro Tem Powell commented that she likes the suggestion of having the Planning  
 18 Commission review the Alteration of non-conforming use applications because they often  
 deal with land use issues. Councilmember Walker stated that he would like to see the  
 20 bureaucracy cut any way possible, and he feels the Planning Commission is competent to  
 review the “Alteration of non-conforming use” applications. Following some additional  
 22 discussion Mayor Pro Tem called for a motion. Mr. Cowie noted that the Council would  
 still have the ability to appeal a decision of the Planning Commission if warranted.  
 24 Councilmember Acerson commented if an issue came up the Council would have to walk  
 through it.

26 COUNCILMEMBER WALKER MOVED TO APPROVE ORDINANCE #2013-  
 28 14-O, AMENDING LCC 17.09 TABLE #1 WITH THE CHANGE OF THE  
 ALTERATION OF NON-CONFORMING USE, THE LAND USE AUTHORITY WILL

BECOME THE PLANNING COMMISSION AND THE APPEAL AUTHORITY WILL  
 2 BECOME THE CITY COUNCIL. COUNCILMEMBER ACERSON SECONDED THE  
 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 COUNCILMEMBER WALKER AYE  
 COUNCILMEMBER FRAMPTON AYE  
 6 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER ACERSON AYE

8 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

10 **10. Public Hearing** – *Ordinance Amendment, LCC Appendix A, SLU Table (Ordinance*  
 #2013-15-O). This is a City initiated request to amend the SLU table to make Bed &  
 12 Breakfast Facilities a non-permitted use in residential zones throughout the City. The  
 Planning Commission recommended approval of the amendment.

14  
 16 COUNCILMEMBER FRAMPTON MOVED TO OPEN THE PUBLIC  
 HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL  
 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18  
 20 Mr. Van Wagenen opened the discussion by explaining this is a City initiated  
 request to amend the Standard Land Use table to make Bed & Breakfast Facilities a non-  
 22 permitted use in residential zones throughout the City which has been previously  
 reviewed. Mr. Van Wagenen mentioned that earlier this year, a resident applied for a  
 24 Conditional Use Permit to operate a Bed & Breakfast in her home in the R1-12 zone. He  
 noted this request concerned several neighbors as well as Commissioners and Council  
 Members who did not realize the effect of allowing Bed & Breakfast facilities as a  
 26 conditional use in residential neighborhoods.

28 Mr. Van Wagenen stated that based on these concerns, the City is considering  
 removing “Residential Bed & Breakfast Facility – 3 rooms or less” as a conditional use in  
 residential zones. He noted that essentially this will strike any Bed & Breakfast facilities  
 30 in residential zone. Mr. Van Wagenen noted that this item is pretty straightforward and a  
 good way to go about addressing this issue. He stated that after review the Planning  
 32 Commission recommended approval of the ordinance amendment prohibiting bed &  
 breakfast uses in residential zones and recommended striking the use completely.  
 34 However, the Commission also stated they would entertain such a use on lots of one acre  
 or larger (but did not feel strongly about it), if the Council were interested in pursuing  
 36 that option. Mayor Pro Tem Powell commented that she would like to see this issue  
 demand driven, stating there is currently not much demand for this type of facility in the  
 38 area. There was then some general discussion regarding this agenda item.

40 Mayor Pro Tem Powell called for any public comments. Hearing none she called  
 for a motion to close the public hearing.

42 COUNCILMEMBER FRAMPTON MOVED TO CLOSE THE PUBLIC  
 HEARING. COUNCILMEMBER ACERSON SECONDED THE MOTION. ALL  
 44 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Mayor Pro Tem Powell called for any further comments or questions from the  
 Council. Hearing none she called for a motion.

COUNCILMEMBER FRAMPTON MOVED TO APPROVE ORDINANCE  
 2 #2013-15-O TO LINDON CITY CODE STANDARD LAND USE TABLE WHICH  
 4 PROHIBITS “RESIDENTIAL BED & BREAKFAST FACILITY- 3 ROOMS OR  
 6 LESS” IN RESIDENTIAL ZONES. COUNCILMEMBER WALKER SECONDED  
 8 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 COUNCILMEMBER WALKER            AYE  
 COUNCILMEMBER FRAMPTON        AYE  
 8 COUNCILMEMBER POWELL           AYE  
 COUNCILMEMBER ACERSON          AYE

10 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

12 **11. Public Hearing** – *Ordinance Amendment, LCC 3.05 PARC Tax (Ordinance #2013-*  
 14 *16-O)*. This is a City initiated request to create LCC Chapter 3.05 Parks, Arts,  
 16 Recreation and Culture Tax, which will enact and levy a tax to finance cultural and  
 18 recreational facilities and ongoing operations, and to finance operations of cultural  
 organizations within Lindon City pursuant to U.C.A. § 59-12-1402. Said tax shall be  
 known as the Parks, Arts, Recreation, and Culture Tax, or ‘PARC’ Tax.

COUNCILMEMBER ACERSON MOVED TO OPEN THE PUBLIC  
 20 HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL  
 22 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Mr. Cowie opened the discussion by explaining this is a procedural item. He  
 24 stated that in the November election there was a 66.7% favorable response from voters  
 for the PARC Tax implementation. He added that the passage of this ordinance would  
 26 enact the PARC tax, and by direction of the Council passing the ordinance, they would  
 then notify the State of the PARC Tax approval which would become effective in April  
 28 of 2014. Mr. Cowie stated this is a pretty straightforward ordinance and sets forth, by the  
 authority of the Council, to make this tax effective for a 10 year period, at which time the  
 30 city has the option to take it back to the public as an opinion question on the ballot to  
 renew the tax that would have to be passed with a majority vote.

Councilmember Acerson commented that he would prefer to have the full Council  
 32 present to weigh in before voting to enact the PARC Tax. Mr. Cowie stated that notice  
 34 must be given to the State before December 31<sup>st</sup>, so there is time to postpone the item to  
 the next meeting if that is what the Council would like to do. The Council was in  
 36 agreement to continue the item to the next meeting in order to have a full Council present  
 for the vote. Mr. Cowie also presented sample PARC Tax logos for the Council’s review.  
 38 There was then some general discussion regarding this issue.

Mayor Pro Tem Powell called for any public comments. Hearing none she called  
 40 for a motion to close the public hearing.

COUNCILMEMBER WALKER MOVED TO CLOSE THE PUBLIC  
 42 HEARING. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. ALL  
 44 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2 Mayor Pro Tem Powell called for any further comments or questions from the Council. Hearing none she called for a motion.

4 COUNCILMEMBER ACERSON MOVED TO CONTINUE ORDINANCE  
6 #2013-16-O, CREATING LINDON CITY CODE CHAPTER 3.06 PARKS, ARTS,  
8 RECREATION AND CULTURE TAX AND DIRECT STAFF TO NOTIFY THE  
STATE OF THE PARC TAX APPROVAL. COUNCILMEMBER FRAMPTON  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER WALKER AYE

10 COUNCILMEMBER FRAMPTON AYE

COUNCILMEMBER POWELL AYE

12 COUNCILMEMBER ACERSON AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

14  
16 **12. Public Hearing** – *Ordinance Amendment, LCC 1.20 Policies and Procedures,*  
18 *(Ordinance #2013-17-O).* This is a City initiated request to create LCC Chapter 1.20  
Policies and Procedures, to recognize by ordinance the creation and authority of  
adopted policies and procedures for employees and other city business.

20 COUNCILMEMBER FRAMPTON MOVED TO OPEN THE PUBLIC  
HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL  
22 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

24 Mr. Cowie gave a brief summary of this agenda item stating this item is similar to  
the annual approval of the Development Manual that is in place in the Community  
26 Development Department. He noted that every year the manual is brought before the  
Council for ratification and approval to allow the City Administrator to make minor  
28 changes to the policy as needed. Mr. Cowie stated this ordinance amendment will allow  
the same authority for the Policies and Procedures Manual, and will be recognized, by  
30 ordinance, the creation and authority of adopted polices and procedures for employees  
and other city business. Mr. Cowie then referenced the proposed Purpose section of the  
32 code as follows:

34 ***Section 1.20.10 Purpose:*** *The Lindon City Policies and Procedures Manual (herein*  
36 *referenced as the ‘Manual’) shall be created to govern the administrative functions and*  
*employee policies of the City that are not otherwise outlined within Lindon City Code.*  
38 *The Manual should identify the organizational structure, rules, benefits, responsibilities,*  
*and obligations of employment with the City including policies on topics such as risk*  
40 *management, proper use of city property and equipment, purchasing and procurement,*  
*personnel policies, employee benefits, performance responsibilities, etc.*

42 There was then some general discussion by the Council regarding this proposed  
ordinance amendment. Mayor Pro Tem Powell called for any public comments at this  
44 time. Hearing none she called for a motion to close the public hearing.

2 COUNCILMEMBER ACERSON MOVED TO CLOSE THE PUBLIC  
HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4

6 Mayor Pro Tem Powell called for further comments or questions from the  
Council. Hearing none she called for a motion.

8 COUNCILMEMBER ACERSON MOVED TO APPROVE ORDINANCE  
#2013-17-O, CREATING LCC 1.20 POLICIES AND PROCEDURES.

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

12	COUNCILMEMBER WALKER	AYE
	COUNCILMEMBER FRAMPTON	AYE
14	COUNCILMEMBER POWELL	AYE
	COUNCILMEMBER ACERSON	AYE

16 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

18 **13. Public Hearing** – *Ordinance Amendment, LCC 1.30 Purchasing and Procurement*  
(Ordinance #2013-18-O). This is a City initiated request to create LCC Chapter 1.30  
20 Purchasing and Procurement, to recognize by ordinance the creation and authority of  
adopted purchasing policies that will be included in the Lindon City Policies and  
22 Procedures Manual.

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

28 Mr. Cowie explained this agenda item is very similar to the previously approved  
item with the Policies and Procedures Manual, but is initiated to create LCC Chapter 1.30  
30 for Purchasing and Procurement. He noted that Brian Haws, City Attorney, indicated that  
it is best to have reference to policy, by ordinance, for housekeeping and also for auditing  
32 purposes. He stated this ordinance amendment will allow the same authority for the  
Purchasing and Procurement Policy and will recognize, by ordinance, the creation and  
34 authority of adopted purchasing policies that will be included in the Lindon City Policies  
and Procedures Manual. Mr. Cowie then referenced the proposed Purpose and Adoption  
36 section of the code as follows:

38 ***Section 1.20.10 Purpose and Adoption: Pursuant to Utah Code Annotated §10-6-122,***  
***§10-7-20, §10-8-1, §10-8-2, and other pertinent provisions of the laws of the State of***  
40 ***Utah, the Lindon City Council hereby adopts and establishes this Purchasing and***  
42 ***Procurement ordinance to fairly and legally govern the purchase and procurement of***  
***goods and services by the City.***

44 Mayor Pro Tem Powell called for any public comments. Hearing none she called  
for a motion to close the public hearing.

46

2 COUNCILMEMBER ACERSON MOVED TO CLOSE THE PUBLIC  
 HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL  
 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4  
 6 Mayor Pro Tem Powell called for any comments or questions from the Council.  
 Hearing none she called for a motion.

8 COUNCILMEMBER WALKER MOVED TO APPROVE ORDINANCE #2013-  
 18-O, CREATING LCC 1.30 PURCHASING AND PROCUREMENT.

10 COUNCILMEMBER ACERSON SECONDED THE MOTION. THE VOTE WAS  
 RECORDED AS FOLLOWS:

12 COUNCILMEMBER WALKER AYE  
 COUNCILMEMBER FRAMPTON AYE  
 14 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER ACERSON AYE

16 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

18 **14. Review and Action** – *Purchasing and Procurement Policy (Resolution #2013-17-R).*

20 This is a request by staff for City Council review and consideration of new  
 purchasing and procurement policies. These policies will provide greater flexibility  
 and clarity for administrative purchases of previously budgeted items, and provide  
 22 updated bid and procurement processes. Adopted policy will be added to the Lindon  
 City Policies and Procedures Manual.

24  
 26 Mr. Cowie opened the discussion item by referencing the outdated purchasing and  
 procurement policy followed by review of the proposed new policy. He noted these  
 policies will provide greater flexibility, clarity and will streamline administrative  
 28 purchases of previously budgeted items, and provide updated bid and procurement  
 processes. He went on to say the adopted policy will be added to the Lindon City Policies  
 and Procedures Manual. Mr. Cowie mentioned that the monthly purchase statements are  
 30 uploaded onto the Council's Google drive accounts for review. Mr. Cowie then reviewed  
 the Purchasing and Procurement policy followed by some lengthy discussion. Mr. Cowie  
 32 noted that the City Finance Director has also reviewed this policy.

34 Mayor Pro Tem Powell called for any further comments or questions from the  
 Council. Hearing none she called for a motion.

36  
 38 COUNCILMEMBER ACERSON MOVED TO APPROVE RESOLUTION  
 #2013-17-R CREATING A NEW PURCHASING AND PROCUREMENT POLICY  
 WITH THE CHANGE OF ADDING SECTION 4.4.5 AND INCLUDE THE CHANGE  
 40 ON THE TABLE. COUNCILMEMBER FRAMPTON SECONDED THE MOTION.  
 THE VOTE WAS RECORDED AS FOLLOWS:

42 COUNCILMEMBER WALKER AYE  
 COUNCILMEMBER FRAMPTON AYE  
 44 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER ACERSON AYE

46 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT

## 15. COUNCIL REPORTS

2

4 **Councilmember Powell** – Councilmember Powell reported that she will be attending the  
6 NOVA Graduation on December 11<sup>th</sup>. She also reported that the next CCAB meeting  
8 will be held on February 13, 2014. Councilmember Powell mentioned that the Historical  
Commission did a great job on the Tree Lighting Ceremony this year. She also  
mentioned that the Lindon Days committee will be meeting in the next couple of months  
and she is excited about the changes that were recently made regarding Lindon Days.

10 **Councilmember Walker** – Councilmember Walker reported that he attended his last  
12 North County Animal Shelter Meeting and they are looking forward to a new  
14 representative to represent the city. Councilmember Walker also reported that they are  
16 also moving fast, politically, to make sure that the County Commissioners are not doing  
the appointing; they are trying to run it through the State Legislature right now with some  
bills and language already being written. Councilmember Walker mentioned that the  
18 some of the seniors rode the new bus for the first time and they were very excited. He  
also asked if there had been any new reports regarding the politics of the city courts.  
Councilmember Acerson commented that the legislature is currently reviewing the issue  
and it is getting some attention.

20

22 **Chief Cullimore** – Chief Cullimore reported that they have been enforcing traffic on  
Center Street. He added that there were 12 accidents in town due to the recent snow  
storm, but no reported injuries. Chief Cullimore also reported on the success of the  
24 Thanksgiving Dinner and also the Tree Lighting Ceremony. He also mentioned that there  
was high sales tax from black Friday at Wal-Mart. There were also 10,000 customers at  
26 the store reported between 6:00 and 10:00 pm.

28 **Councilmember Bean** – Councilmember Bean was absent.

30

32 **Councilmember Acerson** – Councilmember Acerson reported that the UIA meeting is  
scheduled for this month and he will be attending. Mr. Cowie then gave a brief summary  
and update on UIA followed by some general discussion by the Council. Councilmember  
34 Acerson asked Mr. Cowie if he could set up a conference call with Attorney, Dave Shaw  
and Mayor Dain for counsel regarding UIA. Mr. Cowie stated that he will schedule a  
36 time with Mr. Shaw and get back to him.

38 **Councilmember Frampton** – Councilmember Frampton had nothing to report.

40

42 **Mayor Dain** – Mayor Dain also commended everyone who took part in the annual  
Thanksgiving Day Dinner. He noted that they estimated that over 500 people were served  
dinner this year and added that this is a great event made possible by the generous  
44 sponsors and citizens who donate money, food and time. Mayor Dain mentioned that he  
hopes to see this tradition continue into the future under a new Mayor.

46

Mayor Dain joined the meeting at 9:50 p.m.

**16. Administrator's Report:**

Mr. Cowie reported on the following items:

**Misc Updates:**

- Project Tracking List.
- Utah OSHA inspections – Some corrections being made and new safety policies to be implemented.
- Policy Manual updates coming Dec 17<sup>th</sup> – There will be significant amounts of change.
- Audit findings – We expect some correction notices (purchase order policy). We knew items would arise when we made a change in auditors. We will make changes to correct issues.
- Comcast – contacted to request estimates on hook-up and monthly services to all city facilities.
- Outgoing Council members – turn in building keys. Mayor Dain, Councilmember Walker and Councilmember Frampton.
- Update on UTOPIA matters.

**Upcoming Meetings & Events:**

- Newsletter Assignment: Councilmember Acerson – January newsletter article. Due by the last week in December.
- Dec. 10<sup>th</sup> at noon – Engineering Meeting at Public Works. Mayor Dain, Councilmember Acerson and Councilmember Walker will attend.
- Dec. 13<sup>th</sup> – Men's Choir concert at the Community Center.
- Dec. 18<sup>th</sup> at Noon – Outgoing Mayor Dain & Councilmember Walker and Councilmember Frampton recognition lunch.
- Dec. 24<sup>th</sup> at Noon – Employee Christmas party at Community Center. All Council members & families are invited to attend.
- Dec. 25<sup>th</sup> & 26<sup>th</sup> – Offices closed for the Christmas Holiday.
- Jan. 1<sup>st</sup> – Offices closed.
- Jan. 7<sup>th</sup> – Swearing-in ceremony at Council meeting for newly elected officials and appointed staff.
- Jan. 11<sup>th</sup> – ULCT newly elected officials training will be held in Provo on Saturday, January 11<sup>th</sup> from 8:00 a.m.- 1:30 p.m.
- Jan. 20<sup>th</sup> – Martin Luther King Day Holiday, offices closed.
- Jan. 29<sup>th</sup> – ULCT Local Officials Day at the Legislature. 7:30 a.m. – 2:00 p.m. Utah Capitol/Lunch at the Salt Palace.
- Feb. 27<sup>th</sup> at 6:00 p.m. – Budget Kick-off Meeting & Dinner at City Center.

**Future items:**

- Utility Bill formatting.
- Employee Policy Manual – General updates.

- Fee and Utilities rate studies and review of active service military utility waivers.
- Lindon Pumping Co. land – 725 E. 200 S., potential land sale/use by neighbor.
- Possible Planning Commission member to fill vacancy – Matt Guinn who lives on 367 South 400 West is willing to serve.

**17. Closed Session:** The City Council will enter into a closed executive session per UCA 52-4-205— to discuss the character and professional competence of an *Individual* (UCA 52-4-205).

COUNCILMEMBER FRAMPTON MOVED TO CONTINUE THE CLOSED SESSION TO THE NEXT CITY COUNCIL MEETING. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER WALKER	AYE
COUNCILMEMBER FRAMPTON	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER ACERSON	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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

**Adjourn** –

COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT 10:02 P.M. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – December 17, 2013

\_\_\_\_\_  
Kathryn A. Moosman, City Recorder

\_\_\_\_\_  
James A. Dain, Mayor

**Item 4 – Consent Agenda** – No items.

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

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**6. Review & Action — Major Subdivision — Green Valley, ~600 N. Main Street** (20 minutes)

This is a request by Mark Stevenson for approval of a four (4) lot subdivision located at approximately 600 North Main Street on 2.96 acres in the Residential Single Family (R1-20) zone. The Planning Commission recommended approval of the request.

**Presenting Staff:** Hugh Van Wagenen, Planning Director

See attached information.

## Major Subdivision — Green Valley

**Presenting Staff:** Hugh Van Wagenen  
**Applicant:** Mark Stevenson  
**Location:** ~600 North Main Street  
**Zone:** Residential Single Family (R1-20)  
**Acreage:** 2.96 acres

### Summary

This is a request by Mark Stevenson for a four (4) lot subdivision located in the Residential Single Family (R1-20) zone. There are two ownership groups for the project: Alan Colledge Family and Robert Woods Family.

### Planning Commission Recommendation

The Planning Commission unanimously (with two absent) voted to recommend approval of the Green Valley Subdivision to the City Council with the following conditions:

1. Extend the pressure irrigation line to serve Lots 1 and 2.
2. The developer comply with requests from the City Engineer that may result from the soils report.
3. Proposed Main Street improvements across the street from Lots 1 and 2 be ready for the City Council meeting.

### Improvements

The existing half-street that was constructed with the Peters development will be finished along the lots but Main Street will not connect with 480 North. The required temporary turnaround will be constructed to the east of Lot 1.

Lindon City has a master planned 10' wide trail along the east side of Main Street (see map below). The latest Green Valley preliminary plat shows the trail being constructed until the temporary turnaround. However, the applicant would like not to construct the trail south of Lot 3, citing privacy concerns. Lindon City Code 17.32.170 states, "Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public..." Despite this requirement, there is a precedent that the City has not required sidewalk on a dedicated road if there is no house for the sidewalk to immediately serve.

As a side note, the City is reviewing the possibility of constructing a sidewalk to connect the sidewalk along Lot 1 to to 480 North in order to further encourage pedestrian movement and access.

#### Lot Requirements

Lots in the R1-20 zone require 20,000 square feet to meet minimum lot size. Lot 1 is 20,000 square feet; Lot 2 is 20,000 square feet; Lot 3 is 34,009 square feet; Lot 4 is 21,781 square feet.

Lots in residential zones require 50 feet of street frontage and the proposed lots meet this standard. Additionally, all lots require 100 feet of width when measured 30 feet back from the property line; the proposed lots meet this standard.

#### Conditions

The latest set of plans show the pressure irrigation line as existing beyond the constructed asphalt, however the line actually ends at the current southern edge of asphalt. The line will have to be extended to serve Lots 1 and 2.

Additionally, the latest plan shows the sewer line existing in Main Street from the northern edge of Peters Subdivision Plat C to 600 North. However, the sewer in Main does not extend past the northern edge of the Peters Subdivision Plat C to 600 North. The sewer line may have to be extended to serve Lot 4.

As of yet, the City Engineer has not reviewed the soils report. Data contained in the soils report may indicate the need for a thicker pavement design than is shown on the preliminary plan. Approval should be conditioned upon the developer complying with requests from the City Engineer that may result from the soils report.

Motion: I move to (approve, continue, deny) the four (4) lot subdivision to be known as Green Valley with the following conditions:

1. Extend the pressure irrigation line to serve Lots 1 and 2.
2. Identify a plan to service Lot 4 with sewer that is satisfactory to the City Engineer's requirements.
3. The developer comply with requests from the City Engineer that may result from the soils report.





NORTH  
1" = 40'

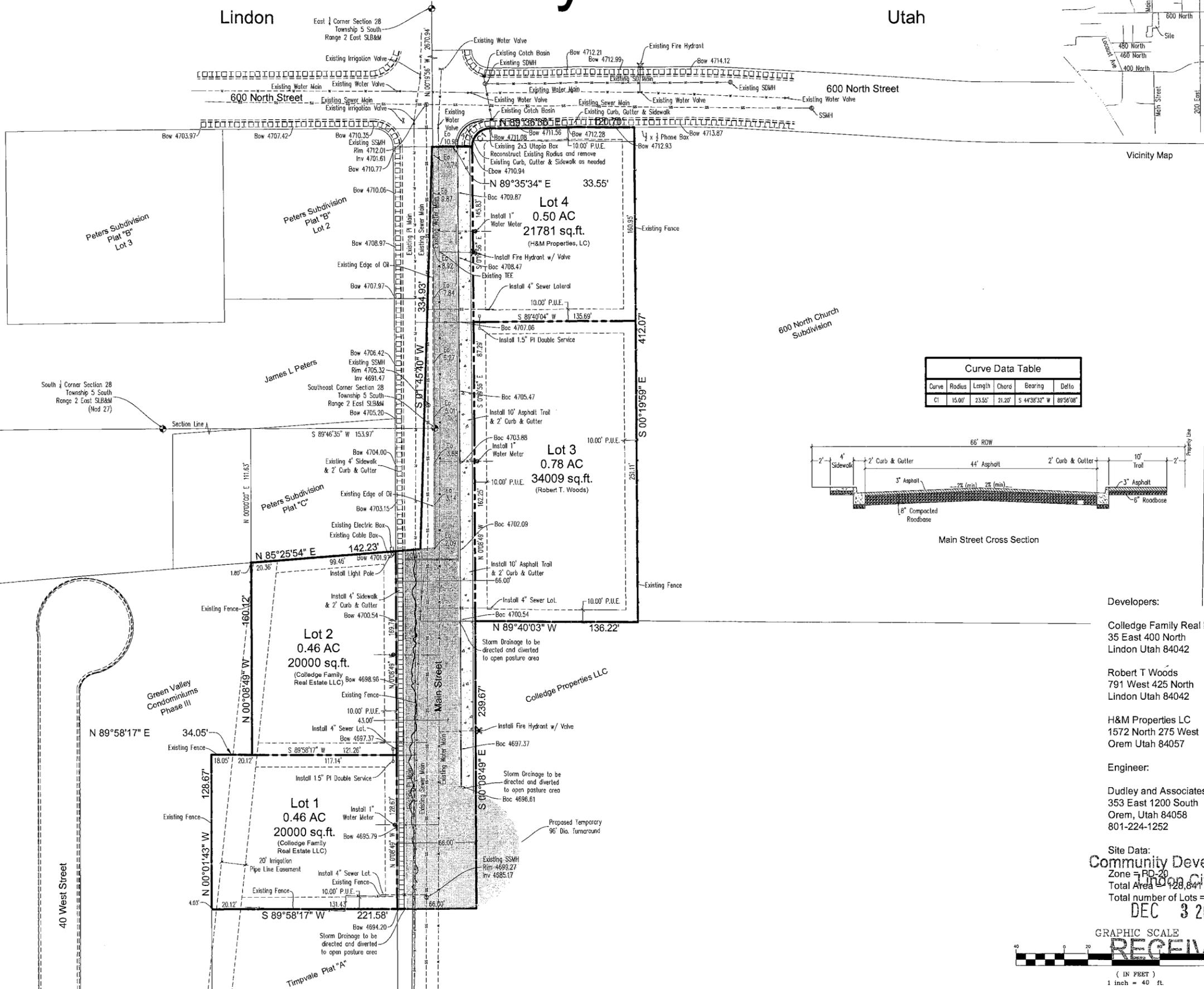
# Green Valley Subdivision

Lindon

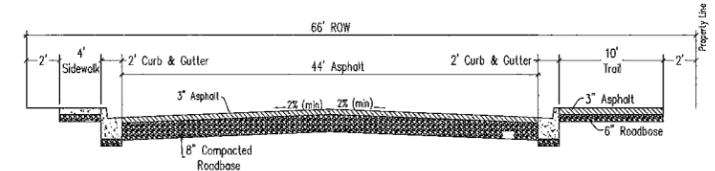
Utah



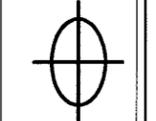
Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.55'	21.20'	S 44°35'32" W	89°56'08"



Main Street Cross Section



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Green Valley Subdivision  
**Preliminary Plat**  
Utah  
Lindon City

Developers:

Colledge Family Real Estate LLC  
35 East 400 North  
Lindon Utah 84042

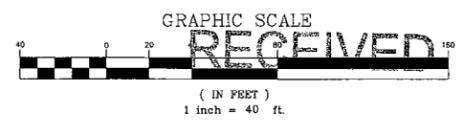
Robert T Woods  
791 West 425 North  
Lindon Utah 84042

H&M Properties LC  
1572 North 275 West  
Orem Utah 84057

Engineer:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

Site Data:  
Community Development  
Zone = PD-20  
Total Area = 128,841 S.F. (2.96 Acres)  
Total number of Lots = 4  
**DEC 3 2013**

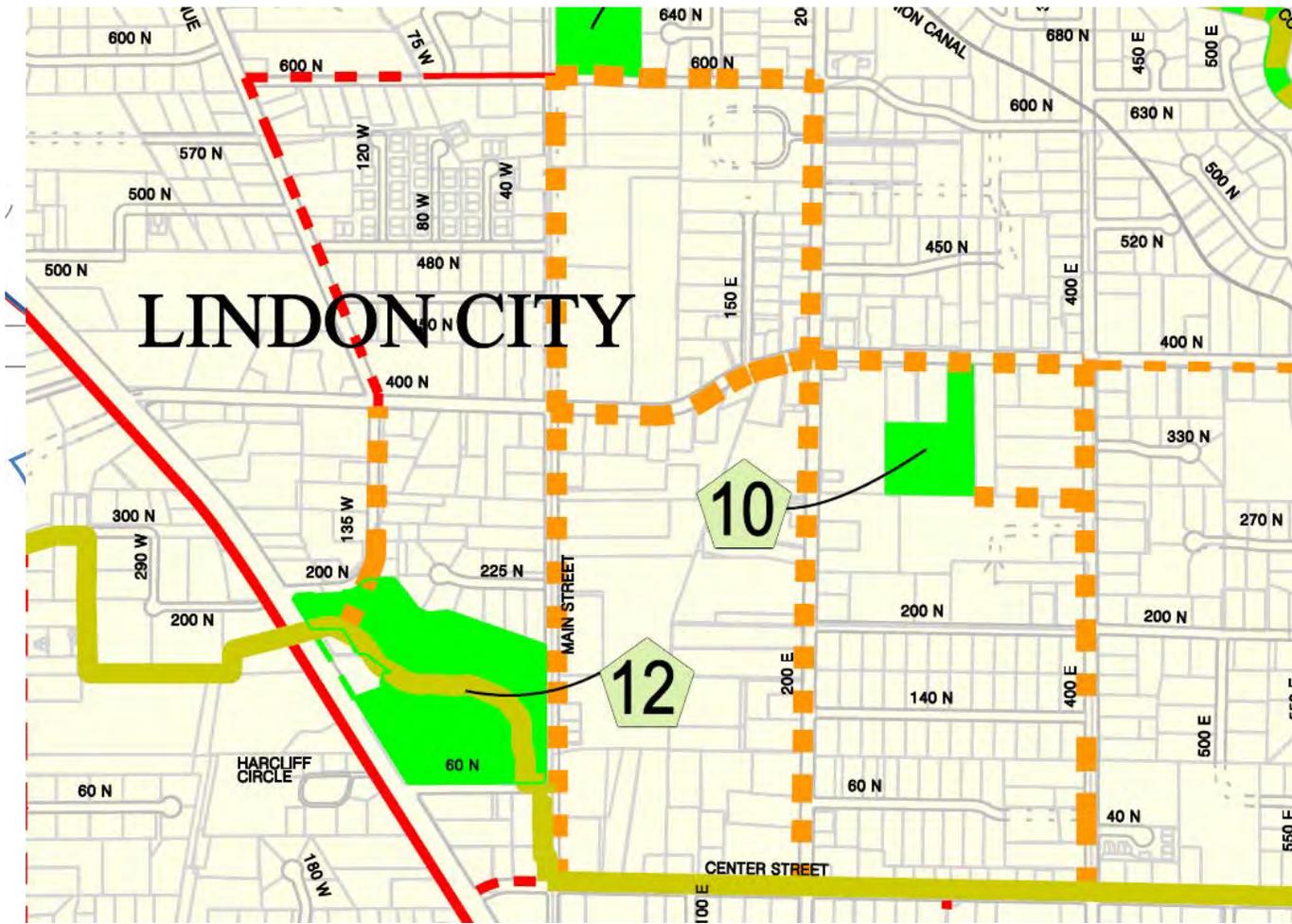


Revisions	Date
	10-28-2013
	Scale
	1"=40'
	By
	BHT
	Tracing No.
	L-13906
	Sheet No.
	C-1

**CAUTION!!! Notice to contractors**

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plat.

LOCAL TRAILS - 10' WIDE, ASPHALT



**7. Public Hearing — Ordinance Amendment, LCC 3.05 PARC Tax (Ord. #2013-16-O) (10 minutes)**

This item was continued from the December 3, 2013 Council meeting. This is a City initiated request to create LCC Chapter 3.05 Parks, Arts, Recreation and Culture Tax, which will enact and levy a tax to finance cultural and recreational facilities and ongoing operations, and to finance operations of cultural organizations within Lindon City pursuant to U.C.A. § 59-12-1402. Said tax shall be known as the Parks, Arts, Recreation, and Culture Tax, or 'PARC' Tax.

**Presenting Staff:** Adam Cowie, City Administrator

See attached information.

**Sample Motion:** I move to (approve, deny) Ordinance #2103-16-O creating LCC Chapter 3.05 Parks, Arts, Recreation and Culture Tax and direct staff to notify the State of the PARC tax approval.

**ORDINANCE NO. 2013-16-O**

**AN ORDINANCE OF LINDON CITY, UTAH, ENACTING AND LEVYING A TAX TO FINANCE CULTURAL AND RECREATIONAL FACILITIES AND ONGOING OPERATIONS, AND TO FINANCE ONGOING OPERATIONS OF CULTURAL ORGANIZATIONS WITHIN LINDON CITY PURSUANT TO U. C. A. § 59-12-1402. (KNOWN AS THE PARKS, ARTS, RECREATION, AND CULTURE TAX OR "PARC" TAX)**

WHEREAS, the Lindon City Council adopted a resolution submitting an opinion question to the residents of Lindon City as to whether or not Lindon City should be authorized to impose a 0.1% (one tenth of one percent) sales and use tax for the purposed of financing cultural and recreational facilities and ongoing operations, and to finance ongoing operations of cultural organizations within Lindon City, and which tax would remain in place for a period of ten years; and

WHEREAS, § 59-12-1402 of the Utah Code Ann. 1953, authorizes the City to enact the PARC tax once the City Council has determined that a majority of the City's registered voters voting on the imposition of the tax have voted in favor of the imposition of the tax; and

WHEREAS, the City Council has determined that 66.7% of the citizens of Lindon City who voted in the general election held on November 5, 2013 favored enactment of the PARC tax, and

WHEREAS, the votes were canvassed and certified by the Lindon City Board of Canvassers (City Council) on November, 19, 2013; and

WHEREAS, § 59-12-1402 requires that this Ordinance enacting the PARC tax be approved by a majority of all of the members of the City Council and having had at least three members of Lindon City's Council vote in the affirmative in adopting this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Lindon City Council of Lindon City, Utah as follows:

PART I. Title 3 -Revenue and Finance- of the Lindon City Code is hereby amended to enact Chapter 3.05 Parks, Arts, Recreation and Culture Tax and shall read as follows:

**CHAPTER 3.05**  
**PARKS, ARTS, RECREATION AND CULTURE TAX**

- 3.05.010      Short Title
- 3.05.020      Statutory Authority
- 3.05.030      Purpose
- 3.05.040      Imposition of Tax and Amount
- 3.05.050      Use of Revenues
- 3.05.060      Collection and Duration
- 3.05.070      Distribution of Revenues

3.05.080 Effective Date

3.05.010 Short Title.

This Chapter shall be known as the Parks, Arts, Recreation and Culture Tax (PARC Tax) Ordinance.

3.05.020 Statutory Authority.

The authority for imposing the PARC tax is derived from Title 59, Chapter 12, Section 1401 et seq., U.C.A.

3.05.030 Purpose.

The purpose of this Chapter is to enact and levy a Parks, Arts, Recreation and Culture Tax (known as the PARC Tax) to be used to finance cultural and recreational facilities and associated ongoing operations, and to finance ongoing operations of cultural organizations within Lindon City.

3.05.040 Imposition of Tax and Amount.

1. There is levied for collection a local sales and use tax in the amount of one-tenth of one percent (0.1%) on the transactions within Lindon City as described in Subsection 59-12-103(1) of the U.C.A., except such transactions that are exempt from sales and use tax under §59-12-104 of the U.C.A.

2. Pursuant to U.C.A. §59-12-1402(1)(c) and (e) of the U.C.A., the PARC Tax shall not be imposed on amounts paid for food or food ingredients, unless the food or food ingredients are sold as part of a bundled transaction attributable to food and food ingredients and tangible personal property other than food and food ingredients.

3.05.050 Use of Revenues.

Revenues received from local sales and use taxes levied pursuant to this Chapter shall be used solely for the purpose of financing cultural and recreational facilities and associated ongoing operations, and for financing ongoing operations of cultural organizations within Lindon City.

3.05.060 Collection and Duration.

Taxes enacted under this Chapter shall be:

1. Collected, and enforced in accordance with the same procedures used to administer, collect, and enforce taxes under U.C.A., Title 59, Part 1(Tax Collection) and Part 2 (Local Sales and Use Tax Act); and

2. Levied for a period of ten years, and may be reauthorized pursuant to the procedures set for in § 59-12-1401 et seq. of the U.C.A.

3.05.070 Distribution of Revenues.

1. The distribution and use of revenues and the determination of eligible operating expenses shall be made by the Lindon City Council. The City Council may adopt supplementary policies and procedures to regulate the distribution of PARC Tax revenues.

2. The determination of uses of revenue and of eligible operating expenses shall be made in accordance with the provision of this Chapter and with the requirements of § 59-12-1401 et seq. of the U.C.A.

3.05.080 Effective Date.

The enactment of the PARC Tax Ordinance is December 3, 2013 and the effective date of the tax is April 1, 2014. The tax shall take effect pursuant to the requirements and procedures set forth in § 59-12-1402 of the U.C.A.

**PART II. Severability.**

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this ordinance.

**PART III. Effective Date.**

This ordinance shall be deemed to be enacted immediately upon its passage and posting as provided by law and shall take effect pursuant to the requirements and procedures set forth in § 59-12-1402 of the U.C.A.

PASSED AND APPROVED by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
JAMES A. DAIN,  
Mayor

ATTEST:

\_\_\_\_\_  
KATHRYN A. MOOSMAN,  
City Recorder

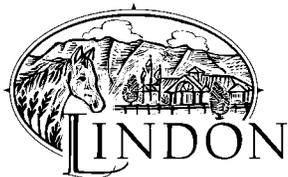
**8. Review & Action — Fee schedule amendment (Resolution #2013-19-R)** (10 minutes)

This is a request by Finance Director, Kristen Colson, for City Council review and consideration of an amended fee for late utility payments.

**Presenting Staff:** Kristen Colson, Finance Director

See attached information.

**Sample Motion:** I move to (approve, deny) Resolution #2103-19-R amending the Lindon City Fee Schedule.



# MEMORANDUM

To: Mayor James A. Dain  
 Jeff Acerson, City Council Member  
 Matt Bean, City Council Member  
 Bret Frampton, City Council Member

Randi Powell, City Council Member  
 Mark Walker, City Council Member  
 Adam Cowie, City Administrator

From: Kristen Colson, Finance Director

Date: December 13, 2013

**RE: Proposal to Change Utility Late Penalty Effective January 31, 2014**

When staff gathered samples of other city's utility bills, we saw that many of the cities charged a flat rate penalty on past due accounts. Lindon City currently charges 1.5% late fee on past due accounts. The late fees and penalties charged by some other cities are listed below.

American Fork	10% per month
Cedar Hills	\$10.00
Lehi	1.5% per month
Orem	\$15.00
Pleasant Grove	\$10.00
Santaquin	10% per month
Spanish Fork	5% per month
Springville	1.5% per month

Staff would like to propose that Lindon City charge a \$10.00 penalty per month on past due accounts. The primary purpose of this change is not to increase revenue, but to increase collections and cash flow. Staff also hopes this will decrease the number of service shutoff notices sent per month which is currently about 200 per month. A \$10 penalty provides more incentive to pay the bill on time compared to a \$1.50 late fee.

The increased revenue could be used to fund capital projects. Another possibility could be funding a utility assistance program as several other cities have done.

The change to the fee schedule would be as follows and would be effective January 31, 2014.

Current fee

**Late Fee** (on past due balance, charged monthly) 1.5%

Proposed fee

**Late Fee** \$10.00

Charged monthly on past due final bills or active accounts with a past due balance over \$20.

**RESOLUTION NO. 2013-19-R**

**A RESOLUTION AMENDING THE 2013-14 LINDON CITY FEE SCHEDULE TO REFLECT UPDATED LATE FEES FOR UTILITY PAYMENTS 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 Finance Director recommends that the City Council amend the late fee charged for late utility account payments in order to more effectively incentivize customers to pay their bill on time, thereby increasing collections and cash flow for the City; and

WHEREAS, approval of the proposed Fee Schedule amendments will benefit the public.

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

**Section 1.** The 2013-14 Lindon City Fee Schedule section on ‘*Utilities*’ under the ‘*Late Fee*’ heading is hereby amended as follows:

~~Late Fee (on past due balance, charged monthly)~~ \_\_\_\_\_ 1.5%

Late Fee \_\_\_\_\_ \$10.00  
Charged monthly on past due final bills or active accounts with a past due balance over \$20.

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

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By \_\_\_\_\_  
James A. Dain, Mayor

Attest:

By \_\_\_\_\_  
Kathryn Moosman, City Recorder

SEAL:

**9. Review & Action — Utility bill formatting updates***(15 minutes)*

This is a request by Finance Director, Kristen Colson, for City Council review and consideration of utility bill format changes.

**Presenting Staff:** Kristen Colson, Finance Director

See attached information. Some additional descriptions for the proposed graph and utility rates appear to still be needed on the proposed utility bills. Kristen will highlight these items in the meeting. Please make note of any other suggestions or changes you would like to see in order for the bills to be more informative and easier for residents to understand.

**Sample Motion:** I move to (approve, deny) the proposed utility bill formatting, with the following conditions:



# MEMORANDUM

To: Mayor James A. Dain  
 Jeff Acerson, City Council Member  
 Matt Bean, City Council Member  
 Bret Frampton, City Council Member

Randi Powell, City Council Member  
 Mark Walker, City Council Member  
 Adam Cowie, City Administrator

From: Kristen Colson, Finance Director

Date: December 13, 2013

**RE: New and Improved Utility Bills**

Lindon City staff is pleased to introduce the newly designed utility bills. I have included 6 exhibits.

- Exhibit 1: Sample of current utility bill form and format
- Exhibit 2: Sample of new utility bill with 2 colors
- Exhibit 3: Sample of new utility bill in monochrome (black only)
- Exhibit 4: Sample of a new utility bill for a customer with a current balance and on AutoPay
- Exhibit 5: Sample of a new utility bill for a customer on Equal Pay
- Exhibit 6: Sample of a new utility bill for a customer with a past due balance

The exhibits are labeled in red in the top right corners.

Staff has received requests from City Council and customers to reformat the City's utility bills. We gathered samples and redesigned the City's utility bills with the following improvements.

- add a graph showing 13 months of culinary water usage
- better explain current charges showing usage and usage rates
- incorporate last payment amount and date into a section summarizing account activity
- maintain a box for messages to customers
- improve style and readability

We have run out of the previous utility bill stock and would like to have the new utility bill forms printed for December's bills which will go out the first week of January 2014.

Below is a breakdown of the costs of preprinting the double-sided utility bill forms with perforation. This does not include the cost of printing, sorting and mailing the bills. Lindon City uses 16,000 forms in about 6 months.

<u>Description</u>	<u>Price per piece</u>	<u>Price per 16,000</u>
Current forms, 2 colors	\$0.03372	\$539.52
New forms, black only	\$0.02500	\$400.00
New forms, 1 color	\$0.02872	\$459.52
New forms, 2 colors	\$0.03372	\$539.52



LINDON CITY

SERVICE BILL

100 N STATE ST • LINDON, UTAH 84042

Phone (801) 785-5043

OFFICE HOURS 8:00 a.m. to 5:00 pm Weekdays

www.lindoncity.org

<b>DUE DATE</b>	▶	10/31/2013
<b>ACCOUNT NO.</b>	▶	[REDACTED]



803 \*\*\*\*\*SCH 5-DIGIT 84042

T 3

LINDON UT 84042

Utility Billing Cycle from 9/01/2013 to 9/30/2013 at [REDACTED]

PREVIOUS READING	PRESENT READING	MULTIPLIER	TOTAL CONSUMPTION
140 9/01/2013	141 9/25/2013		1

TOTAL CHARGE	
WATER	18.25
SEWER	30.97
GARBAGE	9.90
RECYCLING	4.13
PRESSURIZED IRRIG	10.00
STORM WATER UTILITY	4.84
FRANCHISE TAX	4.69
PENALTY	.00
RECONNECT FEE	.00
CURRENT CHARGES	
Prior Balance	.00
<b>AMOUNT DUE</b>	<b>\$82.78</b>

LAST PAYMENT AMOUNT: .00  
LAST PAYMENT DATE:

If your Garbage or Recycle was missed please call 801-785-5935 by 3 PM on your regular pick-up  
If notifications regarding a missed container is made by 3 PM the day after your regular pick-up day, we can schedule a go back for the following Tuesday.

Prior Balances are due immediately to avoid shut-off.

▲ DETACH HERE ▲

PLEASE RETURN LOWER PORTION WITH YOUR PAYMENT

▲ DETACH HERE ▲

LINDON CITY CORPORATION  
100 N. STATE ST.  
LINDON, UTAH 84042

<b>PAY BEFORE</b>
10/31/2013

<b>ACCOUNT NO.</b>
[REDACTED]

<b>AMOUNT DUE</b>
<b>\$82.78</b>

[REDACTED]  
LINDON UT 84042

<b>AMOUNT PAID</b>

\_\_\_ CASH \_\_\_ CHECK

SERVICE ADDRESS:

[REDACTED]

0051817851.000008 2784





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 Phone (801) 785-5043  
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SERVICE INFORMATION	
ACCOUNT INFORMATION	
CURRENT CHARGES	
CURRENT TOTAL	

Previous Read	Present Read	Consumption



▲ DETACH HERE ▲

PLEASE RETURN LOWER PORTION WITH YOUR PAYMENT

▲ DETACH HERE ▲

Address/phone number change on reverse side



**LINDON CITY CORPORATION**  
 100 N STATE ST  
 LINDON, UTAH 84042

ACCOUNT #

Payment Due Date	Amount Due
Late fee IF balance is not paid by due date	

Amount Paid

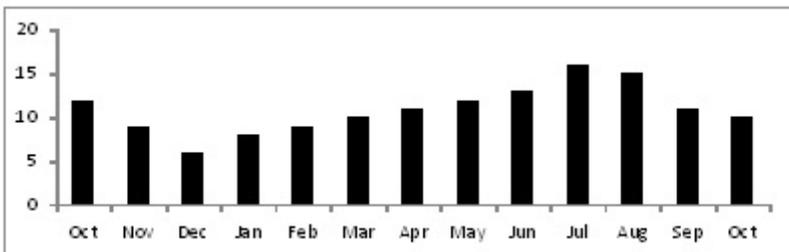


**LINDON CITY  
SERVICE BILL**

100 N STATE ST • LINDON, UTAH 84042  
Phone (801) 785-5043  
OFFICE HOURS 8:00 a.m. to 5:00 pm Weekdays  
www.lindoncity.org

(This box will NOT be on the form. It is merely for informational purposes.)  
  
Customer Mailing Info

Previous Read	Present Read	Consumption
787 9/20/2013	797 10/21/2013	10



**A NON-REFUNDABLE \$10 LATE FEE** is assessed to all accounts that are not paid **IN FULL** by the **DUE DATE**.

Please review your bill. If you have dispute a current charge, you must contact the Utility Clerk within 60 days. Charges older than 60 days are deemed to be correct and may not be disputed.

SERVICE INFORMATION	
Service Period: 10/01/2013 - 10/31/2013 Service Address: 963 E 230 N	
ACCOUNT INFORMATION	
5.19463.1	
Previous Balance:	143.80
Payments Received:	-143.80
Last Payment Date:	9/22/2013
Current Charges Due 11/30/2013:	127.03
<b>TOTAL ACCOUNT BALANCE:</b>	<b>\$127.03</b>
CURRENT CHARGES	
Water Base rate for 1"	15.70
Water charge \$1.29/1000	12.90
Pressurized Irrigation	10.00
Sewer Base Rate	16.32
Sewer charge \$2.93/1000	29.30
Garbage charge (2)	17.22
Recycling charge (1)	4.13
Storm Water Utility	4.84
City Franchise Tax	6.62

**CURRENT TOTAL** **127.03**

▲ DETACH HERE ▲

PLEASE RETURN LOWER PORTION WITH YOUR PAYMENT

▲ DETACH HERE ▲

Address/phone number change on reverse side



**LINDON CITY CORPORATION**  
100 N. STATE ST.  
LINDON, UTAH 84042

Account #
5.19463.1

Payment Due Date	Amount Due
11/30/2013	127.03
Late fee IF balance is not paid by due date	10.00

**Amount Paid**  
**AUTO PAY**



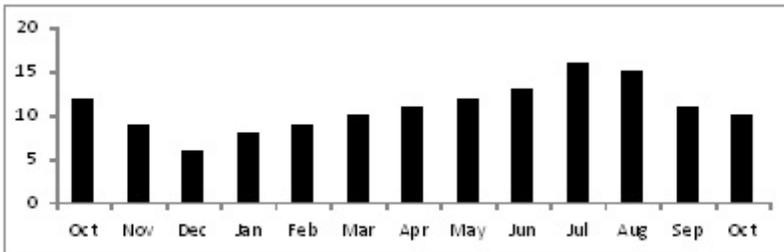
**LINDON CITY**

**SERVICE BILL**

100 N STATE ST • LINDON, UTAH 84042  
 Phone (801) 785-5043  
 OFFICE HOURS 8:00 a.m. to 5:00 pm Weekdays  
 www.lindoncity.org

(This box will NOT be on the form. It is merely for informational purposes.)  
 Customer Mailing Info

Previous Read	Present Read	Consumption
787 9/20/2013	797 10/21/2013	10



**A NON-REFUNDABLE \$10 LATE FEE** is assessed to all accounts that are not paid **IN FULL** by the **DUE DATE**.

Please review your bill. If you have dispute a current charge, you must contact the Utility Clerk within 60 days. Charges older than 60 days are deemed to be correct and may not be disputed.

SERVICE INFORMATION	
Service Period: 10/01/2013 - 10/31/2013	
Service Address: 963 E 230 N	
ACCOUNT INFORMATION	
5.19463.1	
Previous Balance:	143.80
Payments Received:	-120.00
Last Payment Date:	9/22/2013
Current Charges Due 11/30/2013:	127.03
<b>TOTAL ACCOUNT BALANCE:</b>	<b>\$150.83</b>
CURRENT CHARGES	
Water Base rate for 1"	15.70
Water charge \$1.29/1000	12.90
Pressurized Irrigation	10.00
Sewer Base Rate	16.32
Sewer charge \$2.93/1000	29.30
Garbage charge (2)	17.22
Recycling charge (1)	4.13
Storm Water Utility	4.84
City Franchise Tax	6.62
CURRENT TOTAL	
	<b>127.03</b>

▲ DETACH HERE ▲

PLEASE RETURN LOWER PORTION WITH YOUR PAYMENT

▲ DETACH HERE ▲

Address/phone number change on reverse side



**LINDON CITY CORPORATION**  
 100 N. STATE ST.  
 LINDON, UTAH 84042

Account #
5.19463.1

**EQUAL PAY**

Payment Due Date	Amount Due
11/30/2013	120.00
Late fee IF balance is not paid by due date	10.00

Amount Paid
<b>AUTO PAY</b>

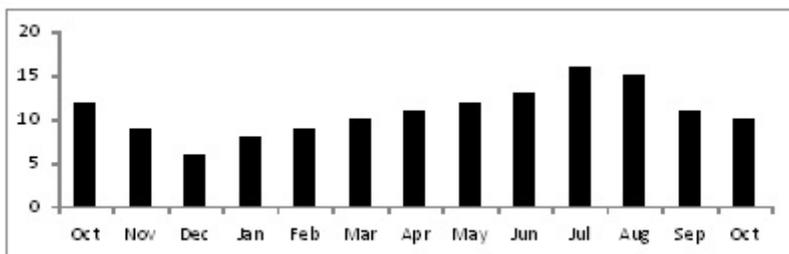


**LINDON CITY  
SERVICE BILL**

100 N STATE ST • LINDON, UTAH 84042  
Phone (801) 785-5043  
OFFICE HOURS 8:00 a.m. to 5:00 pm Weekdays  
www.lindoncity.org

(This box will NOT be on the form. It is merely for informational purposes.)  
  
Customer Mailing Info

Previous Read	Present Read	Consumption
787 9/20/2013	797 10/21/2013	10



**YOUR ACCOUNT IS PAST DUE AND SUBJECT TO SHUT OFF.**  
Unless payment is made in full **before the shut off date**, service will be discontinued. Shut offs begin the first work day after the 24<sup>th</sup> of each month. If your service is turned off, all delinquencies must be paid in full, together with a \$25 reconnection fee before services will be reestablished. If you contest the amount of your bill or the determination to shut off services, please contact the City at 801-785-5043.

**A NON-REFUNDABLE \$10 LATE FEE** is assessed to all accounts that are not paid **IN FULL** by the **DUE DATE**.

Please review your bill. If you have dispute a current charge, you must contact the Utility Clerk within 60 days. Charges older than 60 days are deemed to be correct and may not be disputed.

SERVICE INFORMATION	
Service Period: 10/01/2013 - 10/31/2013	
Service Address: 963 E 230 N	
ACCOUNT INFORMATION	
5.19463.1	
Previous Balance:	143.80
Payments Received:	-72.00
Last Payment Date:	9/22/2013
<b>Past Due Amt Due 11/24/2013:</b>	<b>71.80</b>
Current Charges Due 11/30/2013:	127.03
<b>TOTAL ACCOUNT BALANCE:</b>	<b>\$198.83</b>
CURRENT CHARGES	
Water Base rate for 1"	15.70
Water charge \$1.29/1000	12.90
Pressurized Irrigation	10.00
Sewer Base Rate	16.32
Sewer charge \$2.93/1000	29.30
Garbage charge (2)	17.22
Recycling charge (1)	4.13
Storm Water Utility	4.84
City Franchise Tax	6.62
Late Fee	10.00
CURRENT TOTAL	
	<b>127.03</b>

▲ DETACH HERE ▲

PLEASE RETURN LOWER PORTION WITH YOUR PAYMENT

▲ DETACH HERE ▲

Address/phone number change on reverse side



**LINDON CITY CORPORATION**  
100 N. STATE ST.  
LINDON, UTAH 84042

Account #
5.19463.1

Payment Due Date	Amount Due
11/30/2013	198.83
Late fee <b>IF</b> balance is not paid by due date	10.00

Amount Paid

**10. Discussion Item — Financial Report for Fiscal Year 2012-2013***(20 minutes)*

Finance Director, Kristen Colson, will present the un-audited financial statements for fiscal year ended June 30, 2013. Due to scheduling conflicts the audit report by Keddington & Christensen, LLP will be presented in January 2014.

**Presenting Staff:** Kristen Colson, Finance Director

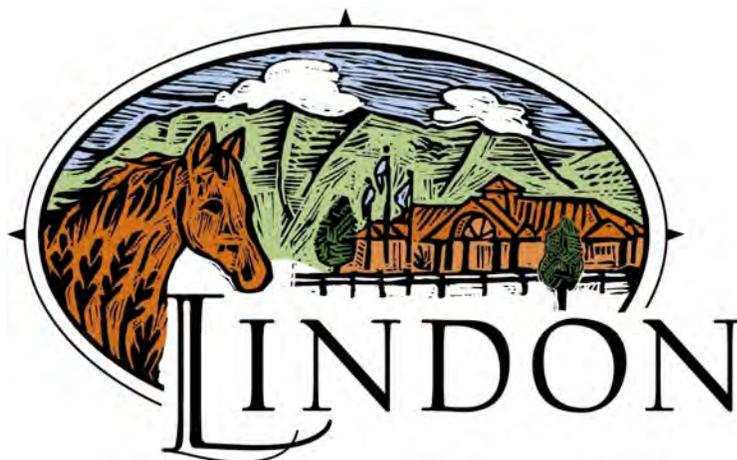
See attached information.

No Motion necessary for this item.

# LINDON CITY CORPORATION STATE OF UTAH

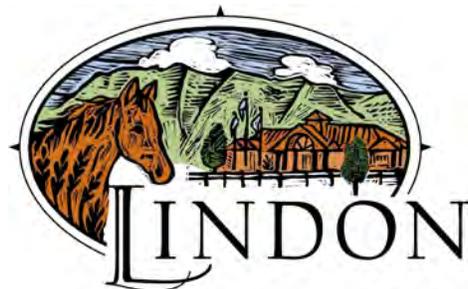
100 NORTH STATE STREET  
LINDON, UT 84042  
[WWW.LINDONCITY.ORG](http://WWW.LINDONCITY.ORG)

## ANNUAL FINANCIAL STATEMENTS



For Fiscal Year Ended June 30, 2013

Prepared By:  
Kristen Colson, Finance Director



## **Principal Officials**

**For the Fiscal Year  
July 1, 2012 - June 30, 2013**

**James A. Dain**

Mayor

**Jeff Acerson**

Councilperson

**Matt Bean**

Councilperson

**Bret Frampton**

Councilperson

**Randi Powell**

Councilperson

**Mark L. Walker**

Councilperson

**Adam Cowie**

City Administrator



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Reserved for Auditors Report

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

June 30, 2013

**MANAGEMENT'S NARRATIVE OVERVIEW AND ANALYSIS OF FINANCIAL ACTIVITIES**

This section of Lindon City's annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year that ended on June 30, 2013. We encourage readers to consider the information presented here in conjunction with the City's financial statements and notes to the financial statements, which follow this section.

**FINANCIAL HIGHLIGHTS**

**Government Wide**

- The assets of Lindon City exceeded its liabilities as of June 30, 2013 by \$64,255,407 (net assets). Of this amount, \$2,952,814 (unrestricted net assets) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net assets increased \$1,293,768. Net assets of our business-type activities increased \$676,659 and the net assets of our governmental activities increased \$617,109.

**Fund Level**

- Lindon City's governmental funds reported combined ending fund balances this year of \$4,379,873, an increase of \$10,865.
- The unassigned fund balance for the general fund ended at \$1,393,271, or 17.6% of total general fund expenditures.

**Long-term Debt**

- Lindon City's total debt decreased \$931,430 (4.2%) during the current fiscal year.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The financial statements included in this report have been prepared in compliance with generally accepted accounting principles. The basic financial statements include two kinds of statements that present different views of the City, government-wide financial statements and fund financial statements.

**Government-wide financial statements**

The government-wide financial statements provide both long-term and short-term information about the City's overall financial status. The statements are designed to provide readers with a broad overview of Lindon City's finances, in a manner similar to a private-sector business.

The balance sheet presents information on all of Lindon City's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the City's financial position is improving or deteriorating. To assess the overall health of the City, you need to consider additional

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
June 30, 2013

nonfinancial factors such as changes in the City's sales tax base and the condition of the City's roads.

The statement of activities presents information showing how Lindon City's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of Lindon City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of Lindon City include general government, public safety, streets and public improvements, and parks and recreation. The business-type activities of Lindon City include operating the water, sewer, and storm water drainage systems; supervising the solid waste collection; operating the aquatics and community centers; and managing utility accounts for customers paying for telecommunication access through a fiber optic network operated by Utah Infrastructure Agency (UIA).

The government-wide financial statements can be found on pages 14-16 of this report.

### **Fund financial statements**

The fund financial statements focus on individual parts of the City government, reporting the City's operations in more detail than the government-wide statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Lindon City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of Lindon City can be divided into two categories: governmental funds and proprietary funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

June 30, 2013

with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Lindon City maintains five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for each governmental fund, three of which (general, redevelopment, and debt service) are major funds. The two remaining funds, which account for the special improvement district and capital improvement projects, are non-major funds.

Lindon City adopts an annual appropriated budget for its general fund and other governmental funds. A budgetary comparison statement has been provided for the general fund and the major special revenue fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 18-29 of this report.

***Proprietary funds.*** Lindon City maintains six enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Lindon City uses enterprise funds to account for its operation of the water, sewer, and storm water drainage systems, supervision of the solid waste collection, operation of the aquatics center and passthrough billing for the UTOPIA fiberoptic telecommunications network.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of the four major funds (water, sewer, storm water drainage and aquatics center) and combined information for the non-major funds (solid waste collection and telecommunications).

The basic proprietary fund financial statements can be found on pages 30-37 of this report.

### **Notes to the financial statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 38-57 of this report.

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

June 30, 2013

### Other information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information which can be found on pages 58-61 of this report.

### FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

#### Net assets

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of Lindon City, assets exceeded liabilities by \$64,255,407 as of June 30, 2013.

As indicated in Table A-1, the largest portion of Lindon City's net assets (89.8%) reflects its investment in capital assets (i.e. land, buildings, roads, sidewalks, utility systems, water rights and equipment), less any related debt used to acquire those assets that is still outstanding. Lindon City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although Lindon City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Table A-1  
 Lindon City's Net Assets  
 (Stated in thousands of dollars)

	Governmental Funds		Activities		Total		Variance
	2012	2013	2012	2013	2012	2013	2012-2013
Current and other assets	\$6,474	\$7,494	\$4,164	\$3,036	\$10,638	\$10,530	-1.0%
Capital assets	<u>\$29,509</u>	<u>\$29,694</u>	<u>\$48,105</u>	<u>\$49,173</u>	<u>\$77,615</u>	<u>\$78,867</u>	1.6%
<b>Total Assets</b>	<b>\$35,983</b>	<b>\$37,188</b>	<b>\$52,269</b>	<b>\$52,210</b>	<b>\$88,253</b>	<b>\$89,397</b>	1.3%
Long-term debt outstanding	\$3,242	\$2,862	\$18,043	\$16,966	\$21,285	\$19,829	-6.8%
Other liabilities	<u>\$2,747</u>	<u>\$3,714</u>	<u>\$1,259</u>	<u>\$1,599</u>	<u>\$4,006</u>	<u>\$5,313</u>	32.6%
<b>Total Liabilities</b>	<b>\$5,989</b>	<b>\$6,577</b>	<b>\$19,302</b>	<b>\$18,565</b>	<b>\$25,291</b>	<b>\$25,142</b>	-0.6%
<b>Net assets</b>							
Invested in capital assets, net of related debt	\$25,894	\$26,336	\$29,440	\$31,350	\$55,335	\$57,685	4.2%
Restricted	\$3,356	\$2,987	\$985	\$631	\$4,341	\$3,617	-16.7%
Unrestricted	\$744	\$1,289	\$2,542	\$1,664	\$3,286	\$2,953	-10.1%
<b>Total Net Assets</b>	<b>\$29,994</b>	<b>\$30,611</b>	<b>\$32,967</b>	<b>\$33,644</b>	<b>\$62,962</b>	<b>\$64,255</b>	2.1%

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

June 30, 2013

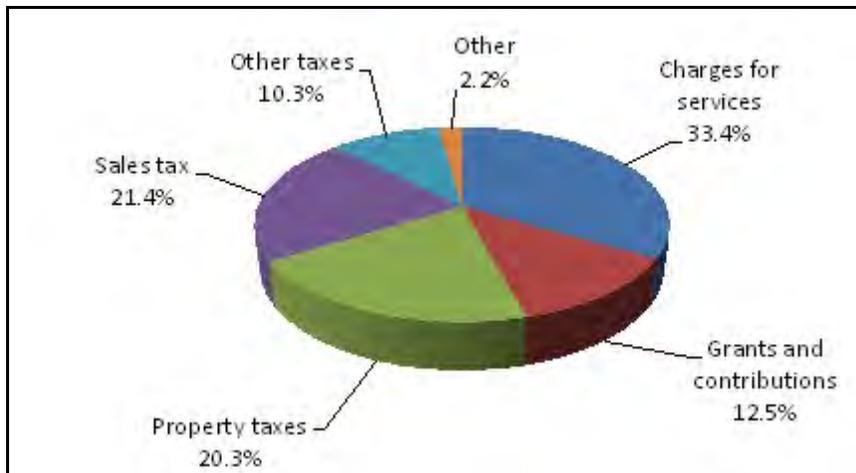
An additional portion of Lindon City's net assets (5.6%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets of \$2,952,814 may be used to meet the government's ongoing obligations to citizens and creditors.

Lindon City's net assets increased 2.1%. At the end of the current fiscal year, the City is able to report positive balances in all three categories of net assets, both for the government as a whole as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

### Changes in net assets

Sales and property taxes account for 41.7% of the City's revenue (see Figure A-1) with 52 cents of every dollar raised coming from some type of tax. Grants and contributions amounted to 12.5% of this year's changes in net assets. Another 33.4% comes from fees charged for services, and most of the remaining miscellaneous revenue is made up of impact fees and assessments.

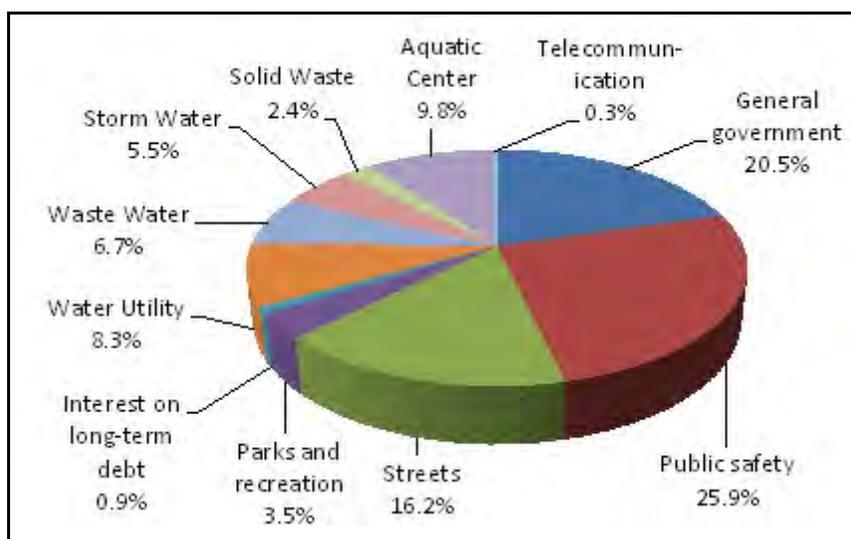
Figure A-1  
 Lindon City  
 Sources of Revenue for Fiscal Year 2013



LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
 June 30, 2013

The City's expenses cover a range of services, with 66.9% from governmental activities and 33.1% from business-type activities. Public safety, a major portion of general government activities, encompassed 25.9% of the City's total expenses. (See Figure A-2.)

Figure A-2  
 Lindon City  
 Functional Expenses for Fiscal Year 2013



### Governmental Activities

As indicated in Table A-2, the cost of all governmental activities this year was \$9,420,802. However, the amount of taxes that were required to subsidize these activities was \$7,485,459, the net cost of the governmental functions. The net cost shows the financial burden that was placed on the City's taxpayers by each of these functions. Some of the costs were paid by those who directly benefitted from the City's services (\$814,973), or other governmental organizations that subsidized certain programs with grants and contributions (\$1,120,370). The City paid for the remaining "public benefit" portion with tax revenue.

Property tax revenue increased by 6.6%. Sales tax revenue increased by 18.7% compared to the prior year because the City's accrual periods were adjusted adding a thirteenth month of sales tax revenue to the year.

### Business-type Activities

The cost of all business-type activities this year was \$4,655,138. The program revenues exceeded costs by \$451,656.

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
 June 30, 2013

Table A-2  
 Lindon City's Changes in Net Assets  
 (in thousands of dollars)

	Activities		Activities		Total		Variance
	2012	2013	2012	2013	2012	2013	2012-2013
<b>Revenues</b>							
Program revenues							
Charges for services	\$ 769	\$ 815	\$ 3,978	\$ 4,312	\$ 4,747	\$ 5,127	8.0%
Grants and contributions	697	1,120	282	795	979	1,915	95.6%
General revenues							
Property taxes	2,930	3,125	-	-	2,930	3,125	6.6%
Sales tax	2,771	3,288	-	-	2,771	3,288	18.7%
Other taxes	1,472	1,576	-	-	1,472	1,576	7.1%
Other	138	336	6	2	144	338	135.0%
<b>Total revenues</b>	<b>8,777</b>	<b>10,261</b>	<b>4,266</b>	<b>5,109</b>	<b>13,043</b>	<b>15,370</b>	<b>17.8%</b>
<b>Expenses</b>							
General government	2,739	2,881	-	-	2,739	2,881	5.2%
Public safety	3,571	3,642	-	-	3,571	3,642	2.0%
Streets	2,330	2,285	-	-	2,330	2,285	-1.9%
Parks and recreation	470	486	-	-	470	486	3.5%
Interest on long-term debt	165	127	-	-	165	127	-22.7%
Water Utility	-	-	1,032	1,175	1,032	1,175	13.9%
Waste Water	-	-	944	948	944	948	0.5%
Storm Water	-	-	493	776	493	776	57.5%
Solid Waste	-	-	340	339	340	339	-0.4%
Aquatic Center	-	-	1,298	1,372	1,298	1,372	5.8%
Telecommunication	-	-	15	44	15	44	199.1%
<b>Total expenses</b>	<b>9,274</b>	<b>9,421</b>	<b>4,121</b>	<b>4,655</b>	<b>13,396</b>	<b>14,076</b>	<b>5.1%</b>
Excess (deficiency) before transfers	(497)	840	144	454	(353)	1,294	-466.7%
Transfers	(244)	(223)	244	223	-	-	n/a
<b>Increase (decrease) in net assets</b>	<b>\$ (741)</b>	<b>\$ 617</b>	<b>\$ 389</b>	<b>\$ 677</b>	<b>\$ (353)</b>	<b>\$ 1,294</b>	<b>-466.7%</b>

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
 June 30, 2013

### **FINANCIAL ANALYSIS OF THE CITY'S FUNDS**

As noted earlier, Lindon City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

#### **Governmental funds**

The largest changes in major funds were:

- The General Fund's fund balance was decreased by \$4,634.
- The Redevelopment Agency's fund balance increased by \$53,321.

#### **Proprietary funds**

The largest changes in major funds were:

- The Water Fund's fund balance increased by \$360,445; largely due to capital contributions of \$147,960.
- The Waste Water's fund balance increased by \$197,844; largely due to capital contributions of \$87,890.

#### **General Fund Budgetary Highlights**

- The General Fund amended budget showed an increase in sales tax revenue of \$100,000.
- The General Fund amended budget showed an increase in engineering expenses of \$100,000 due increase in development occurring in Lindon City.

### **CAPITAL ASSET AND DEBT ADMINISTRATION**

#### **Capital Assets**

As indicated in Table A-3, at the end of fiscal 2013, the City had invested \$78,867,304 in a broad range of capital assets, including land, buildings, improvements, equipment, roads, sidewalks, water, sewer and storm water lines. More detailed information about the City's capital assets is presented in Note 5 to the financial statements.

This year's major capital asset additions included:

- Subdivision and infrastructure contributions amounted to \$682,433 in the governmental funds and \$399,605 in the business-type funds.
- The waste water collection system was upgraded, increasing the fund's assets by \$2,344,541.

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
 June 30, 2013

Table A-3  
 Lindon City's Capital Assets  
 (net of depreciation, in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total		Variance
	2012	2013	2012	2013	2012	2013	2012-2013
Land	\$ 5,881	\$ 6,034	\$ 1,359	\$ 1,359	\$ 7,240	\$ 7,394	2.1%
Water Stock	-	-	9,795	9,795	9,795	9,795	0.0%
Buildings	2,681	2,637	9,598	9,338	12,279	11,975	-2.5%
Infrastructure	16,577	16,280	-	-	16,577	16,280	-1.8%
Water System	-	-	9,317	9,240	9,317	9,240	-0.8%
Sewage System	-	-	4,880	7,144	4,880	7,144	46.4%
Storm Drain System	-	-	8,529	8,489	8,529	8,489	-0.5%
Improvements	3,868	3,698	-	-	3,868	3,698	-4.4%
Equipment	211	236	79	62	289	298	3.1%
Vehicles	292	429	1	30	292	459	57.1%
Construction in Progress	-	380	4,548	3,715	4,548	4,095	-10.0%
<b>Total</b>	<b>\$ 29,509</b>	<b>\$ 29,694</b>	<b>\$ 48,105</b>	<b>\$ 49,173</b>	<b>\$ 77,615</b>	<b>\$ 78,867</b>	<b>1.6%</b>

### Long-term Debt

As indicated in Table A-4, at the year-end the City had \$21,095,431 in bonds and notes outstanding. More detailed information about the City's long-term liabilities is presented in Note 6 to the financial statements. Lindon City does not have any general obligation bonds. There are three bonds which are paid with tax revenue. The first was issued in June 2005 for \$3.7 million and secured by sales tax revenue for the extension of 700 North. The other two, totaling \$10,365,000 were issued in 2008 and 2009 for the construction of the Aquatics Center.

Table A-4  
 Lindon City's Outstanding Debt  
 (In thousands of dollars)

	Governmental Activities		Business-Type Activities		Total		Variance
	2012	2013	2012	2013	2012	2013	2012-2013
Revenue Bonds	\$ 3,288	\$ 2,871	\$ 15,916	\$ 15,281	\$ 19,204	\$ 18,152	-5.5%
Notes Payable	30	-	2,217	2,095	2,247	2,095	-6.8%
Leases	262	610	313	239	575	848	47.5%
<b>Total</b>	<b>\$ 3,581</b>	<b>\$ 3,480</b>	<b>\$ 18,446</b>	<b>\$ 17,615</b>	<b>\$ 22,027</b>	<b>\$ 21,095</b>	<b>-4.2%</b>

LINDON CITY CORPORATION  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
June 30, 2013

Lindon City's total debt decreased \$931,430 (4.2%) during the current fiscal year. The major factors for changes in debt are:

- Regularly scheduled principal payments on existing debt.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES**

- For June 2013, the unemployment rate for Utah County was 4.4%, lower than the state average of 4.7%, and the national average of 7.6%.
- A 1.9% average annual increase in the Consumer Price Index from March 2012 to February 2013, provided by the U.S. Department of Labor, was considered in preparing the 2014 budget.

These indicators were taken into account when adopting the budget for fiscal 2014. Sales and property tax revenues are still expected to increase due to increasing consumer confidence and new growth that continues to come to Lindon. The increased tax revenues will be used for capital projects.

**CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of Lindon City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, Lindon City, 100 North State Street, Lindon, UT 84042.

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LINDON CITY CORPORATION  
**STATEMENT OF NET ASSETS**

June 30, 2013

<u>Assets</u>	<u>Governmental Activities</u>	<u>Primary Government Business-type Activities</u>	<u>Total</u>
Current assets:			
Cash and cash equivalents	\$ 3,090,947	\$ 397,067	\$ 3,488,014
Cash and cash equivalents-restricted	1,125,841	1,380,532	2,506,373
Accounts receivable - net	0	437,523	437,523
Grants receivable	0	0	0
Property taxes receivable	2,741,761	0	2,741,761
Sales taxes receivable	566,774	0	566,774
Other receivables	257,899	0	257,899
Deposits and prepaids	90,871	194,457	285,328
Internal balances	(411,887)	411,887	0
Total current assets	<u>7,462,205</u>	<u>2,821,466</u>	<u>10,283,671</u>
Noncurrent assets:			
Capital assets:			
Non-depreciable			
Land	6,034,389	1,359,243	7,393,633
Water stock	0	9,795,439	9,795,439
Depreciable (net of accumulated depreciation)			
Buildings	2,636,756	9,338,378	11,975,134
Improvements	3,697,591	0	3,697,591
Equipment	236,105	62,203	298,308
Vehicles	428,890	30,429	459,319
Infrastructure	16,279,740	0	16,279,740
Water distribution system	0	9,240,087	9,240,087
Waste water collection system	0	7,144,236	7,144,236
Storm water drainage system	0	8,488,852	8,488,852
Construction in progress	380,367	3,714,597	4,094,964
Net capital assets	<u>29,693,839</u>	<u>49,173,465</u>	<u>78,867,304</u>
Costs of issuance	31,903	214,596	246,499
Total noncurrent assets	<u>29,725,742</u>	<u>49,388,061</u>	<u>79,113,803</u>
Total Assets	<u>\$ 37,187,947</u>	<u>\$ 52,209,527</u>	<u>\$ 89,397,473</u>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

<b>Liabilities and Net Assets</b>	<b>Governmental Activities</b>	<b>Primary Government Business-type Activities</b>	<b>Total</b>
<b>Liabilities:</b>			
<b>Current liabilities:</b>			
Accounts payable and accrued liabilities	\$ 168,065	\$ 419,459	\$ 587,524
Deposits and retainage	228,860	8,900	237,760
Accrued interest payable	15,645	245,869	261,513
Compensated absences	88,377	49,010	137,387
Deferred revenue	2,685,407	11,615	2,697,022
Current portion of long term debt	527,891	864,283	1,392,174
<b>Total current liabilities</b>	<b>3,714,244</b>	<b>1,599,136</b>	<b>5,313,380</b>
<b>Noncurrent liabilities:</b>			
Bonds payable	2,465,196	16,797,651	19,262,847
Notes payable	80,000	0	80,000
Compensated absences	32,408	6,634	39,042
Capital leases	284,779	162,019	446,798
<b>Total noncurrent liabilities</b>	<b>2,862,383</b>	<b>16,966,304</b>	<b>19,828,687</b>
<b>Total liabilities</b>	<b>6,576,626</b>	<b>18,565,440</b>	<b>25,142,067</b>
<b>Net Assets:</b>			
Invested in capital assets, net of related debt	26,335,974	31,349,512	57,685,486
Nonspendable	0	0	0
<b>Restricted for:</b>			
Roads	658,080	0	658,080
Debt service	309,500	0	309,500
Impact fees	133,878	630,505	764,383
Improvements	1,885,144	0	1,885,144
Unassigned	1,288,745	1,664,070	2,952,814
<b>Total net assets</b>	<b>30,611,321</b>	<b>33,644,086</b>	<b>64,255,407</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 37,187,947</b>	<b>\$ 52,209,527</b>	<b>\$ 89,397,473</b>

LINDON CITY CORPORATION  
**STATEMENT OF ACTIVITIES**  
 For the Year Ended June 30, 2013

Function/Programs	Program Revenues			Net Revenue (Expense) & Changes in Net Assets			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
<b>Primary Government</b>							
Governmental activities							
General government	\$ 2,880,591	\$ 670,322	\$ 0	\$ 688	\$ (2,209,582)	\$	\$ (2,209,582)
Public safety	3,642,402	0	10,042	0	(3,632,360)		(3,632,360)
Highways and public works	2,284,544	5,640	0	1,109,640	(1,169,264)		(1,169,264)
Parks and recreation	486,158	139,011	0	0	(347,146)		(347,146)
Interest on long-term debt	127,107	0	0	0	(127,107)		(127,107)
<b>Total Governmental activities</b>	<b>9,420,802</b>	<b>814,973</b>	<b>10,042</b>	<b>1,110,328</b>	<b>(7,485,459)</b>		<b>(7,485,459)</b>
<b>Business-type activities</b>							
Water Utility	1,175,135	1,668,134	0	147,960		\$ 640,959	640,959
Waste Water	948,425	1,295,982	0	87,890		435,447	435,447
Storm Water	775,954	440,738	0	558,946		223,730	223,730
Solid Waste	338,739	382,234	0	0		43,495	43,495
Recreation	1,372,465	483,042	0	0		(889,424)	(889,424)
Telecommunications	44,421	41,869	0	0		(2,552)	(2,552)
<b>Total Business-type activities</b>	<b>4,655,138</b>	<b>4,311,998</b>	<b>0</b>	<b>794,796</b>		<b>451,656</b>	<b>451,656</b>
<b>Total Primary Government</b>	<b>\$ 14,075,941</b>	<b>\$ 5,126,971</b>	<b>\$ 10,042</b>	<b>\$ 1,905,124</b>	<b>(7,485,459)</b>	<b>451,656</b>	<b>(7,033,803)</b>
<b>General revenues</b>							
Property taxes					3,124,819	0	3,124,819
General sales and use tax					3,288,370	0	3,288,370
Franchise tax					1,576,355	0	1,576,355
Unrestricted investment earnings					28,580	2,224	30,803
Miscellaneous					307,224	0	307,224
Transfers In (Out)					(222,779)	222,779	0
<b>Total General revenues and transfers</b>					<b>8,102,569</b>	<b>225,003</b>	<b>8,327,571</b>
Change in net assets					617,109	676,659	1,293,768
Net assets - beginning					29,994,212	32,967,427	62,961,639
<b>Net assets - ending</b>					<b>\$ 30,611,321</b>	<b>\$ 33,644,086</b>	<b>\$ 64,255,408</b>

The accompanying notes are an integral part of these financial statements.  
 See the accompanying independent auditor's report.

LINDON CITY CORPORATION  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
June 30, 2013

	General Fund	Special Revenue R.D.A.	Debt Service Fund
<b><u>Assets</u></b>			
Cash and cash equivalents	\$ 384,003	\$ 2,583,944	\$ 0
Cash and cash equivalents-restricted	743,176	309,500	0
Receivables (net)			
Property tax	1,671,761	1,070,000	0
Sales tax	566,774	0	0
Franchise tax	146,636	0	0
Grants	0	0	0
Other	111,263	0	0
Deposits and prepaids	57,285	0	33,586
Due from other funds	2,254,286	0	0
Total Assets	<u>\$ 5,935,183</u>	<u>\$ 3,963,444</u>	<u>\$ 33,586</u>
<b><u>Liabilities and Fund Balances</u></b>			
Liabilities			
Accounts payable & accrued liab	\$ 199,592	\$ 92	\$ (33,586)
Deposits and bonds	218,387	0	0
Retainage	10,473	0	0
Deferred revenue	1,615,407	1,070,000	0
Due to other funds	1,779,260	819,742	67,171
Total Liabilities	<u>3,823,119</u>	<u>1,889,833</u>	<u>33,586</u>
Fund Balances			
Nonspendable	0	0	0
Fund balances restricted for			
B&C Roads	658,080	0	0
Improvements	0	1,764,111	0
Debt service	0	309,500	0
Road impact fees	60,712	0	0
Park impact fees	0	0	0
Unassigned	1,393,271	0	0
Total Fund Balances	<u>2,112,064</u>	<u>2,073,611</u>	<u>0</u>
Total Liabilities and Fund Balances	<u>\$ 5,935,183</u>	<u>\$ 3,963,444</u>	<u>\$ 33,586</u>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

<u>Other Governmental Funds</u>		
Special Improvement District	Capital Projects	Total Governmental Funds
\$ -	\$ 122,999	\$ 3,090,947
0	73,166	1,125,841
0	0	2,741,761
0	0	566,774
0	0	146,636
0	0	0
0	0	111,263
0	0	90,871
0	0	2,254,286
<u>\$ -</u>	<u>\$ 196,165</u>	<u>\$ 10,128,378</u>
\$ 0	\$ 1,967	\$ 168,065
0	0	218,387
0	0	10,473
0	0	2,685,407
0	0	2,666,173
<u>0</u>	<u>1,967</u>	<u>5,748,505</u>
0	0	0
0	0	658,080
0	121,033	1,885,144
0	0	309,500
0	0	60,712
0	73,166	73,166
0	0	1,393,271
<u>0</u>	<u>194,198</u>	<u>4,379,873</u>
<u>\$ 0</u>	<u>\$ 196,165</u>	<u>\$ 10,128,378</u>

Fund balances reported for governmental activities in the entity wide balance sheet are different because:

Fund balances--total governmental funds (see above)	\$ 4,379,873
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	29,693,839
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(3,494,295)
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	31,903
Net assets of governmental activities (page 15)	<u>\$ 30,611,321</u>

LINDON CITY CORPORATION  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**GOVERNMENTAL FUNDS**

June 30, 2013

	General Fund	Special Revenue R.D.A.	Debt Service Fund
	<u>          </u>	<u>          </u>	<u>          </u>
<b><u>Revenues</u></b>			
Taxes	\$ 6,820,101	\$ 1,169,443	\$ 0
Licenses and permits	224,767	0	0
Intergovernmental	437,937	0	0
Charges for services	105,761	0	0
Fines and forfeitures	339,795	0	0
Impact fees	5,260	0	0
Miscellaneous revenue	207,248	23,142	0
Total Revenues	<u>8,140,868</u>	<u>1,192,584</u>	<u>0</u>
<b><u>Expenditures</u></b>			
Current			
General government	1,861,803	374,902	395,126
Public safety	3,571,610	0	0
Streets and public works	870,105	0	0
Parks and recreation	490,608	0	0
Grants and contributions	98,850	0	0
Capital Outlay	943,686	277,192	0
Debt service			
Principal retirement	90,504	0	450,456
Interest and fiscal charges	3,653	0	131,423
Cost of issuance	0	0	0
Total Expenditures	<u>7,930,820</u>	<u>652,094</u>	<u>977,005</u>
Excess revenues over (under) expenditures	<u>210,048</u>	<u>540,490</u>	<u>(977,005)</u>
<b><u>Other Financing Sources (Uses)</u></b>			
Other financing - capital lease	428,029	0	0
Transfers in	856,858	2,084	977,005
Transfers out	(1,499,569)	(489,253)	0
Total Other Financing Sources (Uses)	<u>(214,682)</u>	<u>(487,169)</u>	<u>977,005</u>
Net change in fund balances	(4,634)	53,321	0
Fund balances - beginning	<u>2,116,698</u>	<u>2,020,290</u>	<u>0</u>
Fund balances - ending	<u>\$ 2,112,064</u>	<u>\$ 2,073,611</u>	<u>\$ 0</u>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

Other Governmental Funds		
Special Improvement District	Capital Projects	Total Governmental Funds
\$ 0	\$ 0	\$ 7,989,544
0	0	224,767
0	0	437,937
0	0	105,761
0	0	339,795
0	138,000	143,260
385	1,011	231,786
<u>385</u>	<u>139,011</u>	<u>9,472,849</u>
0	0	2,631,832
0	0	3,571,610
0	0	870,105
0	0	490,608
0	0	98,850
0	197,314	1,418,192
0	10,000	550,959
0	0	135,076
0	0	0
<u>0</u>	<u>207,314</u>	<u>9,767,233</u>
<u>385</u>	<u>(68,303)</u>	<u>(294,384)</u>
0	100,000	528,029
0	0	1,835,948
(69,904)	0	(2,058,726)
<u>(69,904)</u>	<u>100,000</u>	<u>305,250</u>
(69,519)	31,697	10,866
<u>69,519</u>	<u>162,501</u>	<u>4,369,007</u>
<u>\$ 0</u>	<u>\$ 194,198</u>	<u>\$ 4,379,873</u>

LINDON CITY CORPORATION  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES**

June 30, 2013

Amounts reported for governmental activities in the statement of activities (page 16) are different because:

Net change in fund balance--total governmental funds (page 21)	\$	10,866
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.		(498,002)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		682,433
The issuance of long-term debt (i.e., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. This amount is the net effect of these differences in the treatment of long-term debt and related items.		421,811
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		1
Change in net assets of governmental activities (page 16)	<u>\$</u>	<u>617,109</u>

LINDON CITY CORPORATION  
**GENERAL FUND**  
**BUDGETARY COMPARISON STATEMENT - REVENUES & EXPENDITURES**  
June 30, 2013

	Budget		Actual	Variance
	Original	Final		
Revenues	\$ 7,384,975	\$ 7,438,575	\$ 8,140,868	\$ 702,293
Expenditures	(7,872,006)	(7,842,480)	(7,930,820)	(88,340)
Excess of revenue over (under) expenditures	(487,031)	(403,905)	210,048	613,953
Other Financing Sources and (Uses)				
Other financing sources (uses)	0	0	428,029	428,029
Operating transfers in	1,686,729	1,479,724	856,858	(622,866)
Operating transfers out	(1,649,011)	(1,651,006)	(1,499,569)	151,437
Total Other Financing Sources and (Uses)	37,718	(171,282)	(214,682)	(43,400)
Net change in fund balances	<u>\$ (449,313)</u>	<u>\$ (575,187)</u>	(4,634)	<u>\$ 570,553</u>
Fund balance, July 1			<u>2,116,698</u>	
Fund balance June 30			<u>\$ 2,112,064</u>	

See detail budgetary comparison statement for revenues on page 25 and for expenditures on pages 26-27.

LINDON CITY CORPORATION  
**GENERAL FUND**  
**BUDGETARY COMPARISON STATEMENT - REVENUES**  
June 30, 2013

	Budget		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Taxes				
Property tax	\$ 1,587,025	\$ 1,587,025	\$ 1,606,071	\$ 19,046
Fee in lieu	120,000	100,000	119,999	19,999
Tax redemption	107,000	160,000	229,307	69,307
sales and use	2,800,000	2,900,000	3,288,090	388,090
Franchise	1,365,000	1,365,000	1,471,586	106,586
Innkeepers	0	250	280	30
Telephone tax	95,000	95,000	104,769	9,769
<b>Total Taxes</b>	<b>6,074,025</b>	<b>6,207,275</b>	<b>6,820,101</b>	<b>612,826</b>
Licenses and Permits				
Business licenses	70,000	70,000	66,574	(3,426)
Building permits	100,300	110,300	120,534	10,234
Plan check fees	25,000	32,000	35,034	3,034
Other licenses and permits	2,000	2,000	2,625	625
<b>Total Licenses and Permits</b>	<b>197,300</b>	<b>214,300</b>	<b>224,767</b>	<b>10,467</b>
Intergovernmental Revenue				
Federal grants	0	0	0	0
Class "C" road fund allotment	357,000	357,000	427,207	70,207
State liquor fund allotment	10,000	10,000	10,042	42
Other state grants	100,000	0	688	688
Other grants	105,000	2,000	0	(2,000)
<b>Total Intergovernmental Revenue</b>	<b>572,000</b>	<b>369,000</b>	<b>437,937</b>	<b>68,937</b>
Charges for Services				
Zoning and development fees	19,500	33,500	38,764	5,264
Parks and recreation	6,000	6,000	6,127	127
Weed abatement	0	0	0	0
Burial and assessments	31,000	54,800	60,870	6,070
Traffic control signs	0	0	0	0
<b>Total Charges for Services</b>	<b>56,500</b>	<b>94,300</b>	<b>105,761</b>	<b>11,461</b>
Miscellaneous Revenue				
Fines and forfeitures	385,000	350,000	339,795	(10,205)
Impact fees	1,850	4,000	5,260	1,260
Interest earnings	12,800	11,800	11,666	(134)
Proceeds from sale of property	0	0	501	501
Miscellaneous	85,500	187,900	195,081	7,181
<b>Total Miscellaneous Revenue</b>	<b>485,150</b>	<b>553,700</b>	<b>552,303</b>	<b>(1,398)</b>
<b>Total Revenues</b>	<b>7,384,975</b>	<b>7,438,575</b>	<b>8,140,868</b>	<b>702,293</b>
<b>Other Financing Sources</b>				
Other financing sources (uses)	0	0	428,029	428,029
Operating transfers in	1,686,729	1,479,724	856,858	(622,866)
<b>Total Other Financing Sources</b>	<b>1,686,729</b>	<b>1,479,724</b>	<b>1,284,887</b>	<b>(194,837)</b>
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 9,071,704</b>	<b>\$ 8,918,299</b>	<b>\$ 9,425,755</b>	<b>\$ 507,456</b>

LINDON CITY CORPORATION  
**GENERAL FUND**  
**BUDGETARY COMPARISON STATEMENT - EXPENDITURES**  
June 30, 2013

	General Fund by Character				
	Salaries & Wages	Employee Benefits	Materials, Supplies & Services	Capital Outlay	Debt Service
<b>Expenditures</b>					
General Government					
Mayor and council	\$ 57,426	\$ 18,568	\$ 17,942	\$ 0	\$ 0
Judicial	114,521	42,171	293,112	0	0
Administrative	386,776	204,256	237,831	20,489	0
Elections	0	0	0	0	0
Buildings	0	0	115,573	35,288	0
Planning and zoning	127,854	75,394	170,378	0	0
Total General Government	<u>686,576</u>	<u>340,390</u>	<u>834,837</u>	<u>55,777</u>	<u>0</u>
Public Safety					
Law enforcement	1,062,662	689,933	298,557	428,029	94,156
Fire protection	0	0	1,269,477	0	0
Protective inspections	138,298	74,892	18,463	0	0
Animal control	0	0	19,327	0	0
Total Public Safety	<u>1,200,961</u>	<u>764,825</u>	<u>1,605,824</u>	<u>428,029</u>	<u>94,156</u>
Street and Public Improvement					
Streets	119,189	66,625	361,625	454,019	0
Public works administration	204,673	113,842	4,150	0	0
Total Street and Public Improvement	<u>323,862</u>	<u>180,467</u>	<u>365,776</u>	<u>454,019</u>	<u>0</u>
Parks and Recreation					
Parks	131,677	66,340	253,791	5,862	0
Cemetery	0	0	8,984	0	0
Recreation and culture	0	0	29,816	0	0
Total Parks and Recreation	<u>131,677</u>	<u>66,340</u>	<u>292,591</u>	<u>5,862</u>	<u>0</u>
Grants and Contributions					
Grants	0	0	1,000	0	0
Contributions	0	0	97,850	0	0
Total Grants and Contributions	<u>0</u>	<u>0</u>	<u>98,850</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>2,343,076</u>	<u>1,352,022</u>	<u>3,197,879</u>	<u>943,686</u>	<u>94,156</u>
Other Financing Uses					
Transfer to other funds	0	0	1,499,569	0	0
Total Other Financing Uses	<u>0</u>	<u>0</u>	<u>1,499,569</u>	<u>0</u>	<u>0</u>
Total Expenditures and Other Financing Uses	<u>\$ 2,343,076</u>	<u>\$ 1,352,022</u>	<u>\$ 4,697,448</u>	<u>\$ 943,686</u>	<u>\$ 94,156</u>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

## General Fund Totals

Budget		Actual	Variance
Original	Final		
\$ 97,286	\$ 100,186	\$ 93,936	\$ (6,250)
522,640	471,935	449,804	(22,131)
824,510	849,000	849,352	352
1,000	0	0	0
164,700	203,200	150,861	(52,339)
396,410	430,697	373,626	(57,071)
<u>2,006,546</u>	<u>2,055,018</u>	<u>1,917,580</u>	<u>(137,438)</u>
2,198,997	2,158,102	2,573,338	415,236
1,293,146	1,291,346	1,269,477	(21,869)
229,140	232,520	231,654	(866)
22,250	22,250	19,327	(2,923)
<u>3,743,533</u>	<u>3,704,218</u>	<u>4,093,795</u>	<u>389,577</u>
1,140,102	1,152,834	1,001,458	(151,376)
318,915	323,945	322,666	(1,279)
<u>1,459,017</u>	<u>1,476,779</u>	<u>1,324,124</u>	<u>(152,655)</u>
575,310	467,145	457,669	(9,476)
14,400	9,810	8,984	(826)
27,000	27,000	29,816	2,816
<u>616,710</u>	<u>503,955</u>	<u>496,469</u>	<u>(7,486)</u>
500	1,000	1,000	0
45,700	101,510	97,850	(3,660)
46,200	102,510	98,850	(3,660)
<u>7,872,006</u>	<u>7,842,480</u>	<u>7,930,820</u>	<u>88,340</u>
1,649,011	1,651,006	1,499,569	(151,437)
<u>1,649,011</u>	<u>1,651,006</u>	<u>1,499,569</u>	<u>(151,437)</u>
<u>\$ 9,521,017</u>	<u>\$ 9,493,486</u>	<u>\$ 9,430,389</u>	<u>\$ (63,097)</u>

**SPECIAL REVENUE REDEVELOPMENT AGENCY (R.D.A.) FUND  
BUDGETARY COMPARISON STATEMENT**

June 30, 2013

	Budget		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Tax increment	\$ 1,090,000	\$ 1,158,000	\$ 1,169,443	\$ 11,443
Interest income	10,000	10,000	17,293	7,293
Other income	0	0	5,848	5,848
<b>Total Revenues</b>	<b>1,100,000</b>	<b>1,168,000</b>	<b>1,192,584</b>	<b>24,584</b>
<b>Expenditures</b>				
Salaries and wages	0	0	0	0
Employee benefits	0	0	0	0
Materials, supplies and services	325,200	634,700	374,902	(259,798)
Capital outlay	951,157	278,750	277,192	(1,558)
Debt service				
Principal	0	0	0	0
Interest	0	0	0	0
Cost of issuance	0	0	0	0
<b>Total Expenditures</b>	<b>1,276,357</b>	<b>913,450</b>	<b>652,094</b>	<b>(261,356)</b>
Excess (deficit) of revenues over expenditures	(176,357)	254,550	540,490	285,940
<b>Other Financing Sources (Uses)</b>				
Bond refunding proceeds	0	0	0	0
Operating transfers in	2,400	2,400	2,084	(316)
Operating transfers out	(489,253)	(489,253)	(489,253)	(0)
<b>Total Other Financing Sources (Uses)</b>	<b>(486,853)</b>	<b>(486,853)</b>	<b>(487,169)</b>	<b>(316)</b>
Excess (deficit) of Revenues and Other Financing Sources over Expenditures	\$ (663,210)	\$ (232,303)	53,321	\$ 285,624
Fund balance, July 1			2,020,290	
Fund balance June 30			\$ 2,073,611	

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

LINDON CITY CORPORATION  
**BALANCE SHEET**  
**PROPRIETARY FUNDS**  
June 30, 2013

	Business-Type Activities - Enterprise Funds		
	Water	Waste Water	Storm Water
<b>Assets</b>			
Current Assets			
Cash and cash equivalents	\$ 342,715	\$ 0	\$ 0
Cash and cash equivalents-restricted	432,600	288,204	3,295
Accounts receivable - net	212,856	140,495	38,552
Other receivables	0	0	0
Prepaid expenses	52,287	29,602	40,048
Loan to other funds	700,000	1,079,260	0
<b>Total Current Assets</b>	<b>1,740,459</b>	<b>1,537,561</b>	<b>81,895</b>
Noncurrent Assets			
Capital assets			
Land	428,610	107,392	823,241
Water stock and rights	9,795,439	0	0
Water distribution system	14,566,256	0	0
Waste water collection system	0	10,072,799	0
Storm water drainage system	0	0	11,138,951
Machinery and equipment	107,062	658,715	11,616
Vehicles	176,645	40,577	41,371
Aquatic Center	0	0	0
Construction in Progress	162,751	3,283,393	268,453
Less: accumulated depreciation	(5,586,965)	(3,589,259)	(2,681,570)
<b>Net capital assets</b>	<b>19,649,800</b>	<b>10,573,617</b>	<b>9,602,061</b>
Costs of issuance	4,629	0	8,354
<b>Total Noncurrent Assets</b>	<b>19,654,428</b>	<b>10,573,617</b>	<b>9,610,415</b>
<b>Total Assets</b>	<b>\$ 21,394,887</b>	<b>\$ 12,111,179</b>	<b>\$ 9,692,310</b>
<b>Liabilities and Net Assets</b>			
Liabilities			
Current liabilities			
Accounts payable	\$ 203,925	\$ 114,764	\$ 22,148
Retainage	0	0	0
Accrued payroll	3,292	2,143	2,782
Accrued compensated absences	17,687	14,455	12,049
Deposits	8,900	0	0
Due to other funds	0	175,732	326,027
Deferred revenue	0	0	0
Accrued interest payable	51,911	0	1,178
Current portion of long term debt	161,998	244,875	25,411
<b>Total Current liabilities</b>	<b>447,712</b>	<b>551,969</b>	<b>389,593</b>
Noncurrent liabilities			
Accrued compensated absences	3,342	1,579	1,712
Capital lease payable	162,019	0	0
Bonds payable	3,087,368	4,613,492	351,439
<b>Total Noncurrent liabilities</b>	<b>3,252,729</b>	<b>4,615,071</b>	<b>353,151</b>
<b>Total Liabilities</b>	<b>3,700,442</b>	<b>5,167,040</b>	<b>742,745</b>
Net Assets			
Invested in capital assets, net of related debt	16,238,415	5,715,251	9,225,212
Restricted for impact fees	342,318	288,187	0
Unassigned	1,113,713	940,702	(275,647)
<b>Total Net Assets</b>	<b>17,694,446</b>	<b>6,944,139.03</b>	<b>8,949,565</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 21,394,887</b>	<b>\$ 12,111,179</b>	<b>\$ 9,692,310</b>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

Business-Type Activities - Enterprise Funds		
Recreation	Non-major funds	Total
\$ 0	\$ 54,352	\$ 397,067
656,433	0	1,380,532
3,642	41,977	437,523
0	0	0
69,007	3,513	194,457
0	0	1,779,260
<u>729,081</u>	<u>99,842</u>	<u>4,188,838</u>
0	0	1,359,243
0	0	9,795,439
0	0	14,566,256
0	0	10,072,799
0	0	11,138,951
11,210	0	788,604
0	0	258,592
10,376,893	0	10,376,893
0	0	3,714,597
(1,040,116)	0	(12,897,910)
9,347,987	0	49,173,465
201,614	0	214,596
9,549,600	0	49,388,061
<u>\$ 10,278,681</u>	<u>\$ 99,842</u>	<u>\$ 53,576,899</u>
\$ 11,446	\$ 33,735	\$ 386,018
0	0	0
25,225	0	33,442
4,819	0	49,010
0	0	8,900
855,443	10,171	1,367,373
11,615	0	11,615
192,781	0	245,869
432,000	0	864,283
<u>1,533,329</u>	<u>43,905</u>	<u>2,966,509</u>
0	0	6,634
0	0	162,019
8,745,352	0	16,797,651
<u>8,745,352</u>	<u>0</u>	<u>16,966,304</u>
<u>10,278,681</u>	<u>43,905</u>	<u>19,932,813</u>
170,635	0	31,349,512
0	0	630,505
(170,635)	55,937	1,664,070
0	55,937	33,644,086
<u>\$ 10,278,681</u>	<u>\$ 99,842</u>	<u>\$ 53,576,899</u>

LINDON CITY CORPORATION  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND NET ASSETS**  
**PROPRIETARY FUNDS**  
June 30, 2013

	Business-Type Activities - Enterprise Funds		
	Water	Waste Water	Storm Water
<b><u>Operating Revenues</u></b>			
Service fees	\$ 1,283,276	\$ 998,323	\$ 404,939
Service fees - pledged as security for revenue bonds	260,844	192,075	0
Other fees	41,661	2,094	0
Impact fees	40,014	80,236	25,158
Impact fees - interest	2,298	3,815	0
Miscellaneous	40,041	19,439	10,641
Total Operating Revenues	<u>1,668,134</u>	<u>1,295,982</u>	<u>440,738</u>
<b><u>Operating Expenses</u></b>			
Salaries and wages	127,972	82,396	111,501
Employee benefits	72,568	47,103	61,350
Materials, supplies and services	563,021	564,007	345,704
Depreciation and amortization	296,348	182,843	242,425
Total Operating Expenses	<u>1,059,909</u>	<u>876,350</u>	<u>760,979</u>
Operating Income	<u>608,225</u>	<u>419,632</u>	<u>(320,241)</u>
Non-operating Revenues (Expenses)			
Intergovernmental	0	0	395,191
Interest revenue	582	1,031	0
Interest expense	(115,226)	(72,075)	(14,975)
Gain (loss) on disposal of capital assets	0	0	0
Total Non-operating Revenues (Expenses)	<u>(114,644)</u>	<u>(71,044)</u>	<u>380,217</u>
Income before contributions and transfers	493,581	348,588	59,975
Capital contributions	147,960	87,890	163,755
Transfers in	0	0	0
Transfers out	<u>(281,096)</u>	<u>(238,634)</u>	<u>(129,224)</u>
Change in net assets	360,445	197,844	94,506
Total net assets - beginning	17,334,000	6,746,295	8,855,059
Total net assets - ending	<u>\$ 17,694,446</u>	<u>\$ 6,944,139</u>	<u>\$ 8,949,565</u>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

Business-Type Activities - Enterprise Funds		
Recreation	Non-major funds	Total
\$ 482,298	\$ 424,103	\$ 3,592,938
0	0	452,919
0	0	43,755
0	0	145,408
0	0	6,113
744	0	70,865
<u>483,042</u>	<u>424,103</u>	<u>4,311,998</u>
352,315	0	674,184
47,970	0	228,991
286,666	383,160	2,142,557
267,627	0	989,243
<u>954,578</u>	<u>383,160</u>	<u>4,034,975</u>
<u>(471,536)</u>	<u>40,943</u>	<u>277,023</u>
0	0	395,191
610	0	2,224
(417,888)	0	(620,164)
0	0	0
<u>(417,277)</u>	<u>0</u>	<u>(222,748)</u>
(888,813)	40,943	54,275
0	0	399,605
888,813	0	888,813
<u>0</u>	<u>(17,080)</u>	<u>(666,034)</u>
0	23,863	676,659
0	32,074	32,967,427
<u>\$ 0</u>	<u>\$ 55,937</u>	<u>\$ 33,644,086</u>

LINDON CITY CORPORATION  
**STATEMENT OF CASHFLOWS**  
**PROPRIETARY FUNDS**  
June 30, 2013

	Business-Type Activities - Enterprise Funds		
	Water	Waste Water	Storm Water
<b>Cash Flows From Operating Activities</b>			
Receipts from customers	\$ 1,640,284	\$ 1,284,400	\$ 437,751
Payments to suppliers	(465,607)	(605,746)	(365,026)
Payments to employees	(215,875)	(150,439)	(179,982)
Deposits received (refunded)	(325)	0	0
Net cash provided (used) by operating activities	<u>958,477</u>	<u>528,215</u>	<u>(107,257)</u>
<b>Cash Flows From Noncapital Financing Activities</b>			
Proceeds from grants and contributions	0	0	395,191
Loans from (payments to) other funds	0	(4,007)	206,797
Transfers from (to) other funds	(281,096)	(238,634)	(129,224)
Net cash provided (used) by noncapital financing activities	<u>(281,096)</u>	<u>(242,641)</u>	<u>472,764</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Purchases of capital assets	(237,758)	(1,085,607)	(325,939)
Proceeds from issuance of debt	0	0	0
Cost of issuance of debt	0	0	0
Principal paid on capital debt	(156,262)	(241,875)	(24,519)
Interest paid on capital debt	(119,152)	(72,075)	(15,051)
Interfund bond reallocation	0	0	0
Proceeds from the sale of capital assets	0	0	0
Net cash provided (used) by capital and related financing activities	<u>(513,172)</u>	<u>(1,399,557)</u>	<u>(365,509)</u>
<b>Cash Flows From Investing Activities</b>			
Purchase of property and equipment	0	0	0
Interest and dividends received	582	1,031	0
Purchase of investments	0	0	0
Net cash provided (used) by investing activities	<u>582</u>	<u>1,031</u>	<u>0</u>
Net increase (decrease) in cash and cash equivalents	164,791	(1,112,952)	(2)
Cash and cash equivalents - beginning	610,524	1,401,156	3,297
Cash and cash equivalents (deficit) - ending	<u>\$ 775,315</u>	<u>\$ 288,204</u>	<u>\$ 3,295</u>
Cash and Cash Equivalents			
Restricted	\$ 432,600	\$ 288,204	\$ 3,295
Unassigned	342,715	0	0
Total Cash and Cash Equivalents	<u>\$ 775,315</u>	<u>\$ 288,204</u>	<u>\$ 3,295</u>
Noncash Investing and Financing Activities			
Developer Contributions	\$ 147,960	\$ 87,890	\$ 163,755

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

Business-Type Activities - Enterprise Funds		
Recreation	Non-major funds	Total
\$ 495,325	\$ 421,781	\$ 4,279,541
(353,670)	(405,033)	(2,195,082)
(394,322)	0	(940,618)
0	0	(325)
<u>(252,667)</u>	<u>16,748</u>	<u>1,143,516</u>
0	0	395,191
226,016	9,344	438,150
888,813	(17,080)	222,779
<u>1,114,829</u>	<u>(7,736)</u>	<u>1,056,120</u>
0	0	(1,649,304)
0	0	0
0	0	0
(416,000)	0	(838,656)
(422,271)	0	(628,549)
0	0	0
0	0	0
<u>(838,271)</u>	<u>0</u>	<u>(3,116,509)</u>
0	0	0
610	0	2,223
0	0	0
<u>610</u>	<u>0</u>	<u>2,223</u>
24,501	9,012	(914,650)
631,932	45,340	2,692,249
<u>\$ 656,433</u>	<u>\$ 54,352</u>	<u>\$ 1,777,599</u>
\$ 656,433	\$ 0	\$ 1,380,532
0	54,352	397,067
<u>\$ 656,433</u>	<u>\$ 54,352</u>	<u>\$ 1,777,599</u>
\$ 0	\$ 0	\$ 399,605

LINDON CITY CORPORATION  
**STATEMENT OF CASHFLOWS**  
**PROPRIETARY FUNDS**  
June 30, 2013

(continued from previous page)

	Business-Type Activities - Enterprise Funds		
	Water	Waste Water	Storm Water
<b>Reconciliation of operating income to net cash provided (used) by operating activities:</b>			
Operating income (loss)	\$ 608,224	\$ 419,633	\$ (320,241)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation expense	296,348	182,844	242,425
(Inc)/decrease in accounts rec.	(28,224)	(11,583)	(2,988)
(Inc)/decrease in other rec.	375	0	0
(Inc)/decrease in prepaid expenses	(52,287)	(29,602)	(40,048)
Increase (decr.) in accounts payable	149,701	20,229	20,726
Increase (decr.) in retainage	0	(32,366)	0
Increase (decr.) in accrued payroll	(15,335)	(20,940)	(7,131)
Increase (decr.) in deposits	(325)	0	0
Increase (decr.) in deferred revenue	0	0	0
Total adjustments	<u>350,253</u>	<u>108,582</u>	<u>212,984</u>
Net cash provided (used) by operating activities	<u>\$ 958,477</u>	<u>\$ 528,215</u>	<u>\$ (107,257)</u>

The accompanying notes are an integral part of these financial statements.  
See the accompanying independent auditor's report.

Business-Type Activities - Enterprise Funds		
<u>Aquatics</u>	<u>Non-major funds</u>	<u>Total</u>
\$ (471,535)	\$ 40,943	\$ 277,024
267,627	0	989,244
667	(2,322)	(44,450)
0	0	375
(66,397)	(3,513)	(191,847)
(607)	(18,360)	171,689
0	0	(32,366)
5,963	0	(37,443)
0	0	(325)
11,615	0	11,615
<u>218,868</u>	<u>(24,195)</u>	<u>866,492</u>
<u>\$ (252,667)</u>	<u>\$ 16,748</u>	<u>\$ 1,143,516</u>

LINDON CITY CORPORATON  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

Lindon City Corporation was incorporated on November 8, 1951, as a third class city, under the provisions of the Utah State Code.

The City operates under a Mayor-Council form of government and provides services authorized by its charter, including public safety, (police and fire), highways and streets, sanitation, health and social services, culture-recreation, public improvements, planning and zoning, and general administrative services. Some of these services are provided under contract with other entities.

B. Reporting Entity

Lindon City Corporation is a political subdivision of the State of Utah. It is governed by an elected mayor and five council members. The accompanying financial statements present the financial position of the various fund types, the results of operations of the various fund types and the cash flows of the proprietary funds. The financial statements are presented as of and for the year ended June 30, 2013.

For financial reporting purposes, Lindon City Corporation has included all funds, account groups, and component units. The City has considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board (GASB) has set forth criteria in GASB Statement No. 14 to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose financial burdens on the City.

As required by generally accepted accounting principles, this report presents the financial information of both Lindon City Corporation (the primary government) and its component units. The component units are included in the City's reporting entity because of the significance of the component unit's operational or financial relationships with the City.

Blended Component Units

These component units are entities, which are legally separate from the City, but are so intertwined with the City that they are, in substance, the same as the City. They have the same governing board and provides services almost entirely to Lindon City. They are reported as funds of the City. These organizations for which Lindon City is financially accountable, and the relationship with Lindon City is significant enough that exclusion would possibly lead to misleading or incomplete financial statements. To obtain separate individual component unit financial statements please send requests to Lindon City, c/o the City Administrator, 100 North State Street, Lindon, Utah 84042.

Lindon City Redevelopment Agency. The Agency was established for the purpose of aiding and cooperating in the planning, undertaking, construction, or operation of redevelopment and economic development projects within the area in which it is authorized to act. The Agency is reported as a special revenue fund.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Municipal Building Authority of Lindon City, Utah. The building authority was created on March 14, 1997 under the provisions of the Utah Municipal Building Authority Act. The object and purposes are to acquire, improve, or extend one or more projects and to finance their costs on behalf of the City in accordance and subject to the limitations of the Utah Municipal Building Authority Act and subject to prior authorization by the governing body of the City. The Building Authority activity is reported in the debt service fund.

C. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of balance sheet and the statement of changes in net assets) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate component units for which the primary government is financially accountable.

The state of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the government considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The government reports the following major governmental funds:

The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Redevelopment Agency special revenue fund reports the activities of the Agency as described above.

The Debt Service fund reports the payments of long term debt.

The Special Improvement District capital projects fund reports the projects of the S.I.D.

The government reports the following major proprietary funds:

The Water Fund accounts for the activities of the city's water utility. The city operates a water distribution system.

The Waste Water Fund accounts for the activities of the city's sewer utility.

The Storm Water Fund accounts for the activities of the city's storm drain utility.

The Aquatic Fund accounts for the activities at the city's swimming pool.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the *option* of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's water and various other functions of the government. Elimination of these charges would distort direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenue. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water enterprise fund and the ice sheet enterprise fund are charges for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, and Net Assets

1. Deposits and Investments

Cash and cash equivalents consists of amounts in demand and certificates of deposit and all highly liquid investments maturing within three months. Cash balances are invested to the extent available.

Investments include obligations of the U.S. Treasury, commercial paper, corporate bonds and purchase agreements. Investments are stated at cost or amortized cost.

2. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as either "due to/from other funds". All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

All trade and property tax receivables are shown net of an allowance for uncollectible.

3. Restricted Assets

Cash and investments are often restricted to a particular use due to statutory, budgetary or legal requirements and are therefore classified as "restricted" on the City's balance sheets.

4. Capital Assets

Capital assets, which include property, land, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the assets (equipment 5-50 years).

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

When assets are retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts, and any resulting gain or loss is reflected in the income for the period.

5. Compensated Absences

Vested or accumulated vacation leave that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it. Amounts of vested or accumulated vacation leave that are not expected to be liquidated with expendable available financial resources are reported on the government wide financial statements for governmental funds and as long term debt for the enterprise funds. No expenditure is reported for these amounts. Vested or accumulated vacation leave for proprietary funds is recorded as an expense and a liability as the benefits accrue to employees. In accordance with the provisions of Statement of Financial Accounting Standards No. 43, *Accounting for Compensated Absences*, no liability is recorded for non-vesting accumulated rights to receive sick pay benefits.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, and Net Assets (Continued)

6. Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

7. Fund Balances

In the fund financial statements, governmental funds report reservations of fund balances based on a hierarchy that shows the level or form of constraints on fund balance resources, and the extent to which the City is bound to honor those constraints. Fund balance classifications are:

*Nonspendable* – includes fund balance amounts that cannot be spent because they are either a) not in spendable form, or b) legally or contractually required to be maintained intact. Fund balances related to inventory, long term portions of notes receivable and prepaid expenditures are classified as nonspendable.

*Restricted* – includes fund balance amounts that are subject to external constraints that have been placed on the use of the resources imposed by either a) creditors, grantors, contributors, or laws and regulations of other governments, or b) law through constitutional provisions or enabling legislation. Restricted fund balances include unspent tax revenues for specific purposes

*Committed* – includes fund balance amounts that can only be used for specific purposes as established by formal action of the mayor and city council. Fund balance commitments can only be removed or changed by the same action of the mayor and city council. Committed resources also include any contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

*Unassigned* – funds in excess of other categories in the General Fund and any residual deficits in any fund.

It is the City's policy to use restricted resources first when both unrestricted and restricted resources are available. Of the unrestricted resources, the City will first use committed, followed by assigned, and then unassigned.

F. Property Tax

Property taxes are levied on January 1, giving the City legal claim on that date. The taxes are due on November 1 and are delinquent after November 30 of each year. Property taxes are collected by the Utah County Treasurer and remitted to the City shortly after collection. The uncollected, measurable amounts have been accrued as deferred revenue.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Assets**

The Governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net assets – governmental activities as reported in the government-wide statement of net assets – governmental activities as reported in the government-wide statement of net assets. One element of that reconciliation explains that “long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.” The details of this difference of \$(3,494,295) are as follows:

Accrued interest	\$ (15,645)
Current portion of long-term debt	(527,891)
Bonds payable	(2,465,196)
Notes payable	(80,000)
Capital leases	(284,778)
Accrued compensated absences	(120,785)
Total	<u>\$ (3,494,295)</u>

**B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$(498,001) difference are as follows:

Capital Outlay	\$ 1,462,632
Depreciation expense	(1,787,338)
Disposals	(173,295)
Total	<u>\$ (498,001)</u>

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

**NOTE 3 - DEPOSITS AND INVESTMENTS**

The City follows the requirements of the Utah Money Management Act (Utah Code Annotated 1953, Section 51, Chapter 7) in handling its depository and temporary investment transactions. The Money Management Act also defined the types of securities allowed as appropriate temporary investments for the City and the conditions for making investment transactions. Investment transactions are to be conducted through qualified depositories or primary reporting dealers.

As of June 30, 2013 the City had the following deposits and investments:

**Amounts per Financial Institution and Reconciling Items**

**Deposits**

Bank balance	\$ 1,353,274
Deposits in transit	144,738
Outstanding checks	(536,442)
Cash on hand	2,200
<b>Deposits</b> carrying amount	963,770
<b>Investment</b> in State Treasurer's Pool	5,030,617
Total	\$ 5,994,387

**Amounts per Balance Sheet**

Cash and cash equivalents	\$ 0
Cash and cash equivalents - restricted	0
Total	\$ 0

**Deposits**

Depository Accounts	Bank Balance	Book Balance	Insured Amount
Lindon City Corporation	\$ 1,353,274	\$ 961,570	\$ 579,816

**Deposits - Custodial Credit Risk**

The custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The Money Management Act requires that deposits be in a qualified depository whose deposits are insured by an agency of the federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Deposits are not collateralized nor are they required to be by state statute. The deposits for the primary government at June 30, 2013 were \$1,353,274. Of these, \$773,458 were exposed to custodial credit risk as uninsured and uncollateralized.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 3 - DEPOSITS AND INVESTMENTS (continued)

**Investments**

As of June 30, 2013 the city had the following investments

	Investment Maturities (in years)		
	Fair Value	Less Than 1	More Than 1
Utah Public Treasurer's Investment Fund	\$ 5,030,617	\$ 5,030,617	\$ 0
	\$ 5,030,617	\$ 5,030,617	\$ 0

The difference between the fair values and carrying amounts of the State Treasurer's Pool is \$25,262. (at June 30, 2013 fair value per share factor is 1.00502171).

Investments – Interest Rate Risk

The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, interest rate risk is managed by compliance to the Utah Money Management Act which provides guidance for handling depository and investing transactions in order to minimize interest rate risk.

Investments – Credit Risk

The City follows the requirements of the Utah Money Management Act (Section 51, Chapter 7 of the Utah Code) in handling its depository and investing transactions. City funds are deposited in qualified depositories as defined by the Act. The Act also authorizes the City to invest in the Utah Public Treasurer's Investment Fund (PTIF), certificates of deposit, U.S. Treasury obligations, U.S. Agency Issues, high-grade commercial paper, bankers' acceptances, repurchase agreements, corporate bonds, restricted mutual funds, and obligations of governmental entities within the State of Utah. The PTIF is invested in accordance with the Act. The State Money Management Council provides regulatory oversight for the PTIF. The degree of risk of the PTIF depends upon the underlying portfolio. The City's investment in the PTIF is not rated. The Act and Council rules govern the financial reporting requirements of qualified depositories in which public funds may be deposited and prescribe the conditions under which the designation of a depository shall remain in effect. The City has no other investment policy that would further limit its investment choices.

Investments - Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk.

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LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 4 – RECEIVABLES – OTHER

Other receivables at June 30, 2013 consists of the following:

	<u>Governmental Activities</u>	<u>Business type Activities</u>	<u>Total 2012</u>
Franchise taxes	\$ 0	\$ 0	\$ 0
911 taxes	17,186	0	17,186
Cemetery	8,191	0	8,191
Miscellaneous	8,208	0	8,208
Weed abatement	558	0	558
B&C Road Funds	77,120	0	77,120
	<u>\$ 111,263</u>	<u>\$ 0</u>	<u>\$ 111,263</u>

NOTE 5 – CAPITAL ASSETS

The following is a summary of changes in the governmental activities:

	<u>Beginning Balance 7/1/2012</u>	<u>Additions</u>	<u>Retirements</u>	<u>Accumulated Depreciation</u>	<u>Ending Balance 6/30/2013</u>
Capital assets not being depreciated:					
Land	\$ 5,880,533	\$ 153,856	\$ 0	\$ 0	\$ 6,034,389
Construction in progress	0	380,367	0	0	380,367
	<u>5,880,533</u>	<u>534,223</u>	<u>0</u>	<u>0</u>	<u>6,414,756</u>
Capital assets being depreciated:					
Buildings	3,477,351	45,350	0	(885,945)	2,636,756
Infrastructure	32,000,733	901,962	0	(16,622,954)	16,279,741
Improvements	4,869,407	52,940	(120)	(1,224,636)	3,697,591
Equipment	1,686,199	141,071	(141,472)	(1,449,694)	236,104
Vehicles	836,000	469,519	(424,508)	(452,121)	428,890
	<u>42,869,690</u>	<u>1,610,842</u>	<u>(566,100)</u>	<u>(20,635,350)</u>	<u>23,279,082</u>
Total	<u>\$ 48,750,223</u>	<u>\$ 2,145,065</u>	<u>\$ (566,100)</u>	<u>\$ (20,635,350)</u>	<u>\$ 29,693,838</u>
Depreciation:					
Buildings	(796,390)	(89,555)	0	(885,945)	
Infrastructure	(15,423,277)	(1,199,677)	0	(16,622,954)	
Improvements	(1,001,166)	(223,590)	120	(1,224,636)	
Equipment	(1,475,671)	(115,495)	141,472	(1,449,694)	
Vehicles	(544,311)	(159,021)	251,211	(452,121)	
	<u>(19,240,815)</u>	<u>(1,787,338)</u>	<u>392,803</u>	<u>(20,635,350)</u>	
Total	<u>\$ 29,509,408</u>	<u>\$ 357,727</u>	<u>\$ (173,297)</u>	<u>\$ 0</u>	

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 5 – CAPITAL ASSETS (continued)

The following is a summary of changes in the business-type activities:

	Beginning Balance <u>7/1/2012</u>	Additions	Retirements	Accumulated Depreciation	Ending Balance 6/30/2013
Capital assets not being depreciated:					
Land	\$ 1,359,243	\$ 0	\$ 0	\$ 0	\$ 1,359,243
Water Stock	9,795,439	0	0	0	9,795,439
Construction in progress	<u>4,548,303</u>	<u>877,832</u>	<u>(1,710,963)</u>	<u>0</u>	<u>3,715,172</u>
	<u>15,702,985</u>	<u>877,832</u>	<u>(1,710,963)</u>	<u>0</u>	<u>14,869,854</u>
Capital assets being depreciated:					
Buildings	10,376,893	0	0	(779,092)	9,597,801
Water System	14,351,414	214,842	0	(5,039,034)	9,527,222
Sewage System	7,640,368	2,432,431	0	(2,760,920)	7,311,879
Drain System	10,939,230	199,721	0	(2,417,003)	8,721,948
Equipment	783,983	4,621	0	(665,323)	123,281
Vehicles	<u>228,164</u>	<u>30,428</u>	<u>0</u>	<u>(176,373)</u>	<u>82,219</u>
	<u>44,320,052</u>	<u>2,882,043</u>	<u>0</u>	<u>(11,837,745)</u>	<u>35,364,350</u>
Total	<u>\$ 60,023,037</u>	<u>\$ 3,759,875</u>	<u>\$ (1,710,963)</u>	<u>\$ (11,837,745)</u>	<u>\$ 50,234,204</u>
Depreciation:					
Buildings	(519,670)	(259,422)	0	(779,092)	
Water System	(4,747,142)	(291,892)	0	(5,039,034)	
Sewage System	(2,592,568)	(168,352)	0	(2,760,920)	
Drain System	(2,177,622)	(239,381)	0	(2,417,003)	
Equipment	(647,293)	(18,030)	0	(665,323)	
Vehicles	<u>(172,552)</u>	<u>(3,821)</u>	<u>0</u>	<u>(176,373)</u>	
	<u>(10,856,847)</u>	<u>(980,898)</u>	<u>0</u>	<u>(11,837,745)</u>	
Total	<u>\$ 49,166,190</u>	<u>\$ 2,778,977</u>	<u>\$ (1,710,963)</u>	<u>\$ 0</u>	

Depreciation expense by function as of June 30, 2013 is as follows:

Governmental activities:	
General government	\$ 188,381
Public safety	140,254
Public works	<u>1,458,703</u>
Total	<u>\$ 1,787,338</u>
Business-type activities:	
Water	\$ 295,995
Waste Water	182,843
Storm Water	241,036
Aquatics	<u>261,024</u>
Total	<u>\$ 980,898</u>

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 6 - LONG-TERM DEBT

Descriptions of long-term debt follow:

Governmental activities.

The Lindon City Redevelopment Agency, Utah Neighborhood Redevelopment Tax Increment Revenue Bonds, Series 2005 were issued by the Lindon City Redevelopment Agency in the amount of \$3,095,000 with a coupon rate of 3.92%. The proceeds were deposited in an escrow account to be used to refund the Series 1999 bonds per their bond call requirements. The principal outstanding on the Series 2005 bonds at June 30, 2013 was \$882,000 with interest requirements totaling \$57,350. Although it is included in the general long-term debt account group of Lindon City for reporting purposes, Lindon City has no obligation to repay these bonds. The bonds are repaid from the tax increment revenue of the Redevelopment Agency.

The Sales Tax Revenue Bonds Series 2005 was issued for \$3,700,000. Debt service payments are made annually with interest at 3.75%. The liability is split between Governmental and Proprietary funds in order to help finance the road, water and storm drain improvements of 700 North west of Geneva Road. The principal outstanding at June 30, 2013 for the Road portion of this debt was \$2,020,431 with interest requirements totaling \$525,643.

Business type activities.

The Water Revenue Bonds Series 2006 consisted of \$256,000 in debt issued to finance replacement of the waterline along 400 North Street. Debt service payments are made annually with interest at 5.0%. The principal amount outstanding at June 30, 2013 was \$117,560, with interest requirements totaling \$15,053.

The City entered into an agreement with the Central Utah Water Conservancy District (CUWCD), Central Utah Project (CUP), in August of 1997 for rights to 1,425 acre feet of water per year for 50 years starting in 1998. In January 2000, Lindon City received a grant of \$1,899,011 from CUWCD. As part of the terms of the grant, the City gave back rights to 500 acre feet, leaving the City with rights to 925 acre feet per year. Lindon City had deferred payments for 10 years. Debt service payments are made annually with an interest at 3.222%. The principal outstanding at June 30, 2013 was \$2,916,163 with interest requirements totaling \$1,925,715.

The Sales Tax Revenue Bonds Series 2005 was issued for \$3,700,000. Debt service payments are made annually with interest at 3.75%. The liability is split between Governmental and Proprietary funds in order to help finance the road, water and storm drain improvements of 700 North west of Geneva Road. The principal outstanding at June 30, 2013 for the Water portion of this debt was \$138,719 with interest requirements totaling \$36,090 and for the Storm Water portion was \$376,850 with interest requirements totaling \$98,043 .

The Sales Tax Revenue Bond, Series 2008, was issued in the amount of \$9,565,000 with a coupon rate which is currently 3.75% and which will increase to 5.0%. This bond was issued to pay for a much requested Aquatics Center, complete with a flow-rider, for the enjoyment of the residents and surrounding communities. The principal outstanding at June 30, 2013 was \$8,780,000 with interest requirements totaling \$5,092,340.

The Sales Tax Revenue Bond, Series 2009, was issued in the amount of \$800,000 with a coupon rate of 3.88%. This bond was issued as an additional funding source for the construction of the Aquatics Center which opened Memorial weekend 2009. The unused bond proceeds were applied to the principal balance. The principal outstanding at June 30, 2013 was \$341,000 with interest requirements totaling \$20,118.

The Waste Water Revenue Bonds Series 2011 consisted of \$3,000,000 in debt issued to finance additions and improvements to the waste water system. Debt service payments are made annually with interest at 2.5%. The principal outstanding at June 30, 2013 was \$2,763,000 with interest requirements totaling \$702,275.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 6 - LONG-TERM DEBT (Continued)

The 2010 Orem Sewer Expansion Note Payable consisted of \$2,217,241 in debt issued for an increase in waste water discharge capacity related to the expansion of the City of Orem's Water Reclamation Facility, with which the City contracts to process its waste water. Debt service payments are made annually with interest at 0%. The principal outstanding at June 30, 2013 was \$2,217,241 with interest requirements totaling \$0.

Long-term debt consists of the following at June 30, 2013:

Governmental activities:

Revenue Bonds	
RDA Revenue - Series 2005	\$ 882,000
Sales Tax Revenue Bonds - Series 2005	2,020,431
Cost of Issuance	<u>(31,903)</u>
	2,870,528
Total Bonds and Notes Payable	2,870,528
Capital Leases	609,545
Compensated Absences	<u>120,785</u>
Total	<u>\$ 3,600,858</u>

Business-type activities:

Revenue Bonds	
Water Revenue Bonds 2006	117,560
CUP Revenue Bonds	2,916,163
Aquatic Center Revenue Bonds 2008	8,780,000
Bond Premium	56,352
Cost of Issuance	(201,614)
Aquatic Center Revenue Bonds 2009	341,000
Sewer Revenue Bonds 2011	2,763,000
Sales Tax Revenue Bonds - Water	138,719
Cost of Issuance	(4,629)
Sales Tax Revenue Bonds - Storm Water	382,850
Cost of Issuance	<u>(8,354)</u>
	15,281,047
Notes Payable	
Orem Sewer Note Payable 2010	<u>2,217,241</u>
Total Bonds and Notes Payable	17,498,288
Capital Leases	238,944
Compensated Absences	<u>55,644</u>
Total	<u>\$ 17,792,876</u>

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 6 – LONG-TERM DEBT (Continued)

The following is a schedule of bond & note maturities by year:

	<u>Interest</u>	<u>Principal</u>	<u>Total</u>
Governmental activities:			
2013	\$ 110,341	\$ 437,236	\$ 547,577
2014	93,433	722,812	816,245
2015	65,339	146,593	211,932
2016	59,842	152,170	212,012
2017	54,136	157,746	211,882
2018-2022	177,166	884,337	1,061,503
2023-2027	22,736	401,537	424,273
Total	<u>\$ 582,993</u>	<u>\$ 2,902,431</u>	<u>\$ 3,485,424</u>
Business-type activities:			
2013	\$ 606,142	\$ 864,283	\$ 1,470,425
2014	579,406	891,323	1,470,729
2015	551,461	738,373	1,289,834
2016	429,158	673,559	1,102,717
2017	508,981	663,125	1,172,106
2018-2022	2,235,976	3,610,675	5,846,651
2023-2027	1,622,765	4,017,038	5,639,803
2028-2032	847,364	4,079,600	4,926,964
2033-2037	241,011	1,132,134	1,373,145
2038-2042	141,186	570,834	712,020
2043-2047	43,101	526,657	569,758
Total	<u>\$ 7,806,551</u>	<u>\$ 17,767,601</u>	<u>\$ 25,574,152</u>

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LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 6 – LONG-TERM DEBT (Continued)

During the year ended June 30, 2013 the following changes occurred in liabilities reported in the:

	Beginning Balance	Additions	Retirements	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Bonds	\$ 3,318,331	\$ 0	\$ (447,803)	\$ 2,870,528	\$ 437,236
Notes payable	-	100,000	(10,000)	90,000	10,000
Leases	262,171	428,029	(324,766)	365,434	80,655
Subtotal	<u>3,580,502</u>	<u>528,029</u>	<u>(782,569)</u>	<u>3,325,962</u>	<u>527,891</u>
Compensated absences	116,988	237,064	(233,267)	120,785	88,377
Total	<u>\$ 3,697,490</u>	<u>\$ 765,093</u>	<u>\$ (1,015,836)</u>	<u>\$ 3,446,747</u>	<u>\$ 616,268</u>
<b>Business-type activities:</b>					
Revenue bonds	\$ 15,915,851	\$ 0	\$ (634,803)	\$ 15,281,048	\$ 475,521
Notes payable	2,217,241	0	(121,875)	2,095,366	121,875
Leases	313,266	0	(74,323)	238,943	76,924
Subtotal	<u>18,446,358</u>	<u>0</u>	<u>(831,001)</u>	<u>17,615,357</u>	<u>674,320</u>
Compensated absences	54,542	24,656	(23,554)	55,644	49,010
Total	<u>\$ 18,500,900</u>	<u>\$ 24,656</u>	<u>\$ (854,555)</u>	<u>\$ 17,671,001</u>	<u>\$ 723,330</u>
<b>Accrued compensated absences, by fund:</b>					
<b>Governmental activities:</b>					
General Fund	\$ 116,988	\$ 237,064	\$ (233,267)	\$ 120,785	\$ 88,377
	<u>116,988</u>	<u>237,064</u>	<u>(233,267)</u>	<u>120,785</u>	<u>88,377</u>
<b>Business-type activities:</b>					
Water Fund	23,617	4,770	(7,357)	21,030	17,687
Waste Water Fund	17,334	9,949	(11,249)	16,034	14,455
Storm Water Fund	10,233	7,316	(3,788)	13,761	12,049
Recreation Fund	3,358	2,621	(1,160)	4,819	4,819
	<u>54,542</u>	<u>24,656</u>	<u>(23,554)</u>	<u>55,644</u>	<u>49,010</u>
	<u>\$ 171,530</u>	<u>\$ 261,720</u>	<u>\$ (256,821)</u>	<u>\$ 176,429</u>	<u>\$ 137,387</u>

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LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 6 – LONG-TERM DEBT (Continued)

Obligations Under Capital Lease

In fiscal year 2013 Lindon City had two lease agreements as lessee for financing the acquisition of police vehicles and one lease agreement for financing the acquisition of water meters. These lease agreements qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of their future minimum lease payments as of the inception date.

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2013, were as follows:

Police Vehicle Leases:

Year ending June 30	Governmental Activities
2014	93,126
2015	100,951
2016	100,951
2017	92,920
Total minimum lease payments	387,948
Less: amount representing interest	(22,516)
Present value of minimum lease payments	<u>\$365,432</u>

Water Meter Lease:

Year ending June 30	Proprietary Activities
2014	\$85,287
2015	\$85,287
2016	\$85,287
2017	\$0
Total minimum lease payments	255,861
Less: amount representing interest	(16,918)
Present value of minimum lease payments	<u>\$238,943</u>

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LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 7 - RESTRICTED NET ASSETS AND RESERVED FUND BALANCES

Governmental activities restrictions on net assets:

Unspent B&C Road funds	\$ 658,080
Improvements	1,885,144
Debt Service	309,500
Road Impact Fees	60,712
Park Impact Fees	73,166
Total Impact Fees	<u>\$ 133,878</u>

Business type activities restrictions on net assets:

Water Impact Fees	\$ 342,318
Waste Water Impact Fees	288,187
Total Impact Fees	<u>\$ 630,505</u>

NOTE 8 - RETIREMENT PLANS

Cost-Sharing Multi-Employer Defined Benefits Pension Plan

Plan Description

The City contributes to the Local Government Noncontributory Retirement System (Noncontributory System) and the Public Safety Retirement System (Public Safety System), both of which are cost-sharing multiple-employer defined benefit pension plans administered by the Utah Retirement Systems (Systems). The Systems provide retirement benefits, annual cost-of-living allowances, death benefits, and refunds to plan members and beneficiaries in accordance with statutes established and amended by the Utah State Legislature.

The Systems are established and governed by the respective sections of Chapter 49 of the Utah Code Annotated 1953 (Chapter 49) as amended, which also establishes the Utah State Retirement Office (Office) for the administration of the Utah Retirement Systems and Plans. Chapter 49 places the Systems, the Office and related plans and programs under the direction of the Utah State Retirement Board (Board) whose members are appointed by the Governor. The Systems issue a publicly available financial report that includes financial statements and required supplementary information for the Systems and Plans. A copy of the report may be obtained by writing to the Utah Retirement System, 540 East 200 South, Salt Lake City, UT 84102 or by calling 1-800-365-8772.

Funding Policy

In the Noncontributory System, the City is required to contribute 16.04% of their annual covered salary. In the Public Safety System, the City is required to contribute 30.45% of their annual covered salary. The contribution rates are the actuarially determined rates. The contribution requirements of the Systems are authorized by statute and specified by the Board.

The City contributions to the various systems for the years ending June 30, 2013, 2012, and 2011 respectively were; for the Noncontributory System, \$246,507, \$207,373, and \$197,411; for the Public Safety Noncontributory, \$224,368, \$178,721, and \$173,513. The contributions were equal to the required contributions for each year.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 8 - RETIREMENT PLANS (Continued)

Defined Contribution Plan

The City participates in a 401(k) plan managed by the Utah State Retirement System (Systems). All full-time regular employees are eligible to participate in this plan. Although not required by the Systems to contribute to the 401(k), the City contributed 4.5% of salaries for the year ended June 30, 2013. The City contributions for the years ending June 30, 2013, 2012 and 2011 respectively were \$140,224, \$129,433, and \$125,772. Employee contributions for the years ending June 30, 2013, 2012 and 2011 respectively were \$140,225, \$130,563, and \$138,392.

NOTE 9 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

The City follows these procedures in accordance with Utah Code in establishing the budgetary data reflected in the financial statements:

The City prepares its budgets on a GAAP basis.

On or before the first regularly scheduled meeting of the Mayor and City Council in May, the treasurer prepares a tentative budget for the ensuing fiscal year.

The tentative budget as adopted by the Mayor and City Council is then made available to the public for inspection for a period of at least ten days prior to the adoption of the final budget.

Prior to June 22, the budget is legally enacted through passage of a resolution.

The City Council approves, by resolution, total budget appropriations only. The city treasurer is authorized to transfer any unexpended appropriation balances from one expenditure account to another within departments during the budget year. The originally adopted budget may be amended during the year. The City Council by resolution may transfer any unexpended appropriation balance from one department to another within the same fund. In order to increase expenditures in any fund the City must hold a public hearing in addition to passing a resolution.

Unused appropriations for all annually budgeted funds lapse at the end of the fiscal year on June 30.

Unused capital project fund appropriations are carried into the subsequent fiscal year.

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LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

**NOTE 10 – REDEVELOPMENT AGENCY REQUIRED DISCLOSURES**

For the year ended June 30, 2013, the following activity occurred in the Lindon City Redevelopment Agency:

Tax increment collected from other taxing agencies for Project Area:		
State Street		\$ 188,467
West Side		0
District # 3		840,756
Total		<u>\$1,029,223</u>
Tax increment remitted to other taxing agencies		\$ 2,084
Tax increment remitted to private parties		\$ 104,446
Outstanding loans to finance RDA projects		\$ 882,000
Amounts expended for acquisition of property		\$ -
Amounts expended for site improvements and preparation costs		\$ -
Amounts expended for installation of public utilities or other public improvements		\$ 263,727
Amounts expended for administrative costs		\$ 152,600
Amounts expended for technical and professional services		\$ 14,855
Amounts expended for debt service		\$ 336,653

**NOTE 11 – INTERGOVERNMENTAL TRANSFERS**

The City’s intergovernmental transfers for the year ended June 30, 2013 were:

		Transfers In				
Transfers Out		General	RDA	Debt	Aquatic	Total
		10	22	33	55	
General	10	\$ 0	\$ 2,084	\$ 395,126	\$ 888,813	\$ 1,286,023
Road	11	0	0	213,545	0	213,545
RDA	22	152,600	0	336,653	0	489,253
SID	81	38,224	0	31,680	0	69,904
Water	51	281,096	0	0	0	281,096
Waste Water	52	238,634	0	0	0	238,634
Solid Waste	53	15,080	0	0	0	15,080
Storm	54	129,224	0	0	0	129,224
Telecom	56	2,000	0	0	0	2,000
		<u>\$ 856,858</u>	<u>\$ 2,084</u>	<u>\$ 977,004</u>	<u>\$ 888,813</u>	<u>\$ 2,724,759</u>

**NOTE 12 – POST EMPLOYMENT BENEFITS**

As of June 30, 2013 the City did not have a post employment benefit program.

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 13 – SUBSEQUENT EVENTS

Management has evaluated items for disclosure as subsequent events through December 13, 2013, the date on which financial statements were issued.

NOTE 14 – PROPRIETARY FUND ACCOUNTS RECEIVABLE

Proprietary fund accounts receivable at June 30, 2013 consist of the following:

	<u>Accounts Receivable</u>	<u>Allowance for Doubtful Accounts</u>	<u>Net Accounts Receivable</u>
Water	\$ 215,856	\$ (3,000)	\$ 212,856
Waste Water	142,495	(2,000)	140,495
Storm Water	39,552	(1,000)	38,552
Solid Waste	38,163	(700)	37,463
Recreation	3,642	0	3,642
Telecommunications	4,514	0	4,514
	<u>\$ 444,222</u>	<u>\$ (6,700)</u>	<u>\$ 437,522</u>

NOTE 15 – UTOPIA LOAN OBLIGATION

Under the Utah Interlocal Cooperation Act, Lindon and various other Utah Municipalities (Members) entered into a Cooperative Agreement and formed a separate legal entity named UTOPIA to provide high-speed broadband voice, video and data access services to their citizens. Infrastructure buildout was financed by issuance of bonds and certificates of participation. If the bond moneys and revenues collected for services were inadequate to service contracted debt and continue infrastructure buildout, the Members assumed a monetary obligation up to a specified amount to back stop Utopia. Under the Utah Interlocal Cooperation Act the Members are empowered to “share their taxes and other revenues to accomplish their stated objectives”. On April 22, 2008 Lindon City Corporation entered into an Amended and Restated Pledge and Loan Agreement with UTOPIA. Article VII Loan Obligation of that agreement states that the Pledged Sales and Use Tax Revenues (backstop funding) will “constitute a loan by the City to Utopia which shall be paid by UTOPIA from its revenues received from operation of the Network. The City shall be entitled to charge interest on each loan advance from the date said payments are made by the City.” The interest rate shall not exceed 6% per annum.

The following constitute the loans by Lindon City Corporation through the end of fiscal year ended June 30, 2013:

Fiscal year 2010 - 2011	\$ 169,735
Fiscal year 2011 - 2012	379,783
Fiscal year 2011 - 2012	<u>395,126</u>
Total	<u>\$ 549,518</u>

LINDON CITY CORPORATION  
**NOTES TO FINANCIAL STATEMENTS**  
 JUNE 30, 2013

NOTE 15 – UTOPIA LOAN OBLIGATION (continued)

Lindon's "Maximum Annual Pledge" found in exhibit A of the aforementioned Amended Pledge agreement is as follows:

2014	\$ 403,029
2015	411,089
2016	419,311
2017	427,697
2018	436,251
2019-2023	2,315,674
2024-2028	2,556,692
2029-2033	2,822,794
2034-2038	3,116,593
2039-2043	1,335,647
	<u>\$ 14,244,777</u>

Lindon will track and accrue this Loan Obligation but does not think that the potential for collection of this debt warrants representing it as an Asset in its financial statements.

LINDON CITY CORPORATION  
**DEBT SERVICE**  
**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
June 30, 2013

	Budget		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Tax increment	\$ 0	\$ 0	\$ 0	\$ 0
Miscellaneous	0	0	0	0
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Expenditures</b>				
Salaries and wages	0	0	0	0
Employee benefits	0	0	0	0
Materials, supplies and services	4,572	3,144	395,126	391,982
Capital outlay	0	0	0	0
Debt service				
Principal	845,581	845,581	450,456	(395,126)
Interest and fiscal charges	128,279	128,279	131,423	3,144
Total Expenditures	<u>978,432</u>	<u>977,004</u>	<u>977,005</u>	<u>1</u>
Excess (deficit) of revenues over expenditures	<u>(978,432)</u>	<u>(977,004)</u>	<u>(977,005)</u>	<u>(1)</u>
<b>Other Financing Sources (Uses)</b>				
Other financing sources (uses)	0	0	0	0
Operating transfers in	978,432	977,004	977,005	1
Operating transfers out	0	0	0	0
Total Other Financing Sources (Uses)	<u>978,432</u>	<u>977,004</u>	<u>977,005</u>	<u>1</u>
Excess (deficit) of Revenues and Other Financing Sources over Expenditures	<u>\$ 0</u>	<u>\$ 0</u>	0	<u>\$ 0</u>
Fund balance, July 1			<u>0</u>	
Fund balance June 30			<u>\$ 0</u>	

LINDON CITY CORPORATION  
**SPECIAL IMPROVEMENT DISTRICT (SID)**  
**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
June 30, 2013

	Budget		Actual	Variance
	Original	Final		
<b>Revenues</b>				
SID proceeds	\$ 2,100	\$ 385	\$ 385	\$ 0
SID interest	0	0	0	0
Total Revenues	<u>2,100</u>	<u>385</u>	<u>385</u>	<u>0</u>
<b>Expenditures</b>				
Salaries and wages	0	0	0	0
Employee benefits	0	0	0	0
Materials, supplies and services	0	0	0	0
Capital outlay	0	0	0	0
Debt service				
Principal	0	0	0	0
Interest	0	0	0	0
Total Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Excess (deficit) of revenues over expenditures	<u>2,100</u>	<u>385</u>	<u>385</u>	<u>0</u>
<b>Other Financing Sources (Uses)</b>				
Other financing sources (uses)	0	0	0	0
Operating transfers in	0	0	0	0
Operating transfers out	(33,108)	(69,904)	(69,904)	(0)
Total Other Financing Sources (Uses)	<u>(33,108)</u>	<u>(69,904)</u>	<u>(69,904)</u>	<u>(0)</u>
Excess (deficit) of Revenues and Other Financing Sources over Expenditures	<u>\$ (31,008)</u>	<u>\$ (69,519)</u>	(69,519)	<u>\$ 0</u>
Fund balance, July 1			<u>69,519</u>	
Fund balance June 30			<u>\$ 0</u>	

LINDON CITY CORPORATION  
**CAPITAL PROJECTS**  
**COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
 June 30, 2013

	Budget		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Impact fees	\$ 30,000	\$ 93,000	\$ 138,000	\$ 45,000
Impact fees - interest	500	800	1,011	211
Total Revenues	<u>30,500</u>	<u>93,800</u>	<u>139,011</u>	<u>45,211</u>
<b>Expenditures</b>				
Salaries and wages	0	0	0	0
Employee benefits	0	0	0	0
Materials, supplies and services	5,000	5,000	0	(5,000)
Capital outlay	140,000	110,000	197,314	87,314
Debt service				
Principal	0	0	10,000	10,000
Interest	0	0	0	0
Total Expenditures	<u>145,000</u>	<u>115,000</u>	<u>207,314</u>	<u>92,314</u>
Excess (deficit) of revenues over expenditures	<u>(114,500)</u>	<u>(21,200)</u>	<u>(68,303)</u>	<u>(47,103)</u>
<b>Other Financing Sources (Uses)</b>				
Other financing sources (uses)	0	0	100,000	100,000
Operating transfers in	0	0	0	0
Operating transfers out	0	0	0	0
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>100,000</u>
Excess (deficit) of Revenues and Other Financing Sources over Expenditures	<u>\$ (114,500)</u>	<u>\$ (21,200)</u>	31,697	<u>\$ 52,897</u>
Fund balance, July 1			<u>162,501</u>	
Fund balance June 30			<u>\$ 194,198</u>	

**LINDON CITY CORPORATION**  
**IMPACT FEE SUMMARY**  
June 30, 2013

Lindon City collects five different impact fees. Park impact fees are collected for new residential developments. Road, culinary water, waste water and storm drain impact fees are collected from all new developments. Below is a list of impact fees collected and still unexpended.

	Roads	Parks	Culinary Water	Waste Water	Storm Drain
<b>FY-08</b>					
Beginning	32,437	16,073	127,082	582,510	0
Fees collected	19,617	46,875	115,475	232,930	98,709
Expenditures	0	(54,024)	(14,646)	0	(98,709)
Interest earned	2,156	3,603	10,458	33,675	0
Ending balance	<u>54,211</u>	<u>12,527</u>	<u>238,370</u>	<u>849,116</u>	<u>0</u>
<b>FY-09</b>					
Beginning	54,211	12,527	238,370	849,116	0
Fees collected	28,421	15,768	50,701	60,772	24,177
Expenditures	0	(21,507)	(14,638)	0	(24,177)
Interest earned	1,726	2,235	6,475	18,941	0
Ending balance	<u>84,358</u>	<u>9,023</u>	<u>280,907</u>	<u>928,828</u>	<u>0</u>
<b>FY-10</b>					
Beginning	84,358	9,023	280,907	928,828	0
Fees collected	3,282	52,887	35,171	83,718	33,700
Expenditures	(54,963)	(35,660)	(14,675)	(219,449)	(33,700)
Interest earned	407	902	2,372	5,948	0
Ending balance	<u>33,084</u>	<u>27,152</u>	<u>303,775</u>	<u>799,045</u>	<u>0</u>
<b>FY-11</b>					
Beginning	33,084	27,152	303,775	799,045	0
Fees collected	20,756	74,500	36,542	73,654	36,673
Expenditures	0	(17,203)	(27,338)	(34,096)	(36,673)
Interest earned	217	825	2,109	4,316	0
Ending balance	<u>54,057</u>	<u>85,274</u>	<u>315,088</u>	<u>842,918</u>	<u>0</u>
<b>FY-12</b>					
Beginning	54,057	85,274	315,088	842,918	0
Fees collected	1,856	87,500	32,340	67,610	18,377
Expenditures	0	(28,157)	(14,660)	(280,157)	(18,377)
Interest earned	397	813	2,610	6,003	0
Ending balance	<u>56,311</u>	<u>145,430</u>	<u>335,379</u>	<u>636,374</u>	<u>0</u>
<b>FY-13</b>					
Beginning	56,311	145,430	335,379	636,374	0
Fees collected	5,260	138,000	40,014	80,236	25,158
Expenditures	0	(107,314)	(43,532)	(607,947)	(25,158)
Interest earned	379	1,011	2,298	3,815	0
Ending balance	<u>61,950</u>	<u>177,127</u>	<u>334,159</u>	<u>112,478</u>	<u>0</u>

**Unexpended Impact Fee Balance by Year:**

2008	0	0	123,526	0	0
2009	29,395	0	57,176	0	0
2010	3,689	0	37,543	0	0
2011	20,973	0	38,651	0	0
2012	2,254	38,116	34,950	28,427	0
2013	5,639	139,011	42,312	84,051	0
Total	<u>61,950</u>	<u>177,127</u>	<u>334,159</u>	<u>112,478</u>	<u>0</u>

## II. Review & Action — 2013-2014 Merit Increase Proposal

(10 minutes)

Finance Director, Kristen Colson, will present a recommendation concerning an employee merit increase for the remainder of this fiscal year.

**Presenting Staff:** Kristen Colson, Finance Director

See attached information.

In addition to the attached information that will be presented by Kristen, Adam would like to ask the Council's opinion on an idea for the City to 'self-fund' future merit increases. At a recent conference, Sandy City gave a presentation regarding their program of siphoning off the difference between higher wages of retiring employees (or other employees who leave the city) and the lower wages of newer employees who fill those vacancies, and creating a budget line item for funding assistance of future merit increases. If approved by the Council, this would keep expenditures relatively flat even though there are fluctuations in employment wages. The increment between new and tenured employee wages is budgeted separately to assist in funding future merit increases. Adam will explain more of this idea at the meeting and seek feedback from the Council.

**Sample Motion:** I move to (approve, deny) the 2013-14 fiscal year employee merit increases, with the following conditions:



# MEMORANDUM

To: Mayor James A. Dain  
 Jeff Acerson, City Council Member  
 Matt Bean, City Council Member  
 Bret Frampton, City Council Member

Randi Powell, City Council Member  
 Mark Walker, City Council Member  
 Adam Cowie, City Administrator

From: Kristen Colson, Finance Director

Date: December 12, 2013

**RE: Recommendation for Employee Merit Increases**

When Lindon City’s 2013-2014 budget was adopted in the June 18, 2013 City Council meeting, I recommended that the City Council approve a Cost of Living Allowance (COLA) increase, but to postpone approving the annual merit increase until December. We did not want to commit to this mid-year increase until we could evaluate our June 30, 2013 financial situation and ascertain if economic trends would continue to improve.

**Lindon City’s June 30, 2013 Financial Situation**

The 2012-2013 amended budget projected the General Fund would need to use \$600,000 of the funds loaned from the Water and Sewer funds. In actuality, the General Fund did not need to access the interfund loan and increased it’s fund balance with revenues exceeding expenses by \$303,010.

**Economic Trends**

Indications show that the economy is still improving. Lindon City’s sales tax revenue is exceeding our projections. With July-September’s collected sales tax accounted for, we have received 27.7% of the budgeted sales tax revenue. That puts us ahead of budgeted revenues by 2.7%, or \$81,400, in the first quarter of the 2013-2014 fiscal year. According to the U.S. Department of Labor, the Consumer Price Index (CPI) has increased 1.0% from October 2012 to October 2013. The Utah Division of Workforce Services reported a 2.2% increase in employment statewide and 4.7% in Utah County and forecasts a 4.5% growth over the next year in Utah County. Also, the new PARC tax revenues can be used to fund the Recreation salaries, thus freeing up general funds.

**Recommendation for Merit Increase**

In light of these financial indicators, I recommend that the City Council approve a merit increase for city employees. There is concern about the future fiscal impact of this raise on future raises. If the merit increase is approved this fiscal year and then both COLA and merit increases are approved next fiscal year, the future increases would only be a \$2,000-\$3,000 more than they would have been had this year’s merit increase not been approved.

The merit increase would only be for employees who qualify through their performance evaluations and would be a maximum of a one-step increase (2.7%) on the wage schedule. The increase would be effective January 1, 2014. The maximum fiscal impact of the merit increase on both wages and benefits is listed in the table to the right.

<u>Fund</u>	<u>Cost of Merit Increase</u>
General Fund	\$40,775
Water Fund	1,974
Sewer Fund	1,470
Storm Water Fund	1,903
Recreation Fund	1,806
<b>Total</b>	<b><u><u>\$47,929</u></u></b>

## 12. Review & Action — Interlocal Agreement: North Pointe Solid Waste Special Services District (Resolution #2013-18-R) (15 minutes)

This is a request by staff for City Council review and consideration of an interlocal agreement between the solid waste district and the thirteen member cities that comprise the district, to provide continued commitment to the district for the collection, transfer, transportation, and disposal of municipal solid waste.

**Presenting Staff:** Adam Cowie, City Administrator

Our current waste hauling contract with Republic Services (formerly Allied Waste) lasts until June 30, 2015. In the contract we require Republic Services to use the North Pointe Solid Waste transfer station as its disposal location for curbside residential waste.

Given the recent withdraw of two cities from the District (Alpine & Eagle Mountain), its member cities feel that in order to continue to provide lower long term cost for waste disposal it is in the best interest to enter into this interlocal cooperation agreement. Financial obligations for current and future needs at the District will not become a burden to a few remaining cities if we commit to participate together and can receive larger waste streams into the District – therefore increasing revenues.

The initial term of the proposed agreement is for six years (Dec 2019) with twelve automatically renewing terms of two years each. If Lindon City chooses to withdraw from the District, it can do so with written notice after the initial term of six years.

Given the high level of local use of the transfer station by residents and business of Lindon, staff feels that it is in the long-term best interest of Lindon City to continue participating with NPSWSSD, even if costs may slightly increase above other alternatives in the future. Attached spread sheets show the intensive local use of the facility by trips, tonnage, and dollars spent by Lindon residents and Lindon businesses. If the City were to choose not to participate in the District due to potentially lower curbside garbage rates, it would be forgoing discounted rates for resident and business use at the District – thus potentially having a much greater financial burden placed on the local economy. Other alternatives for solid waste disposal in similar vicinity are limited to Mike Dunn’s waste facility on Geneva Road in Orem. As far as Staff is aware, Intermountain Regional Landfill (IRL) has interest in a transfer station in the north Utah County area and Republic Services has invested in a site for a transfer station in PG, but neither have materialized or been constructed at this point in time.

To date several of the other cities have approved the Interlocal agreement, including Orem, Pleasant Grove, Highland, and Lehi. Saratoga Springs plans to act on this item in January. Cedar Hills has continued the item for further discussion.

See additional attached information.

**Sample Motion:** I move to (approve, deny) Resolution #2013-18-R and authorize the Mayor to execute the Interlocal Agreement with North Pointe Solid Waste Special Services District.

## Origin Report Summary By Community

CITY	NUMBER		PERCENTAGE	
	CURBSIDE CUSTOMERS	OTHER THAN CURBSIDE CUSTOMERS	CURBSIDE CUSTOMERS	OTHER THAN CURBSIDE CUSTOMERS
American Fork	574	4001	11%	89%
Alpine (Est.)	140	463	23%	77%
Cedar Hills	226	693	25%	75%
Highland	347	1840	16%	84%
Lehi*	1113	5215	12%	88%
<b>Lindon</b>	<b>236</b>	<b>3179</b>	<b>7%</b>	<b>93%</b>
Orem*	1611	16217	9%	91%
Pleasant Grove	537	4171	11%	89%
Saratoga Springs	367	1027	26%	74%
Vineyard**	0	65	0%	100%
Total	5151	36871	12%	88%

\* Have Curbside MSW & Green Waste Collection

\*\*Residential Curbside is billed through Carrier

## Lindon City July 1 thru November 30, 2013

ORIGIN	MATERIAL	CUSTOMERS	COUNT	WEIGHT	TOT AMOUNT
LINDON	Com. MSW	289	0	348.31	\$ 11,892.06
LINDON	Curbside Residential	236	0	1,765.28	\$ 55,606.87
LINDON	Roll-off	110	0	252.36	\$ 8,475.18
LINDON	General Public Small	1224	1412	353.00	\$ 11,296.00
LINDON	Genral Public Large	3	3	1.50	\$ 48.00
LINDON	General Public Weighed	5	0	2.56	\$ 85.90
LINDON	Reject Cardboard	1	0	0.18	\$ 9.00
LINDON	Com. C&D	713	1	1,400.63	\$ 35,287.25
LINDON	C&D Public	178	200	64.00	\$ 1,600.00
LINDON	C&D in Building	3	0	8.22	\$ 205.50
LINDON	C&D Public Weighed	26	0	221.29	\$ 5,532.25
LINDON	Com Green Waste	11	0	18.26	\$ 366.40
LINDON	Public Greenwaste Small	294	298	74.50	\$ 1,192.00
LINDON	Public Green Waste Large	26	26	13.00	\$ 208.00
LINDON	Com Concrete	31	0	46.91	\$ 440.80
LINDON	Public Concrete	17	18	20.00	\$ 180.00
LINDON	Public Concrete Weighed	1	0	1.06	\$ 9.50
LINDON	Sludge	5	0	52.76	\$ 1,319.00
LINDON	Tires	1	4	-	\$ 12.00
LINDON	Asbestos	1	0	-	\$ 120.00
LINDON	Animal Shelter	11	0	8.39	\$ 269.94
LINDON	Dead Animals	19	24	2.80	\$ 360.00
LINDON	Weigh Fee	7	7	-	\$ 35.00
LINDON	Animal Assist	11	11	-	\$ 275.00
LINDON	Electronics	4	10	-	\$ 100.00
LINDON	Com. Cardboard	18	0	17.94	\$ -
LINDON	Public Cardboard	21	0	1.20	\$ -
LINDON	Salvage	90	0	-	\$ 630.50
LINDON	Compost	52	0	-	\$ 2,113.00
LINDON	Freon Removal	7	8	-	\$ 80.00
		3,415	2,022	4,674.15	\$ 137,749.15

Curbside Residential:	236	\$ 55,606.87
<b>Other Customers:</b>	<b>3179</b>	<b>\$ 82,142.28</b>
% Curbside Residential:	7%	40%
% Other Customers:	93%	60%

Resolution No. 2013-18-R

**A RESOLUTION OF LINDON CITY AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL COOPERATION AGREEMENT WITH NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT PERTAINING TO DELIVERY OF MUNICIPAL SOLID WASTE TO THE DISTRICT.**

**WHEREAS**, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

**WHEREAS**, all of the Parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

**WHEREAS**, all of the Parties to this Agreement share common issues related to the collection, transfer, transportation, and disposal of municipal solid waste, including curb-side collected waste, waste transported by individual citizens of Cities, and other waste materials; and

**WHEREAS**, the District was established to provide solid waste services for the Cities and the residents of the Cities; and

**WHEREAS**, the District has been efficiently and effectively providing these services for over 30 years; and

**WHEREAS**, the planned construction of the Vineyard Connector road by the Utah Department of Transportation has necessitated the redesign and retrofit of District facilities and daily operations; and

**WHEREAS**, the District has committed approximately \$1,800,000 toward the redesign and retrofit of its existing transfer station operations; and

**WHEREAS**, the funding and amortizing of the redesign and retrofit expenses are dependent upon the continued receipt by the District of the curb-side collected waste generated by the citizens of the Cities (all solid waste generated by the citizens of the Cities and collected at curb-side is referred to herein as "Curb-Side Waste"); and

**WHEREAS**, from 2008 through the completion of the redesign and retrofit of the District facilities, the District will have invested approximately \$5,400,000 in District facilities, and approximately \$1,950,000 in District equipment, to be able to provide solid waste disposal services to the member municipalities and their citizens; and

**WHEREAS**, as an additional benefit to the citizens of the Cities, the District also accepts waste transported to the District facilities by the individual citizens of the Cities; and

**WHEREAS**, the District also provides or participates in various additional expanded waste collection operations and services, including household hazardous waste collection,

assistance with prescription drug collection events, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

**WHEREAS**, the District is able to provide the expanded waste disposal services to the citizens of the Cities by subsidizing the associated expenses through the Curb-Side Waste receipts; and

**WHEREAS**, the expanded waste disposal services provided by the District to the citizens of the Cities constitute a direct benefit to the public good by providing for an appropriate disposal facility for such waste, thereby preventing the unlawful or inappropriate disposal of such waste materials; and

**WHEREAS**, the joint cooperative action of the Cities in committing the delivery of all Curb-Side Waste generated by the citizens of the Cities to the District allows the District to obtain better long term agreements for the transportation and disposal of the waste, providing a lower long term cost to the citizens of the Cities for solid waste disposal; and

**WHEREAS**, the long term committed delivery of Curb-Side Waste to the District is critical to the ability of the District to meet its commitments and provide solid waste services to the general public;

**Now Therefore be it Resolved** by the Municipal Council of Lindon City, Utah as follows:

1. That it hereby approves that certain Interlocal Agreement attached as Exhibit "A", as presented.
2. That the mayor be authorized to sign said Interlocal Agreement and that city recorder be authorized to attest said agreement.

Passed, adopted and approved this \_\_\_\_ day of \_\_\_\_\_, 2013.

Lindon City

\_\_\_\_\_  
James A. Dain, Mayor

Attest:

\_\_\_\_\_  
Kathy A. Moosman, City Recorder

**INTERLOCAL COOPERATION AGREEMENT**

by and among

ALPINE CITY

AMERICAN FORK CITY

THE TOWN OF CEDAR FORT

CEDAR HILLS CITY

EAGLE MOUNTAIN CITY

THE TOWN OF FAIRFIELD

HIGHLAND CITY

LEHI CITY

LINDON CITY

OREM CITY

PLEASANT GROVE CITY

THE CITY OF SARATOGA SPRINGS

THE TOWN OF VINEYARD

and

NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT

Relating to the delivery of municipal solid waste to the District

## **INTERLOCAL COOPERATION AGREEMENT**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT made and entered into by and among Alpine City, American Fork City, The Town Of Cedar Fort, Cedar Hills City, Eagle Mountain City, the Town Of Fairfield, Highland City, Lehi City, Lindon City, Orem City, Pleasant Grove City, Saratoga Springs City, and the Town Of Vineyard, all municipalities of the State of Utah, herein individually referred to as “City” and collectively referred to as “Cities” and the North Pointe Solid Waste Special Service District, a political subdivisions of the State of Utah, herein referred to as “District.” The parties to this Agreement are individually referred to as “Party” and collectively referred to as “Parties”.

### **RECITALS**

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the Parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, all of the Parties to this Agreement share common issues related to the collection, transfer, transportation, and disposal of municipal solid waste, including curb-side collected waste, waste transported by individual citizens of Cities, and other waste materials; and

WHEREAS, the District was established to provide solid waste services for the Cities and the residents of the Cities; and

WHEREAS, the District has been efficiently and effectively provided these services for over 30 years; and

WHEREAS, the planned construction of the Vineyard Connector road by the Utah Department of Transportation has necessitated the redesign and retrofit of District facilities and daily operations; and

WHEREAS, the District has committed approximately \$1,800,000 toward the redesign and retrofit of its existing transfer station operations; and

WHEREAS, the funding and amortizing of the redesign and retrofit expenses are dependent upon the continued receipt by the District of the curb-side collected waste generated by the citizens of the Cities (all solid waste generated by the citizens of the Cities and collected at curb-side is referred to herein as “Curb-Side Waste”); and

WHEREAS, from 2008 through the completion of the redesign and retrofit of the District facilities, the District will have invested approximately \$5,400,000 in District facilities, and approximately \$1,950,000 in District equipment, to be able to provide solid waste disposal services to the member municipalities and their citizens; and

WHEREAS, the District has renewed its existing contract with Republic Waste Services for the transportation and disposal of waste collected at the transfer station owned and operated by the District; and

WHEREAS, as an additional benefit to the citizens of the Cities, the District also accepts waste transported to the District facilities by the individual citizens of the Cities; and

WHEREAS, the District also provides or participates in various additional expanded waste collection operations and services, including household hazardous waste collection,

assistance with prescription drug collection events, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

WHEREAS, the District is able to provide the expanded waste disposal services to the citizens of the Cities by subsidizing the associated expenses through the Curb-Side Waste receipts; and

WHEREAS, the expanded waste disposal services provided by the District to the citizens of the Cities constitute a direct benefit to the public good by providing for an appropriate disposal facility for such waste, thereby preventing the unlawful or inappropriate disposal of such waste materials; and

WHEREAS, the joint cooperative action of the Cities in committing the delivery of all Curb-Side Waste generated by the citizens of the Cities to the District allows the District to obtain better long term agreements for the transportation and disposal of the waste, providing a lower long term cost to the citizens of the Cities for solid waste disposal; and

WHEREAS, the long term committed delivery of Curb-Side Waste to the District is critical to the ability of the District to meet its commitments and provide solid waste services to the general public;

NOW, THEREFORE, the Parties do mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

**Section 1. Effective Date; Duration.**

- a. This Interlocal Cooperation Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the satisfaction of all statutory requirements and the signature of the Agreement by the District

and any other City. This Interlocal Cooperation Agreement shall become effective and shall enter into force with regard to each additional City, upon the satisfaction of all statutory requirements and the signature of the Agreement by the additional City.

- b. The initial term of this Interlocal Cooperation Agreement shall be from the effective date hereof until midnight December 31, 2019, and shall automatically renew for twelve additional terms of two years each; provided that any Party shall have the option to withdraw from this Agreement as of the end of the then existing term, if such Party provides written notice of withdrawal to the District on or before thirteen months prior to the end of the then existing term. By way of illustration, if the withdrawing Party desires to withdraw at the end of the initial term, December 31, 2019, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2018; and if the withdrawing Party desires to withdraw at the end of the second term, December 31, 2021, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2020.
- c. If a Party, after providing the required written notice, withdraws from this Agreement, this Agreement shall not automatically terminate with regard to the remaining Parties, but shall remain in full force and effect as to the remaining Parties. If a Party withdraws from this Agreement, the District shall have no obligation to accept waste from such Party, or from the citizens of such Party, after the effective date of the withdrawal. If the District elects to accept such

waste, the District shall impose such fees as determined by the District, which fees may be in excess of the fees charged to the non-withdrawing Parties.

- d. If a Party withdraws from this Agreement, the withdrawing Party shall automatically forfeit all interest of the withdrawing Party in the District assets. If a Party desires to be reinstated as a party to this Agreement, or later desires to obtain the services provided by the District, the reinstating Party shall provide written notice to the District and shall pay to the District an amount equal to the fair market value of the District assets, computed as of the date of the reinstatement, as determined by the District, times the reinstating Party's percentage of the total annual Curb-Side Waste which would have been received by the District for the calendar year prior to the date of reinstatement, if the reinstating Party had delivered all of its Curb-Side Waste to the District, as documented by the reinstating Party and as verified by the District. By way of illustration, if the reinstating Party generated 5,000 tons of Curb-Side Waste during the calendar year prior to the date of reinstatement, and the District received 95,000 tons of Curb-Side Waste during the calendar year prior to the date of reinstatement, the reinstating Party would have provided 5% of the total of 100,000 tons of Curb-Side Waste received by the District if the reinstating Party had delivered all of its Curb-Side Waste to the District, and the reinstating Party would pay to the District 5% of the fair market value of the District assets. The District shall have the right to reduce the reinstatement fee to such amount as determined to be in the best interest of the District. This reinstatement provision

shall not be applicable to new governmental entities who desire to join as parties to this Agreement. New governmental entities who desire to join as parties to this Agreement shall pay such fee as determined by the District.

**Section 2. Administration of Agreement.**

The Parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement.

**Section 3. Purpose.**

This Interlocal Cooperation Agreement has been established and entered into among the Parties for the purpose of facilitating the efficient operation of solid waste services provided by the District. In accordance with said purpose, the Parties, jointly and severally, agree to the following:

- a. Each City agrees to deliver exclusively to the District, or cause to be delivered exclusively to the District, all of the Curb-Side Waste generated by the citizens of such City.
- b. District agrees to accept from the Cities the Curb-Side Waste, subject to the fee schedules, rules, regulations, and procedures adopted by the District.

**Section 4. Manner of Financing.**

This Interlocal Cooperation Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for their respective obligations arising under this Interlocal Cooperation Agreement.

**Section 5. Manner of Holding, Acquiring, or Disposing of Property.**

The Parties agree that each Party shall maintain separate ownership and control over its own real and personal property.

**Section 6. Termination.**

This Interlocal Cooperation Agreement shall automatically terminate at the end of the twelfth renewal term as described in Section 1 of this Agreement. This Interlocal Cooperation Agreement may also be terminated in advance of the automatic termination date by mutual written agreement of the Parties.

**Section 7. Administrator.**

Pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Parties agree that the District shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The Parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the Parties.

**Section 8. Indemnification.**

Each of the Parties is a political subdivision of the State of Utah. Each of the Parties agrees to indemnify and save harmless the others for damages, claims, suits, and actions arising out of such Party's negligent error or omission in connection with this Agreement. It is expressly agreed between the Parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act of Utah, Section 63G-7-101, et. seq., Utah Code Annotated, 1953 as amended. The Parties to this Agreement specifically claim the

privileges, protections and immunities of the Governmental Immunity Act of Utah and limits of liability contained therein.

**Section 9. Filing Of Interlocal Cooperation Agreement.**

A copy of this Interlocal Cooperation Agreement shall be placed on file in the office of the District and with the official keeper of records of the Cities, and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

**Section 10. Notices and Contacts.**

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

Alpine City  
Attn: City Recorder  
20 North Main  
Alpine, UT 84004

Lehi City  
Attn: City Recorder  
153 North 100 East  
Lehi, UT 84043

American Fork City  
Attn: City Recorder  
51 East Main  
American Fork, UT 84003

Lindon City  
Attn: City Recorder  
100 North State Street  
Lindon City, UT 84042

The Town of Cedar Fort  
Attn: Town Recorder  
50 East Center Street  
Cedar Fort, UT 84013

Orem City  
Attn: City Recorder  
56 North State Street  
Orem, UT 84057

Cedar Hills City  
Attn: City Recorder  
10246 North Canyon Road  
Cedar Hills, UT 84062

Pleasant Grove City  
Attn: City Recorder  
70 South 100 East  
Pleasant Grove, UT 84062

Eagle Mountain City  
 Attn: City Recorder  
 1650 East Stagecoach Run  
 Eagle Mountain, UT 84005

City of Saratoga Springs  
 Attn: City Recorder  
 1307 North Commerce Drive, #200  
 Saratoga Springs, UT 84045

Town of Fairfield  
 Attn: Town Recorder  
 PO Box 271  
 Fairfield, UT 84013

Town of Vineyard  
 Attn: Town Recorder  
 240 East Gammon Road  
 Vineyard, UT 84058

Highland City  
 Attn: City Recorder  
 5400 West Civic Center, Suite 1  
 Highland, UT 84003

North Pointe Solid Waste  
 Special Service District  
 Attn: District Manager  
 2000 West 200 South  
 Lindon, UT 84042

**Section 11. Additional Provisions.**

- a. Titles and Captions. All section or subsection titles or captions herein are for convenience only. Such titles and captions shall not be deemed part of this Agreement and shall in no way define, limit, augment, extend or describe the scope, content or intent of any part or parts hereof.
- b. Applicable Law. The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
- c. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto.
- d. Time. Time is of the essence of this Agreement.
- e. Waiver. No failure by any Party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such

breach or of such or any other covenant, agreement, term or condition. Any Party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other Party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

- f. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law. The rights and remedies of the Parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.
- g. Severability. In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

- h. Litigation. If any action, suit or proceeding is brought by a Party hereto with respect to a matter or matters covered by this Agreement, all costs and expenses of the prevailing Party incident to such proceeding, including reasonable attorneys' fees, shall be paid by the non prevailing Party.
- i. Recitals. The Recitals, as set forth above, are incorporated into this Agreement.
- j. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- k. Amendments. This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be approved and executed in compliance with the requirements of the Interlocal Cooperation Act.
- l. No Third Party Beneficiaries. This Agreement is not intended to benefit any party or person not named herein.

IN WITNESS WHEREOF, the Parties have signed and executed this Interlocal Cooperation Agreement on the dates listed below:

**LINDON CITY**

Authorized and passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

\_\_\_\_\_  
CITY ATTORNEY

**NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT**

Authorized and passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
RANDY FARNWORTH, Chair

ATTEST:

\_\_\_\_\_

Reviewed as to proper form and compliance with applicable law:

\_\_\_\_\_  
H. CRAIG HALL, Attorney

**13. Review & Action —2014 Public Meeting Schedule***(5 minutes)*

This is a request by Staff for City Council review and approval of the proposed 2014 Public Meeting Schedule for City Council and Planning Commission meetings. The Planning Commission recommended approval.

**Presenting Staff:** Adam Cowie, City Administrator

See attached information.

**Sample Motion:** I move to (approve, deny) the 2014 Public Meeting Schedule as presented.

# LINDON CITY PUBLIC MEETING SCHEDULE 2014

ALL MEETINGS TO BE HELD AT THE LINDON CITY CENTER, 100 NORTH STATE STREET, LINDON UNLESS POSTED OTHERWISE

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. "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."

**Applications can be filed at any time. The application will be reviewed for completeness and conformance with City standards. When the application is considered complete and major issues have been addressed, it will then be scheduled for the next available meeting. Typical time frame for processing applications is 6 to 8 weeks. It is the applicant's responsibility to contact the City and inquire as to the status of the application and when it will be scheduled for a particular meeting.**

Business requiring Planning Commission, City Council and/or Board of Adjustment review will be heard on the dates listed below.

CITY COUNCIL	PLANNING COMMISSION	BOARD OF ADJUSTMENT
7:00 P.M. 1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday	7:00 P.M. 2 <sup>nd</sup> & 4 <sup>th</sup> Tuesday	
JANUARY 7, 2013 JANUARY 21, 2013 FEBRUARY 4, 2013 FEBRUARY 18, 2013 MARCH 4, 2013 MARCH 18, 2013 APRIL 1, 2013 APRIL 15, 2013 MAY 6, 2013 MAY 20, 2013 JUNE 3, 2013 JUNE 17, 2013 JULY 1, 2013 JULY 15, 2013 AUGUST 19, 2013 SEPTEMBER 2, 2013 SEPTEMBER 16, 2013 OCTOBER 7, 2013 OCTOBER 21, 2013 **NOVEMBER 5, 2013 (Wednesday Meeting) NOVEMBER 18, 2013 DECEMBER 2, 2013 DECEMBER 16, 2013	JANUARY 14, 2013 JANUARY 28, 2013 FEBRUARY 11, 2013 FEBRUARY 25, 2013 MARCH 11, 2013 MARCH 25, 2013 APRIL 8, 2013 APRIL 22, 2013 MAY 13, 2013 MAY 27, 2013 JUNE 10, 2013 JUNE 24, 2013 JULY 8, 2013 JULY 22, 2013 AUGUST 12, 2013 AUGUST 26, 2013 SEPTEMBER 9, 2013 SEPTEMBER 23, 2013 OCTOBER 14, 2013 OCTOBER 28, 2013 NOVEMBER 11, 2013 **NOVEMBER 25, 2013 DECEMBER 9, 2013	Board of Adjustment meets on an as needed basis.

The City Council will meet as the Redevelopment Agency and Municipal Building Authority on an as needed basis on the same date as its regularly scheduled meetings.

**NOTE:** The Board of Adjustment will meet on an as needed basis. Meeting times and dates are subject to change.

**NOTE:** Meeting dates may be canceled at the discretion of the City Council and Planning Commission due to holidays, municipal elections, or other unforeseen conflicts.

**NOTE:** Special meetings, as needed to serve the public needs, may be added throughout the year for any of the above groups - with a minimum 24 hours public notice.

\*\* Meeting is subject to cancellation

## **14. Council Reports:**

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*(30 minutes)*

- |  |                 |
|--|-----------------|
| A) Public Works, ULC&T, UIA, irrigation/water                  | - Jeff Acerson  |
| B) Planning, BD of Adjustments, General Plan, Budget Committee | - Matt Bean     |
| C) Parks & Recreation, Trails, Tree Board, Cemetery            | - Bret Frampton |
| D) Administration, Historic Com, Com Center Board, Lindon Days | - Randi Powell  |
| E) Public Safety, Court, Animal Control, Budget Committee      | - Mark Walker   |

## **I5. Administrator's Report:**

(20 minutes)

### **Misc Updates:**

- Project Tracking List (see attached) - Anything you feel you need to review?
- Policy Manual updates delayed, but hope to have done by January - *Significant amount of updates.*
- Comcast – working on estimates on redundancy hook-up and monthly services to all city facilities.
- Outgoing council members **turn in building keys. (Mayor, Mark, Bret)**
- Update on UTOPIA matters.
  - Public Opinion survey being completed (1,000 network users)
- New Council member assignments being worked on by Jeff. Should be available Jan 7<sup>th</sup>.
- Fire & EMS call report for November 2013

### **Upcoming Meetings & Events:**

- Newsletter Assignment: **Jeff** - January newsletter article. *Due by last week in December.*
- Dec. 18<sup>th</sup> at Noon – Outgoing Mayor & Council recognition lunch. **Mayor, Mark, Bret**
- Dec. 24<sup>th</sup> at Noon – Employee Christmas party at Community Center. All Council & families invited
- Dec. 25<sup>th</sup> & 26<sup>th</sup> – offices closed
- Jan. 1<sup>st</sup> – offices closed
- Jan. 7<sup>th</sup> – Swearing-in ceremony at Council meeting for newly elected officials and appointed staff
- Jan. 11<sup>th</sup> – ULCT newly elected officials training. Provo, Saturday, Jan 11<sup>th</sup>, 8am-1:30pm.
- Jan. 20<sup>th</sup> – MLK Holiday, offices closed.
- Jan. 29<sup>th</sup> – ULCT Local Officials Day at the Legislature. 7:30am-2:00pm. Utah Capitol/Lunch @ Salt Palace.
- Feb. 11<sup>th</sup> at Noon – Engineering Meeting at Public Works **Jeff, ?, ?**
- Feb. 27<sup>th</sup> at 6:00pm – Budget Kick-off Meeting & Dinner at City Center.

### **Future items:**

- Fee and Utilities rate studies / review of active service military utility waivers
- Lindon Pumping Co. land – 725 E. 200 S., potential land sale/use by neighbor
- Possible PC member to fill vacancy – Matt Guinn, 367 S 400 W. He is willing.

**16. Closed Session — *Closed Session to Discuss the Character and Professional Competence of an Individual (UCA 52-4-205).*** *(30 minutes)*

The City Council will enter into a closed executive session per UCA 52-4-205.

**Adjourn**



Board of Adjustment		
Applicant	Application Date	Meeting Date
Scott Farrer: Minimum Distance between offset roads	September 2013	Oct. 30; continued TBD

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a>	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2013 Last Reviewed: 02/28/12	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) <a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a>	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2013 Last Reviewed: 2/28/12	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) <a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a> <a href="mailto:info@birdseyerc.com">info@birdseyerc.com</a>	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2013 Last Reviewed: 2/28/12	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
<b>CDBG 2013 Grant</b> – Senior Center Van (\$50,000). <ul style="list-style-type: none"> <li>o Status: Awarded! Funds to be dispersed as reimbursement of van purchase.</li> </ul>	<b>Heritage Trail Phase 2</b> – Trail construction grant. Awarded amount \$3,037,433 <ul style="list-style-type: none"> <li>o Status – <ul style="list-style-type: none"> <li>▪ Construction beginning March 25, 2013</li> <li>▪ To be completed by June 12, 2013</li> </ul> </li> </ul>
<b>Bikes Belong</b> - Trail construction grant. Requested amount: \$10,000 <ul style="list-style-type: none"> <li>o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2013.</li> </ul>	<b>EPA STAG Grant</b> – Lindon Hollow Creek Ditch relocation. Awarded \$500,000 <ul style="list-style-type: none"> <li>• Van Con awarded bid. Construction has started.</li> </ul>
<b>Land and Water</b> – Trail construction grant. Requested amount: \$200,000 <ul style="list-style-type: none"> <li>o Status: NOT SELECTED. RE-APPLY IN 2013.</li> </ul>	<b>Utah State Parks 2011</b> – Non-motorized Trail grant: Awarded \$100,000 <ul style="list-style-type: none"> <li>o Status – Environmental docs have been submitted to State</li> <li>o Pending property dedication by PacifiCorp <ul style="list-style-type: none"> <li>• Intend to use funds towards completion of additional trail near power plant</li> </ul> </li> </ul>
<b>Hazard Mitigation Grant / MAG Disaster Relief Funds-</b> (pipe main ditch) <b>FEMA Hazard Mitigation Grant</b> – (pipe Main Ditch)	<b>EDC Utah 2012</b> – Awarded \$2,000 matching grant for 700 North CDA consultant reimbursement. <ul style="list-style-type: none"> <li>o Proposed study / CDA creation in fall 2012. Estimated costs ~\$20,000.</li> </ul>
	<b>State History Grant 2012</b> – New historical markers. Awarded \$800.00 (w/ 50% match from historical commission funds for total project cost of \$1,600).
	<b>MAG Bicycle Master Plan Study</b> Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
	<b>Utah Heritage Foundation</b> – Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
	<b>CDBG 2013 Grant</b> – Senior Center Van (\$50,000). Funds dispersed July 2013

Planning Dept - Projects and Committees			
On-going activities (2013 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 155 New residential units: 36	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	State Street widening 2012-13	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 53	Lindon Hollow Creek-Corps of Eng., ditch relocation	700 North CDA	MAG Technical Advisory Committee: Monthly
Land Use Applications: 67 Drug-free zone maps: 25	Lindon Heritage Trail Phase 2 Gateway RDA improvements	Lindon Bicycle Master Plan	Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee

<b>Lindon Calls for Service</b>								
<b>Monthly Statistics - 2013</b>								
	<b>Engine 35 Responses in Lindon</b>	<b>Rescue 35 Responses in Lindon</b>	<b>Engine 35 Responses in Orem</b>	<b>Rescue 35 Responses in Orem</b>	<b>Mutual Aid - Engine 35</b>	<b>Mutual Aid - Rescue 35</b>	<b>Orem Sta. Responses in Lindon</b>	<b>Total Calls</b>
<i>January</i>	33	33	29	39	3	3	23	<b>163</b>
<i>February</i>	19	22	20	30	0	0	22	<b>113</b>
<i>March</i>	36	32	24	13	1	1	11	<b>118</b>
<i>April</i>	26	30	21	31	0	0	13	<b>121</b>
<i>May</i>	27	28	21	20	1	1	20	<b>118</b>
<i>June</i>	28	27	12	11	0	0	23	<b>101</b>
<i>July</i>	38	44	10	12	2	2	23	<b>131</b>
<i>August</i>	44	43	11	14	0	1	21	<b>134</b>
<i>September</i>	37	35	14	14	0	1	26	<b>127</b>
<i>October</i>	41	43	14	14	0	1	28	<b>141</b>
<i>November</i>	28	31	7	9	1	0	20	<b>96</b>
<i>December</i>								
<b>Total Calls</b>	<b>357</b>	<b>368</b>	<b>183</b>	<b>207</b>	<b>8</b>	<b>10</b>	<b>230</b>	<b>1363</b>

# Orem Fire

Orem, UT

This report was generated on 12/11/2013 8:28:52 AM

## Incidents for Zone for Date Range

Zone: Station 5 Lindon Response - Responses in Lindon Boundaries | Start Date: 11/01/2013 | End Date: 11/30/2013

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2013-04115	611 - Dispatched & cancelled en route	11/04/2013	125 S 1900	E-35
2013-04125	320 - Emergency medical service, other	11/05/2013	60 N State ST	R-35
2013-04140	321 - EMS call, excluding vehicle accident with injury	11/06/2013	350 N State ST	BC-34,E-35,R-35
2013-04141	321 - EMS call, excluding vehicle accident with injury	11/06/2013	542 W 400	E-32,R-32
2013-04144	321 - EMS call, excluding vehicle accident with injury	11/06/2013	690 W 100	E-35,R-35
2013-04156	611 - Dispatched & cancelled en route	11/07/2013	1200 W Center ST	E-35,R-35
2013-04162	321 - EMS call, excluding vehicle accident with injury	11/08/2013	1283 E Canberra DR	E-33,R-35
2013-04172	321 - EMS call, excluding vehicle accident with injury	11/08/2013	1532 W 630	E-35,R-35
2013-04194	611 - Dispatched & cancelled en route	11/09/2013	110 S 2000	E-35,R-35
2013-04195	321 - EMS call, excluding vehicle accident with injury	11/09/2013	275 W 200	E-35,R-35
2013-04217	324 - Motor vehicle accident with no injuries.	11/11/2013	585 S Geneva RD	E-35,R-35
2013-04222	322 - Motor vehicle accident with injuries	11/11/2013	MM 273 I-15 NB	R-35
2013-04232	651 - Smoke scare, odor of smoke	11/12/2013	387 S 520	E-35,R-35
2013-04234	321 - EMS call, excluding vehicle accident with injury	11/13/2013	7 S 1550	E-35,R-35
2013-04255	651 - Smoke scare, odor of smoke	11/14/2013	28 W 450	E-35
2013-04256	322 - Motor vehicle accident with injuries	11/14/2013	101 S Geneva RD	BC-35,E-33,R-33,R-35
2013-04260	300 - Rescue, EMS incident, other	11/14/2013	436 N 150	E-35,R-35
2013-04263	561 - Unauthorized burning	11/15/2013	615 W Lakeview RD	E-35,R-35
2013-04291	324 - Motor vehicle accident with no injuries.	11/17/2013	MM 273 I-15 NB	E-35,R-35

Only REVIEWED incidents included.

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2013-04324	320 - Emergency medical service, other	11/20/2013	1650 N State ST	E-35,R-35
2013-04328	321 - EMS call, excluding vehicle accident with injury	11/20/2013	803 E 1870	E-35,R-35
2013-04336	321 - EMS call, excluding vehicle accident with injury	11/21/2013	600 N State ST	E-35,R-35
2013-04339	300 - Rescue, EMS incident, other	11/21/2013	720 N State ST	E-35,R-35
2013-04346	322 - Motor vehicle accident with injuries	11/22/2013	MM 274 I-15 NB	E-35,R-35
2013-04368	320 - Emergency medical service, other	11/23/2013	400 N Geneva RD	R-35
2013-04377	321 - EMS call, excluding vehicle accident with injury	11/24/2013	558 N 200	BC-34,E-35,R-35
2013-04391	321 - EMS call, excluding vehicle accident with injury	11/25/2013	395 N State ST	E-35,R-35
2013-04392	321 - EMS call, excluding vehicle accident with injury	11/25/2013	940 W Center ST	BC-34,E-35,R-35
2013-04393	321 - EMS call, excluding vehicle accident with injury	11/25/2013	340 E 400	E-35,R-35
2013-04407	651 - Smoke scare, odor of smoke	11/27/2013	644 N Coulson DR	BC-35,E-32,E-33,E-35,R-32,R-33,R-35,T-31
2013-04414	300 - Rescue, EMS incident, other	11/27/2013	1276 E Windriver LN	E-35,R-35
2013-04415	321 - EMS call, excluding vehicle accident with injury	11/28/2013	250 N 135	E-32,E-35,R-32,R-35
2013-04430	322 - Motor vehicle accident with injuries	11/29/2013	192 N 2000	E-35,R-35
2013-04435	321 - EMS call, excluding vehicle accident with injury	11/29/2013	14 W 450	E-35,R-35
2013-04436	321 - EMS call, excluding vehicle accident with injury	11/29/2013	433 E 1730	E-32,R-32

**Total # Incidents: 35**

Only REVIEWED incidents included.