

2 The Lindon City Council regularly scheduled meeting on **Monday, November 20, 2023,**  
4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,  
Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor  
Invocation: Randi Powell  
10 Pledge of Allegiance: Tatum Johnston

12 **PRESENT** **EXCUSED**

Carolyn Lundberg, Mayor  
14 Daril Magleby, Councilmember  
Jake Hoyt, Councilmember  
16 Van Broderick, Councilmember  
Randi Powell, Councilmember  
18 Mike Vanchiere, Councilmember  
Adam Cowie, City Administrator  
20 Brian Haws, City Attorney  
Micheal Florence, Economic Director  
22 Kathryn Moosman, City Recorder

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

26 2. **Presentations and Announcements** –

- 28 a) Ceremonial Swearing-in of new Police Officer, Garrad Johnston. Officer  
30 Johnston was given the oath of office by the city recorder, Kathy Moosman.  
Chief Brower introduced Officer Johnston and his family and gave a brief  
32 background history of Officer Johnston. The Mayor and Council welcomed  
Officer Johnston and his family to Lindon City.  
34 b) Planning Department 2023 photo contest winners: 1st place, Bret Swalberg;  
2nd Luanne Olson; 3rd Terrie Lynn Runolfson. Mary Barnes, Associate  
36 Planner introduced the contest winners who spoke on their prospective photos.  
The Mayor and Council congratulated the photo contest winners. Ms. Barnes  
38 noted the photos will be displayed for the public in the Community  
Development offices.  
c) Comments / Announcements from Mayor and Council members.

40 3. **Open Session for Public Comment** – Mayor Lundberg called for any public  
42 comments.

44 **Maxine Smith:** Ms. Smith spoke on her concerns with the North County Blvd. and  
the maintenance of trash. She also spoke about Geneva Road southbound from

2 Anderson Lane to I15 where there is no place to pull over if there is a problem, health  
or otherwise (Northbound too). It also becomes an issue to pull over with emergency  
4 vehicles. She also voiced her concerns about 200 South going west. There have been  
potholes there since 2002. This road is highly traveled (8<sup>th</sup> west to Geneva Road) and  
6 is very dangerous. She has concerns of damage that will occur with winter coming on.  
The speed limit is 25 and cars speed going at least 40 mph; our streets are a danger.  
8 The city has ordinances in place, and if the roads are not maintained whose  
responsibility is it. She also voiced her concerns with homes being converted to  
10 apartments and with no homeowner living there as this is happening a lot. She also  
has concerns about charges for green waste and the increases and asked would  
12 Lindon offer free green waste. Councilmember Vanchiere stated we offer 2 punch  
passes per year. At this time Mayor Lundberg asked Ms. Smith to furnish a copy of  
14 her concerns to the city.

16 Mayor Lundberg called for any further public comments. Hearing none  
she moved on to the next agenda item.

#### 18 4. COUNCIL REPORTS:

20 **Councilmember Hoyt** – Councilmember Hoyt reported the turkey bowl will be held this  
Wednesday at 7am at Pheasant Brook Park. The Tree Lighting Ceremony will be held on  
22 December 4<sup>th</sup> at 6pm and we will meet for council at 7pm. Following the tree lighting is  
the Santa Extravaganza and the Santa Parade will be on December 6<sup>th</sup>. Chief Brower  
24 gave an update on the Sargent promotion process. He also spoke on the new in car  
camera system at the PD which is some great technology that will be well utilized.

26 **Councilmember Vanchiere** – Councilmember Vanchiere reported he has to be excused  
28 after his report as he has a NPSWD meeting tonight and needs to be there to chair the  
meeting. He was excused at this time.

30 **Councilmember Magleby** – Councilmember Magleby reported he met last week with  
32 the tree board where they discussed the upcoming Arbor Day celebration to be held on  
May 3<sup>rd</sup> and will go forward as planned. They have a need for a replacement for Steve  
34 Anderson on the board; they meet about 4 or 5 times a year. He expressed his  
appreciation to Mary Barnes for her great efforts in spearheading the Historical  
36 commission. They are working on accessing the historical room at the community center  
and displaying items in glass and making secure for the public to view without making an  
38 appointment. The centennial celebration next year is going good with some great things  
outlined on the calendar. They will have an event every month through the 2024 calendar  
40 year with the kickoff in March.

42 **Councilmember Powell**– Councilmember Powell reported the recently held Life Hacks  
101 was a lovely evening and well attended with a lot of community involvement. The  
44 Youth Council held their monthly meeting. They did a service project with the mayor and  
picked up leaves. She also reported she was asked by the chief to participate in the

2 Sergeant interviews. There were four very highly qualified individuals. She also  
expressed her concerns about 200 south and Geneva Road where the traffic backups  
4 there. Mayor Lundberg shared the hangup is the railroad, noting the UPR is difficult to  
work with. Mr. Cowie stated the holdup is with the Union Pacific. They want a right hand  
6 turn lane there as part of that they have to improve the panel and the crossing arm. Cost is  
an issue as it is several hundred thousand dollars, but will be partially funded with a  
8 grant. The design is done but they need final approval from the Union Pacific railroad.  
Councilmember Powell thanked the mayor for working on this issue and keeping the  
10 conversation going. She also mentioned there is a window out on the rental home that  
needs to be repaired with the weather changing. Mr. Cowie stated he will contact the  
12 property manager.

14 **Councilmember Broderick** – Councilmember Broderick reported he attended the  
engineering coordination meeting on November 15<sup>th</sup>. He noted the Provo River  
16 Aqueduct is paved now which the turnout will be a great help for secondary water in  
Lindon; there is still some work to occur. He reported he took a tour at the cemetery  
18 building on site noting the process of interment can happen better and there will also be  
restrooms there. This is a great addition to the city.

20 **Mayor Lundberg** – Mayor Lundberg reported the leaf pickup program is continuing  
22 through the end of the month. It is important to pick up leaves so they don't go down the  
storm drain. The Youth Council picked up several trailer loads of leaves. She mentioned  
24 we are still in the middle of an election with election day tomorrow. There are four  
candidates running for three open seats. She noted the Parc Tax renewal is also on the  
26 ballot. Ballots can still be turned in. She also mentioned the challenge to plant 1000  
trees. We are at 330 out of 1000 trees. She commended the public works staff commend  
28 for their work on 3 water breaks.

30 **Administrator's Report:** Mr. Cowie reported on the following items.

32 **Misc. Updates:**

- 34 • Next regular council meetings: December 4<sup>th</sup> & December 18<sup>th</sup>
- December 2023 newsletter assignment (due last week of November): Randi  
Powell
- 36 • Update on surplus property at Geneva Road & Center Street
- General Election date: November 21<sup>st</sup>
- 38 • No special meeting on the 27<sup>th</sup>.
- Sgt Barlow Retirement Open House, Nov 30<sup>th</sup>, 3pm to 5pm.
- 40 • Dec 4<sup>th</sup>, 6:30pm, Tree Lighting at Community Center (Followed by City Council  
meeting at 7:30pm, or meet at 5:15 and recess to attend tree lighting, then return  
42 to council?)
- Dec 13<sup>th</sup>, Kathy Moosman retirement open house
- 44 • Dec 15<sup>th</sup>, Employee Christmas Party at Community Center, 6:00pm.

2 • Misc. Items.

4 4. **Approval of Minutes** – The minutes of the regular City Council meeting of  
November 6, 2023 will be reviewed.

6  
8 COUNCILMEMBER MAGLEBY TO APPROVE THE MINUTES OF THE  
REGULAR CITY COUNCIL MEETING OF NOVEMBER 6, 2023 AS AMENDED.  
10 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

12 COUNCILMEMBER BRODERICK AYE  
12 COUNCILMEMBER HOYT AYE  
12 COUNCILMEMBER POWELL AYE  
14 COUNCILMEMBER MAGLEBY AYE  
16 THE MOTION CARRIED UNANIMOUSLY.

18 7. **Consent Agenda Items** – The following consent agenda items were presented for  
approval. There were no consent agenda items presented for approval.

20 **CURRENT BUSINESS**

22 8. **Public Hearing** — The Lindon City Council will receive input from the public  
with respect to (a) the sales tax agreement and in connection therewith the  
24 issuance of the city obligation and (b) any potential economic impact that the  
project to be financed with the proceeds of the bonds (repayment of which is  
26 secured by the city obligation) may have on the private sector; and related  
matters. All members of the public are invited to attend and participate.

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

32  
34 Adam Cowie, City Administrator led this agenda item. He noted no motion is  
needed for this item. He stated the City needs only to receive public comments regarding  
this matter. He then gave some background explaining the sales tax agreement and bond  
36 purchase are related to the Lindon City RDA’s intent to purchase approximately 8.2 acres  
of commercial land along the 700 North corridor for economic development purposes.  
38 The property is within the 700 North CDA Project Area and included in the 700 North  
Small Area Master Plan with goals to develop as retail commercial uses.

40 Mr. Cowie further explained that additional background information was  
presented to the City Council at the October 2, 2023 meeting. At that meeting, a majority  
42 of City Council members (also acting as RDA Board members) voted to move forward  
with securing bond funds to purchase the property. The property purchase price is  
44 \$4,611,348 + interest. Financing terms and conditions are currently out for bids (seeking  
interested lenders) and are not yet finalized.

2 Mr. Cowie indicated at the October 11, 2023 City Council meeting, a budget  
amendment was approved which included a \$500,000 transfer from the General Fund to  
4 the 700 N. CDA and identified using \$600,000 from the 700 N. CDA fund balance,  
which all combined (\$1.1 million), will go towards the down payment on the purchase  
6 thus reducing the total amount needing to be borrowed by the RDA. The total estimated  
bond amount to cover the remainder of the purchase is \$3,590,000 (includes the cost of  
8 issuance).

10 Mr. Cowie went on to say that the City Council approved a resolution and  
agreement to pledge City sales tax revenues to help offset the costs of the RDA bond  
payments. He pointed out this public hearing is required in part due to this sales tax  
12 agreement and the city obligations. He noted a copy of the resolutions and agreement are  
included in the staff report. A calendar of events has also been included to show the  
14 timeline for securing financing to purchase the property. Approval of additional  
resolutions and actions by the City and RDA will be required prior to final closing on the  
16 bond in early December.

18 Mayor Lundberg called for any public comments at this time. There were several  
residents in attendance that addressed the council as follows:

20 Karen Danielson stated she lives on the west side of the city. She is so excited for a  
Lindon gateway. She feels if we don't take this opportunity, it will be a missed  
22 opportunity. She appreciates how much thought is put into things and consideration  
made by the council. She feels we don't want to get to a point where we have to settle.  
24

26 Scott Thompson stated it comes down to finances. This is real estate and no real  
risk. He feels this will take off and be the catalyst to bring something good in; we can't  
really go wrong with real estate. He likes the concept of the Lindon Village and this is an  
28 opportunity to do this. He would encourage the council to vote yes on the bond as to not  
scare off possible investors. He supports this and hopes the council does too.  
30

32 Ryan Doan stated he grew up on canal drive in Lindon and he loves Lindon. He  
now lives in the west area of Lindon where his property backs up to the Ron Anderson  
property. At first, he was nervous about the Lindon Village, but now loves the vision of  
34 the Lindon Village and appreciates all the discussion and thought put into this. He is  
excited for this prospect for Lindon and to bring more to the community. He thanked the  
36 council for all the hard work.

38 Pat Hansen stated he has lived in Lindon his whole life. Lindon is growing and  
has lost a little bit of identity. The Lindon Village is a great concept and getting more  
40 land is a good idea and he supports the Riverwood type of idea. This gives opportunity to  
be more centralized and bring the community together. How can you lose with land in  
42 Lindon; it is a win win situation. He is in support.

2 Mayor Lundberg thanked the residents for their comments. She then called for any  
4 further public comments. Hearing none she called for a motion to close the public  
hearing.

6 COUNCILMEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING.  
8 COUNCILMEMBER MAGLEBY SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

10 Mayor Lundberg called for any further comments from the council. Hearing none  
12 she moved on to the next agenda item.

14 **9. Public Hearing — Fee Schedule Update; Resolution #2023-24-R.** The City  
Council will review and consider updates to the Lindon City Fee Schedule as  
16 presented.

18 COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.  
COUNCILMEMBER MAGLEBY SECONDED THE MOTION. ALL PRESENT  
20 VOTED IN FAVOR. THE MOTION CARRIED.

22 Mr. Cowie also led this agenda item by referencing the information included in the  
staff report from the Finance Division. He explained this is a recommendation to adopt a  
24 new 5% administrative processing fee that can be applied to miscellaneous transactions  
where the city is collecting a fee that is passed onto other entities. An example of where  
26 this may be used is with the recently modified fire inspection fees that the City of Orem  
Fire Department is requesting to be collected through business license renewals.

28 Mr. Cowie noted Lindon will collect the fee as part of the license renewal, then  
pass the revenue along to Orem. He stated Lindon will add and retain the 5%  
administrative processing fee to help cover our own costs.

30 Following some additional discussion, the council was in agreement to approve  
Resolution #2023-24-R, approving the fee schedule update as presented by staff.

32 Lincoln Jacobs asked for clarification. Mr. Cowie explained we are retaining 5%  
of the administrative fees and processes to help cover costs.

34 Mayor Lundberg called for any public comments. Hearing none she called for a  
motion to close the public hearing.

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

40 Mayor Lundberg called for any further comments from the council. Hearing none  
42 she called for a motion.

44 COUNCILMEMBER POWELL MOVED TO APPROVE RESOLUTION #2023-  
24-R APPROVING THE LINDON CITY FEE SCHEDULE UPDATE AS PRESENTED

2 BY STAFF. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE  
3 WAS RECORDED AS FOLLOWS:

4 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER POWELL	AYE
6 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER MAGLEBY	AYE

8 THE MOTION CARRIED UNANIMOUSLY.

10 **10. Discussion Item — Geneva Resort Park / UVU Utah Lake Center.** The  
11 Council will receive & discuss information regarding a possible partnership for a  
12 public facility to be located on the Geneva Resort Park property and operated by  
13 Utah Valley University.

14  
15 Mr. Cowie led this discussion item by stating this item is for discussion purposed  
16 only with no motion needed. Mayor Lundberg has been negotiating with representatives  
17 from Utah Valley University, the Utah Lake Authority, and the City of Vineyard  
18 regarding a possible gift of 2.5 acres of the Geneva Resort Park property to be used as a  
19 future ‘Utah Lake Center’. UVU is looking to build a 2 or 3 story structure to house  
20 laboratories, possible classrooms or instruction space, offices for professors and students,  
21 cultural & biological exhibits about Utah Lake, and the primary offices for the Utah Lake  
22 Authority staff.

23 Mr. Cowie stated UVU representatives indicated desire to also build relationships  
24 with Utah State University and other State Agencies to use the UVU Utah Lake Center as  
25 the primary location for educational studies and research associated with Utah Lake. In  
26 exchange for the property, preliminary discussion indicates that UVU may be willing to  
27 improve the entire Geneva Resort Park property, including the public park space behind  
28 the structure to the north, and will also maintain and police the property in perpetuity.  
29 Lindon City may continue to own the north public park portion of the property, but it  
30 would be maintained by UVU.

31 Mr. Cowie noted to fund the project, a legislative appropriations bill will be  
32 prepared and request \$25 million from the State Legislature. A bill was run last  
33 legislative session for a similar concept in Saratoga Springs, but did not pass out of  
34 committee. UVU reps feel this location is better suited to their property in Vineyard, is  
35 closer to their students, and believe the funding request will gain more traction with the  
36 legislature this coming session.

37 Mr. Cowie then referenced the concepts that are preliminary only. He noted  
38 additional parking will be required beyond what is shown in these concepts. The Council  
39 will review, discuss, and provide feedback on this concept for the property use and  
40 general development of the Geneva Resort Park property for a possible ‘Utah Lake  
41 Center’ facility. He then presented the prepared presentation on the Geneva Park  
42 property.

43 Mayor Lundberg explained and spoke on the slides in the presentation including  
44 access points, office headquarters, ecology, education and classrooms, trails and wetlands  
and in partnerships with Vineyard as well to collaborate on the structure. She stated we

2 have an opportunity to bring stakeholders together to make a wildlife center. The Utah  
4 Lake authority is excited to make this their spot also and they consider it an ideal location  
6 not only for students but for environmental concerns. We are in negotiations with UVU.  
8 We have asked if we allow them to build this building it will help connect the public with  
10 nature and provide so much education on Utah Lake. We would still maintain our park as  
12 this would just be in the front of the property; this would be in lieu of purchasing the  
property and would be a regional draw. She noted the Hutchings Museum Institute would  
also have a small greenhouse. She concluded by stating she is really excited to have this  
potentially come together and be a win win for all. If this is something the council sees  
of value the appropriation bill would be written at the next legislative session. She  
welcomed the council's comments at this time.

14 Councilmember Powell stated she is so excited for this prospect and that this is  
16 moving forward. She understands this is conceptual, but she likes the preliminary concept  
18 of the elements. She also loves the fact that we are taking steps forward with many  
entities to make this a success; this is a beautiful spot where all can come and enjoy it.

20 Councilmember Hoyt commented that he had wondered about unintended  
22 consequences, but feels this fits the vision of our previous mayors and councils. It fits so  
24 well and he is really excited about this preliminary concept. He commended the mayor on  
her work on this; this is a perfect example of people coming together and working  
together.

26 Councilmember Magleby stated he is very impressed with this preliminary  
concept and doesn't have any concerns or issues.

28 Councilmember Broderick echoed the other comments and added this doesn't  
30 happen unless all parties come together; he is very excited with this preliminary concept.

32 Mayor Lundberg called for any public comments at this time. There were several  
residents in attendance who addressed the council at this time as follows:

34 **Lincoln Jacobs.** Mr. Jacobs stated education is our future. He also feels that all of the  
36 amenities involved with the park is great with nothing negative. The overall planning is  
great and a win win for everyone especially the educational aspect.

38 **Terri Harman:** Ms. Harman stated she is with Conserve Utah Valley. She expressed that  
40 they are so excited about this. This is protecting wetlands and it is so exciting for more  
42 restoration. One of the biggest challenges is the education about Utah Lake and we need  
to get the truth of Utah Lake out there; this is a partnership to support the lake.

44 **Kay Nelson:** Ms. Nelson stated she is also with Conserve Utah Valley. She noted this is a  
wish come true and this will not just be for Vineyard residents. This is visionary and  
hopefully other cities will take note and this will happen all around the lake.



2 **Ryan Doan:** Mr. Doan stated he is excited about this and thanked the council. He noted  
Lindon residents will love this concept.

4

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

8 **Adjourn** –

10 COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT  
6:40 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL  
12 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

14

Approved – December 4, 2023

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

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22

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Carolyn Lundberg Mayor