

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, March 6,**  
4 **2018, at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State  
Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor  
Pledge of Allegiance: Ashtynn, Attendee  
10 Invocation: Daril Magleby

12 <b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
Jeff Acerson, Mayor	Van Broderick, Councilmember
14 Matt Bean, Councilmember	
Carolyn Lundberg, Councilmember	
16 Jacob Hoyt, Councilmember	
Daril Magleby, Councilmember	
18 Adam Cowie, City Administrator	
Hugh Van Wagenen, Planning Director	
20 Kathryn Moosman, City Recorder	

- 22 1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
- 24 2. **Presentations/Announcements** –
- 26 a) **Mayor/Council Comments** – There were no announcements at this time.
- 28 b) **Presentation:** The 2017 Little Miss Lindon Royalty presented the new 2018  
28 Little Miss Lindon Royalty to the Mayor and Council, Arynne Cole, Lydia  
30 Knapp, Rylee Swalberg, Annika Pitcher, Jensyn Pitcher. They also presented  
the Mayor and Council with a gift of appreciation and thanked them for  
supporting the LML program.
- 32 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
34 meeting of February 6, 2018 and February 20, 2018 and the Budget Kick-off  
meeting from February 8<sup>th</sup> were reviewed.

36 COUNCILMEMBER MAGLEBY MOVED TO APPROVE THE MINUTES OF  
THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 6, 2018 AND  
38 FEBRUARY 20, 2018 AND THE BUDGET KICK OFF MEETING FROM  
FEBRUARY 8, 2018 AS PRESENTED. COUNCILMEMBER HOYT SECONDED  
40 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

42 COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE
44 COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 46 4. **Consent Agenda** – No items.

- 2           5. **Open Session for Public Comment** – Mayor Acerson called for any public  
4           comment not listed as an agenda item. There were no public comments.

6           **CURRENT BUSINESS**

- 8           6. **Major Subdivision — Parkview Towns at Anderson Farms Subdivision (D),**  
10           **240 North 1610 West.** Ken Watson, on behalf of Ivory Development, LLC, seeks  
12           preliminary approval of a thirty-four (34) lot townhome subdivision plat, at  
            approximately 240 North 1610 West, in the Anderson Farms Planned  
            Development (AFPD) zone. Following review, the Planning Commission  
            recommended approval to the City Council.

14           Hugh Van Wagenen, Planning Director gave a brief background of this item  
16           stating this is the fourth townhome phase of the Anderson Farms Planned Development  
18           which was approved by Development Agreement between Lindon City and Ivory  
20           Development, LLC in June of 2016. He noted Parkview Towns Plat D consists of 34  
22           townhome units in what is considered Parcel C of the Anderson Farms concept plan. He  
24           pointed out that the Development of Anderson Farms is governed by the Anderson Farms  
            Master Development Agreement and all standards are referred to here are a part of that  
            Agreement. He stated the average lot size of the townhomes is 1,410 s.f. with the largest  
            lot being 1,510 s.f. (14 unites) and the smallest being 1,340 s.f. (20 units). He noted these  
            lots are consistent with the concept plan for the townhomes. This fourth phase of the  
            townhomes completes the total unit count of 125 for the townhome project.

26           Mr. Van Wagenen explained new roads will be built to serve the subdivision and  
28           will be private roads or drives. He pointed out that Section 7.4.3 of the Development  
30           Agreement states that development of more than 25% of the townhome parcel requires  
            construction of Anderson Blvd from 500 North to the roundabout, the roundabout, and  
            300 North to 1700 West. This plat will put development beyond the 25% threshold and  
            these improvements are being constructed as part of Anderson Farms Plat B (single-  
            family home phase).

32           Mr. Van Wagenen indicated the offsite secondary water line is required (connects  
34           at Lakeview Drive and 400 West) but can be installed following one full irrigation season  
36           (per the Development Agreement) with no park improvements being required at this  
38           time. Each unit has a two-car garage with a 20-foot driveway, capable of parking two  
            additional vehicles with eight visitor parking stalls being constructed with this phase (a  
            total of 57 dedicated visitor parking stalls for the entire project). He indicated with both  
            dedicated visitor parking and driveway/garage parking there will be storage space for 557  
            vehicles for the 125 units.

40           Mr. Van Wagenen then presented an Aerial photo of the proposed subdivision,  
42           Preliminary Parkview Towns at Anderson Farms Plat D, Photos of existing site, Overall  
44           townhome concept (Parcel C), Street cross sections, Off-site utility maps, and the Sample  
            building elevations followed by some general discussion. He then turned the time over to  
            Mr. Ken Watson for comment.

46           Mr. Watson stated these are the premium lots as they are the units that will  
            overlook the park so there is a lot of interest in these units. He noted all of the major  
            utilities come down through this project for the entire development. They also plan to

2 separate the drainage in two separate areas because it is so flat and it seems that this will  
4 work out well. He stated they are planning to do all 125 units this year (construction and  
6 streets) with paving done in the summer. He pointed out there is a total of about 4.5  
parking stalls per unit and quite a bit of open space that they are proud of; this will be  
ideal for what they are trying to accomplish.

8 Mr. Watson mentioned he has not heard anything from UDOT since the last  
meeting but will try to contact them again. Mr. Van Wagenen stated he will reach out to  
UDOT as well. Mr. Watson noted they have now sold 15 single family units.  
10 Councilmember Bean commented that the Planning Commission asked good questions  
and had no major concerns; they felt comfortable moving ahead as planned.

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

14  
16 COUNCILMEMBER BEAN MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A 34-LOT RESIDENTIAL TOWNHOME  
SUBDIVISION WITH THE CONDITION THAT SECTION 7.4.3 OF THE  
18 DEVELOPMENT AGREEMENT BE MET. COUNCILMEMBER LUNDBERG  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
22 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER MAGLEBY AYE

24 THE MOTION CARRIED UNANIMOUSLY.

26 *Adam Cowie, City Administrator, requested to amend the agenda and move to*  
28 *item #10 at this time and then resume the regular agenda order following review.*

30 COUNCILMEMBER LUNDBERG MOVED TO AMEND THE AGENDA TO  
MOVE TO ITEM NUMBER TEN AT THIS TIME AND THEN RETURN TO THE  
REGULAR AGENDA ORDER. COUNCILMEMBER MAGLEBY SECONDED THE  
32 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

34 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
COUNCILMEMBER HOYT AYE  
36 COUNCILMEMBER MAGLEBY AYE

38 THE MOTION CARRIED UNANIMOUSLY.

- 40 **7. Review & Action — Extension of Solid Waste Collection & Recycling**  
**Agreement; Continued. Resolution #2018-7-R.** The City Council will consider  
42 Resolution #2018-7-R extending the Residential Solid Waste Collection &  
Recycling Agreement with Republic Services through June 30, 2021. Republic  
44 Services has requested increased rates be considered by the Council as part of the  
extension. This Resolution was continued from the February 20th City Council  
46 meeting.

2 Kristen Colson, Finance Director, explained the Recycling Agreement with  
3 Republic Services that goes through June 30, 2021. She noted Republic Services has  
4 requested increased rates be considered by the Council as part of this extension. She  
5 stated Republic Services is proposing increase garbage and recycling rates and proposes a  
6 fixed 3% annual inflation rate in the 2nd & 3rd years of the contract extension.

7 Ms. Colson noted the City has traditionally created a higher rate of 2nd garbage  
8 cans in order to keep recycling can costs lower as incentive for residents to opt for  
9 recycling over getting a 2nd garbage can. Increased recycling decreases tipping fees paid  
10 at the transfer station (by reducing tonnage of garbage) and also preserves space in the  
11 landfills – thus extending the life of landfills which we own through association with  
12 North Pointe Solid Waste Special Service District.

13 Mr. Cowie pointed out at the February 20<sup>th</sup> meeting the Council directed staff to  
14 work with Republic representatives on a specific pricing option that will increase rates of  
15 the 1st and 2nd garbage cans by \$1.00 each per month and increase recycling cans by  
16 \$0.35 per month (after factoring Republic’s fee increases, the City’s costs and tipping fee  
17 pass through costs).

18 Ms. Colson stated the city portion of the garbage fee also covers costs of resident  
19 dump passes and dumpsters used for spring clean-up and other city events.

20 Approximately \$40,000 of fund balance in the solid waste disposal fund will be utilized  
21 for road improvements on 2000 West and 200 South where there is significant wear due  
22 to traffic generated by the transfer station. This leaves approximately \$15,000 to remain  
23 in the solid waste fund.

24 Mr. Cowie stated if approved, Staff will work with Republic Services to finalize  
25 an Addendum to the formal Solid Waste Collection & Recycling Agreement and asks  
26 that the Council approve the Addendum in a future ‘Consent Agenda’ item. He added  
27 Republic Services has been a very good provider of solid waste disposal services for  
28 Lindon City. They are very responsive to needs and concerns of residents and the City  
29 and staff sees no reason not to exercise the option for another 3-year extension of the  
30 Agreement (pending decision of Republic’s proposed rate/inflation increases). There was  
31 then some general discussion regarding the contract specifics. Mr. Cowie noted this  
32 action would take effect July 1<sup>st</sup> if approved.

33 Councilmember Lundberg commented this seems to be a well negotiated contract  
34 and pointed out that Lindon will still have the second lowest overall rate in the county  
35 and continue to have a good provider.

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

38  
39 COUNCILMEMBER BEAN MOVED TO APPROVE RESOLUTION 2018-7-R  
40 AUTHORIZING AN EXTENSION OF THE RESIDENTIAL SOLID WASTE  
41 COLLECTION AND RECYCLING AGREEMENT WITH REPUBLIC SERVICES  
42 THROUGH JUNE 30, 2021, AND DIRECT THAT THE ADDENDUM TO THE  
43 FORMAL AGREEMENT BE APPROVED AS A FUTURE CITY COUNCIL  
44 CONSENT AGENDA ITEM. COUNCILMEMBER LUNDBERG SECONDED THE  
45 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE

2 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER MAGLEBY AYE  
4 THE MOTION CARRIED UNANIMOUSLY.

6 8. **Public Hearing — 2017-18 Fee Schedule Changes; Ordinance #2018-5-O.** The  
City Council will review and consider Ordinance #2018-5-O containing  
8 recommended amendments to the 2017-18 Fee Schedule.

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

14 Kristen Colson opened this discussion by referencing the ordinance and fee  
schedule amendment information. She noted the City has recently adopted standards and  
16 specifications for secondary water meter installations and adopted a billing rate for  
secondary water connections that are metered (currently in Anderson Farms Subdivision  
18 areas only). She pointed out these fee schedule amendments include secondary meter  
installation costs and inspection fees for the secondary connection and laterals as follows:

20

**Additions:**

22 Water Meter Installation - Secondary  
• 5/8" x 3/4" Meter \$330.00  
24 • Larger sized Meter Actual Cost

26 **Changes:**

Sewer Inspection Fee \$70.00 ~~\$25.00~~  
28 Water Inspection Fee – Culinary \$70.00 ~~\$25.00~~  
Water Meter Installation – Culinary  
30 • 1" Meter \$420.00 ~~\$325.00~~  
• Larger sized Meter Actual Cost

32

Following some general discussion, Mayor Acerson stated the recommended fee  
34 schedule changes appear to be pretty straightforward as it has been some time since any  
changes have been implemented.

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

38

COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.  
40 COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

42

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

46 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE 2018-5-O  
FOR AMENDMENTS TO THE 2017-18 CITY FEE SCHEDULE. COUNCILMEMBER

2 MAGLEBY SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

4 COUNCILMEMBER BEAN AYE

COUNCILMEMBER LUNDBERG AYE

6 COUNCILMEMBER HOYT AYE

COUNCILMEMBER MAGLEBY AYE

8 THE MOTION CARRIED UNANIMOUSLY.

10 **9. Recess to Lindon City Redevelopment Agency Meeting (RDA)**

12 COUNCILMEMBER HOYT MOVED TO RECESS THE MEETING OF THE  
LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON CITY  
14 REDEVELOPMENT AGENCY AT 7:55 P.M. COUNCILMEMBER BEAN  
SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
16 CARRIED.

18 BOARDMEMBER HOYT MOVED TO ADJOURN THE MEETING OF THE  
LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON CITY  
20 COUNCIL MEETING AT 8:00 P.M. BOARDMEMBER LUNDBERG SECONDED  
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22

**10. Review & Action — Police Department Vehicle Lease, Resolution #2018-9-R.**

24 Chief Josh Adams requests City Council approval of Resolution #2018-9-R  
allowing the Mayor and Staff to execute a future lease agreement for replacement  
26 of several existing leased police vehicles. Zions Bank requires a resolution prior  
to preparing final lease documents. Funds for the leased vehicles were included  
28 and approved as part of the 2017-18 budget.

30 Mr. Cowie stated this is a similar police vehicle lease agreement process that has  
been approved in prior years. He noted the City has budgeted the full cost of the two  
32 vehicles into this fiscal year budget, but only the annual payment (approx. \$9,398 total  
for both vehicles) will actually be spent for the vehicles. He noted the City is required to  
34 account for the acquisition of the vehicle total costs even though they will be turned over  
after a two-year lease. Zions Bank is financing the lease and requires a resolution prior to  
36 preparing final lease documents. He stated staff is requesting that the Council approve the  
resolution and allow the Mayor to sign final lease documents once we receive final  
38 details from the dealership and Zions. He then referenced the resolution for additional  
details.

40 Police Chief Josh Adams was in attendance and presented information on the  
lease renewal for two existing police vehicles and explained how the fleet lease program  
42 works. He also referenced the lease/purchase comparison study, the costs associated with  
the fleet lease program and fuel and maintenance comparisons. He also explained in  
44 addition to the fiscal advantages of pick-up trucks there are other various potential  
benefits to the city. Following the presentation by Chief Adams the Council agreed this  
46 action is warranted and a good fiscal move for the department.

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

4  
6 COUNCILMEMBER LUNDBERG MOVED TO APPROVE RESOLUTION  
2018-9-R AND AUTHORIZE THE MAYOR TO REVIEW AND SIGN FINAL  
8 DOCUMENTS FOR THE LEASE OF POLICE VEHICLES. COUNCILMEMBER  
MAGLEBY SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

10 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
12 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER MAGLEBY AYE  
14 THE MOTION CARRIED UNANIMOUSLY.

16 11. COUNCIL REPORTS:

18 **Councilmember Hoyt** – Councilmember Hoyt mentioned the Community Center  
Advisory Board and the Historic Preservation Commission is always looking for good  
20 members who would be willing to serve.

22 **Councilmember Broderick** – Councilmember Broderick was absent from the meeting.

24 **Councilmember Bean** – Councilmember Bean reported that outgoing Planning  
Commissioner Bob Wily was recognized for his service at the last meeting. He noted  
26 there is still a spot to fill on the commission and asked the council to keep in mind  
anyone who would be willing to serve.

28  
30 **Councilmember Lundberg** – Councilmember Lundberg reported the Parks and  
Recreation Easter Egg hunt is coming up on March 31<sup>st</sup> and is a fun family event. She  
also reported the Tree Board is hosting the Arbor Day Celebration on Friday, April 27,  
32 2018 with some events, activities and booths. She also mentioned she has been  
approached about the Everbridge emergency system sign-up. Mr. Cowie explained the  
34 process of signing up for the emergency system on the city website.

36 **Councilmember Magleby** – Councilmember Magleby reported the North Point Solid  
Waste District is preparing documents for each city to review to educate citizens about  
38 recycle cans in the next few weeks. He also reported he attended the first Lindon Days  
meeting with a dozen members in attendance. He noted they are an excited group and  
40 they hope to provide new things for Lindon Days this summer. He asked the council if  
they want to continue to cook the breakfast; the Council agreed they would like to  
42 continue with the breakfast. Councilmember Magleby said the group discussed  
suggestions for adoption this year including moving the parade start time to 10:30 instead  
44 of 10:00, pickle ball tournament, dodge ball tournament, Dutch oven contest, drone  
event, Lindon idol, talent show, belly flop contest, art show, business of the year, baking  
46 contest, and having a preshow prior to the show on Saturday night. He noted some of  
these ideas will be discussed at length at the next monthly meeting.

2 **Mayor Acerson** – Mayor Acerson had nothing to report.

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

6

**Misc. Updates:**

8

- March newsletter
- April newsletter article: Kristen Colson - Article due to Kathy Moosman last week in February
- Recycling pick up week will be switched starting April 6th. So, recycling will get picked up on March 30<sup>th</sup> then again the next week on April 6<sup>th</sup> and then every other week going forward from that April 6<sup>th</sup> date.
- Congressman John Curtis town hall meeting on March 10<sup>th</sup> at 2:00 pm
- Legislative updates
- Misc. Items

10

12

14

16

18

**Upcoming Meetings & Events:**

- April 6th-14th Spring Clean-up – (dumpsters available throughout City)
- April 25th-27th – ULCT Spring Conference in St. George

20

22

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

24

**Adjourn** –

26

COUNCILMEMBER LUNDBERG MOVED TO ADJOURN THE MEETING AT 8:30 PM. COUNCILMEMBER MAGLEBY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

28

30

Approved – April 3, 2018

32

34

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

36

38

\_\_\_\_\_  
Jeff Acerson, Mayor