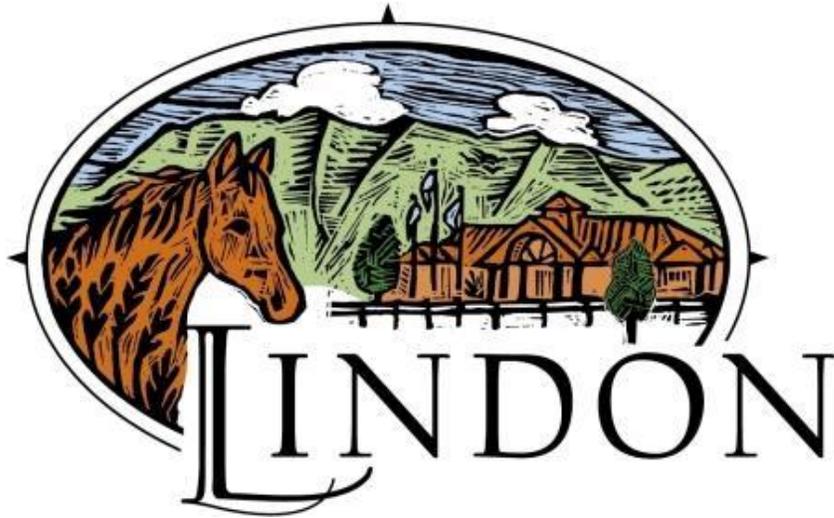


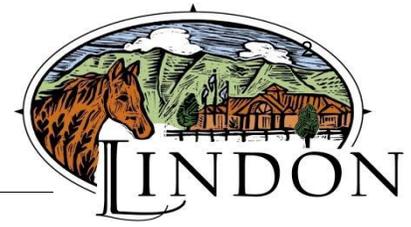
# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

January 21, 2020

# Notice of Meeting of the *Lindon City Council*



The Lindon City Council will hold a meeting beginning with a work session at **6:00 p.m.** on **Tuesday, January 21, 2020** 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:



## **WORK SESSION – 6:00 P.M.** - Conducting: Jeff Acerson, Mayor

1. **Discussion Item: State Legislator Discussion.** (40 minutes)  
Lindon City Council will meet with local State Legislators to discuss matters of common interest and issues that may be addressed in the 2020 Legislative Session. No motions will be made.
2. **Discussion Item: Department Quarterly Reports.** (20 minutes)  
The Lindon City Department Heads will review and discuss with the council various aspects of their prospective department functions and responsibilities.

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

Pledge of Allegiance: By Invitation

Invocation: Randi Powell

(Review times are estimates only)

1. **Call to Order / Roll Call** (2 minutes)
2. **Presentations and Announcements** (5 minutes)
  - a) Comments / Announcements from Mayor and Council members.
  - b) **Oath of Office Ceremony:** Recently elected Councilmember Randi Powell will be sworn-into office. The Oath will be administered by City Recorder, Kathryn Moosman. The newly elected councilmember will serve a 4-year term in office.
3. **Approval of minutes:** The regular City Council meeting of January 7, 2020, will be reviewed. (5 minutes)
4. **Open Session for Public Comment** (For items not on the agenda) (10 minutes)
5. **Consent Agenda** — (Items do not require public comment or discussion and can all be approved by a single motion.) (5 minutes)
  - a) **Landscape Maintenance Contract Bid Award.** The city received bids for the 2020 landscaping maintenance contract and recommends awarding the low bid to Elite Grounds with a proposal of \$221,680.00.
6. **Presentation — Department Quarterly Reports (continued from work session).** The Lindon City Department Heads will continue to review and discuss with the council various aspects of their prospective department functions and responsibilities. (20 minutes)
7. **Concept Review — Ivory Homes/Anderson Farms Development Changes.** The city council will review and discuss the Anderson Farms Development options with Ivory Homes. (25 minutes)
8. **Public Hearing — Ordinance Amendment to LCC 10.16.040, overnight parking and snow removal; Ordinance #2020-2-O.** Staff will present for council review and approval Ordinance Amendment #2020-2-O LCC 10.16.040, overnight parking and snow removal. (10 minutes)
9. **Discussion Item – Employee Compensation.** This is a continued review and discussion of employee compensation programs. (15 minutes)

### **Council Reports:**

- A) MAG, COG, UIA, Utah Lake Comm., ULCT, NUVAS, IHC Outreach, County Board of Health - Jeff Acerson
- B) Police/Fire/EMS, Emergency Mgmt., Irrigation Co. Representative/Board member, City Buildings - Van Broderick
- C) Public Works/Engineering, Historic Commission, Administration, Building Const. & Inspection - Randi Powell
- D) Pleasant Grove/Lindon Chamber of Commerce, Economic Development, Lindon Days - Carolyn Lundberg

- E) Planning Commission/BOA, Planning/Zoning, General Plan, Transfer Station/Solid Waste Board - Mike Vanchiere  
F) Parks, Trails, and Recreation, Cemetery, Tree Advisory Board - Jake Hoyt

## Administrator's Report

(10 minutes)

### Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](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.

### **CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City ([www.lindoncity.org](http://www.lindoncity.org)) websites.

Posted by: /s/ Kathryn A. Moosman, City Recorder

Date: January 17, 2020; Time: 12:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Center

## WORK SESSION – 6:00 P.M. - Conducting: Jeff Acerson, Mayor

a) **Discussion Item: State Legislator Discussion.** (40 minutes)

Lindon City Council will meet with local State Legislators to discuss matters of common interest and issues that may be addressed in the 2020 Legislative Session. No motions will be made.

b) **Discussion Item: Department Quarterly Reports.** (20 minutes)

The Lindon City Department Heads will review and discuss with the council various aspects of their prospective department functions and responsibilities.

*Department Heads may provide materials at the meeting. (Police and Planning Dept staff are out of town and will present at the Feb 4<sup>th</sup> meeting).*

## SERVICES, MAINTENANCE RESPONSIBILITIES, & PERFORMANCE STATS (JULY 1, 2018 - JUNE 30, 2019)

<b>Public Works</b> <ul style="list-style-type: none"> <li>• 87 miles of water lines</li> <li>• 82 miles of sewer lines</li> <li>• 51 miles of secondary water lines</li> <li>• 49 miles storm drain lines</li> <li>• 13 miles open ditches</li> <li>• 830 fire hydrants</li> <li>• 39 cemetery interments</li> </ul>	<b>Streets</b> <ul style="list-style-type: none"> <li>• 55 miles of streets maintained</li> <li>• Operates 6 snow plows</li> <li>• 25 tons of asphalt used to fill potholes</li> <li>• 912 street signs maintained</li> <li>• 337 street lights</li> </ul>	<b>Utilities</b> <ul style="list-style-type: none"> <li>• 3,387 culinary connections</li> <li>• 2,608 secondary water connections</li> <li>• ~1.1 billion gallons secondary water delivered</li> <li>• ~442 million gallons culinary water delivered</li> </ul>
<b>Parks &amp; Recreation</b> <ul style="list-style-type: none"> <li>• 55 acres of developed parks, w/ 13 pavilions</li> <li>• 6.5 miles of trails</li> <li>• Senior Center &amp; Community Center</li> <li>• 65,215 visitors to Aquatics Center (2018 season)</li> <li>• 42 rec programs offered</li> </ul>	<b>Development</b> <ul style="list-style-type: none"> <li>• 306 bldg permits issued</li> <li>• \$104,530,234 = value of building projects</li> <li>• 48 land use applications processed</li> <li>• 13 new commercial / industrial developments</li> <li>• 881 business licenses</li> </ul>	<b>Public Safety</b> <ul style="list-style-type: none"> <li>• 15 full-time police officers <ul style="list-style-type: none"> <li>◦ 7,494 service calls</li> <li>◦ 2,417 traffic stops</li> </ul> </li> <li>• 15 full-time fire &amp; EMS (contracted through Orem) <ul style="list-style-type: none"> <li>◦ 762 fire &amp; EMS service calls from Lindon Station to Lindon City location</li> </ul> </li> </ul>
<b>Employees</b> <ul style="list-style-type: none"> <li>• 53 full-time</li> <li>• 36 perm. part-time (includes elected &amp; appointed officials)</li> <li>• 147 temp/seasonal</li> <li>• Employee costs = 30.5% of total expenditures (net of fund balances &amp; transfers)</li> </ul>	<b>Justice Court</b> <ul style="list-style-type: none"> <li>• 259 criminal cases</li> <li>• 37 small claims cases</li> <li>• 3,032 traffic cases</li> </ul>	<b>Finance</b> <ul style="list-style-type: none"> <li>• \$2.57 Million in General Fund balance (savings)</li> <li>• One-time surpluses prioritized to pay down debt</li> <li>• GFOA Budget Award</li> </ul>

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

Pledge of Allegiance: By Invitation

Invocation: Randi Powell

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

January 21, 2020 Lindon City Council meeting.

Jeff Acerson  
Carolyn Lundberg  
Van Broderick  
Jake Hoyt  
Randi Powell  
Mike Vanchiere

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

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

- a) Comments / Announcements from Mayor and Council members.
- b) **Oath of Office Ceremony:** Recently elected Councilmember Randi Powell will be sworn-into office. The Oath will be administered by City Recorder, Kathryn Moosman. The newly elected councilmember will serve a 4-year term in office.

### **Item 3 – Approval of Minutes**

- Review and approval of City Council minutes: **January 7, 2020**



2 THE MOTION CARRIED UNANIMOUSLY.

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

6

8 **5. Consent Agenda Items** – The following consent agenda item was presented for  
approval.

10 a) **Resolution #2020-1-R.** The Council will review and consider  
12 Resolution#2020-1-R approving the Mayor’s recommendation for City  
Council Liaison assignments, Mayor pro tem appointments, RDA Board of  
14 Directors appointments, and newsletter article assignments for the 2020  
calendar year.

16 COUNCILMEMBER VANCHIERE MOVED TO APPROVE THE CONSENT  
18 AGENDA ITEM AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 COUNCILMEMBER HOYT AYE  
22 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER VANCHIERE AYE

24 THE MOTION CARRIED UNANIMOUSLY.

24 **CURRENT BUSINESS**

26 **6. PARC Tax Mini Grant Amendment.** The Timpanogos Storytelling Institute was  
28 awarded a \$3,000 mini-grant from the PARC tax grant program and requests  
amending the grant to include a waiver of \$240 Community Center Rental Fees  
30 for one storytelling event. Staff recommends approving the amended grant award  
and waiving the rental fee.

32 Adam Cowie, City Administrator, led this discussion item by explaining Heath  
34 Bateman, Parks & Recreation Director felt that not including the Community Center  
rental fee for the storytelling event was an oversight and should have been included as  
36 part of the original amount in the grant application award. He recommends that the City  
Council approve this \$240 fee waiver addition as part of an amended 2019 PARC tax  
38 mini grant award for the Timpanogos Storytelling Institute, bringing their total grant  
award value to \$3,240. Following some general discussion, the council was in agreement  
to approve this request.

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

42

44 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE PARC TAX  
MINI GRANT AMENDMENT TO INCLUDE THE COMMUNITY CENTER FEE  
WAIVER FOR THE TIMPANOGOS STORYTELLING INSTITUTE AS PRESENTED.

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

4 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
6 COUNCILMEMBER VANCHIERE AYE  
THE MOTION CARRIED UNANIMOUSLY.

8

7. **Review and Action – Police Department Vehicle Lease; Resolution #2020-2-**

10 **R.** Chief of Police Josh Adams requests city council approval of Resolution  
#2020-2-R allowing the Mayor and Staff to execute a lease agreement for  
12 replacement of 2 existing leased police vehicles. Zions Banks is facilitating the  
lease and requires a resolution of support prior to preparing final lease documents.  
14 Estimated annual payment for the newly leased vehicles is \$8,712.51. Funds for  
the leased vehicles were incorporated and approved as part of the FY2019-20  
16 budget.

18 Mr. Cowie led this discussion by noting this is a similar police vehicle lease  
agreement process that has been approved in part years. The City has budgeted the full  
20 cost of two F-150 trucks into this fiscal year budget, but only the annual payment  
(approx. \$8,712.51 for the 2 vehicles) will actually be spent. The City is required to  
22 account for the acquisition of the total vehicle costs even though they will be turned over  
after the lease. He noted Chief Adams has negotiated with Zions to lease these two  
24 vehicles for one-year only, then renew the entire 15-vehicle fleet all together next year  
(January 2021). In that way the entire fleet of 15 vehicles will turn over every other year.  
26 He pointed out that grouping the leases together enables a lower interest rate.

28 Mr. Cowie indicated that leasing the vehicles has been beneficial in the past by  
reducing initial capital outlay for vehicle purchasing, and ensuring quality and very low  
maintenance vehicles are available for emergency/public safety functions. Leasing higher  
30 end vehicle packages also enables better trade-in/buy-back value through the dealerships.

32 Mr. Cowie stated Zions Bank is financing the lease which requires a resolution  
prior to approving final lease documents. Staff is requesting that the Council approve the  
resolution and allow the Mayor to sign final lease documents. He then referenced the  
34 resolution and agreement followed by some general discussion. Following discussion, the  
council was in agreement to approve the Resolution for the Police Department Vehicle  
36 Lease.

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

40 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION  
#2020-2-R ALLOWING THE MAYOR AND STAFF TO EXECUTE A LEASE  
42 AGREEMENT FOR REPLACEMENT OF 2 EXISTING LEASED POLICE VEHICLES  
AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE MOTION.  
44 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE  
46 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER VANCHIERE AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 9. **Discussion Item – Lindon Days Grand Marshal.** The city council will review  
and discuss possible names for the 2020 Lindon Days Grand Marshal.

6

Mr. Cowie led this discussion by presenting the list of previous Lindon Days  
8 Grand Marshal's. Following some general discussion regarding names for the 2020  
Lindon Days Grand Marshals the council was in agreement to have Mayor Acerson reach  
10 out to Alan and Kristine College and extend an invitation to be the 2020 Lindon Days  
Grand Marshals.

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

14

10. **Discussion Item — Employee Compensation.** Continued review and discussion  
16 of employee compensation programs.

18 Mr. Cowie opened this discussion item by referencing the memo and sample charts  
noting in 2015, they shifted from the long-used 16 step pay scale to a 5 step pay scale  
20 from low to mid-point and then a range from mid to high-point. The idea was to get  
employees to their mid-point within 4-5 years of their hire date since employees are  
22 learning and improving at their job at a higher rate in those beginning years. Employees  
in the mid-high range would receive a merit increase at a rate that was approved during  
24 the budget process, depending on their evaluation scores.

Mr. Cowie noted they have found that it is taking employees more than 10 years to  
26 progress from their pay range's mid-point to the high-point and some employees have left  
Lindon City to work for other municipalities at a higher pay. Mr. Cowie explained the  
28 research has indicated that to remain competitive our employees should reach the top of  
their pay range within 10-12 years of being hired.

30 Mr. Cowie went on to say with this in mind, they are proposing a new pay scale,  
returning to the use of steps rather than an open range. The proposed 12 step pay scale  
32 would be implemented on January 1, 2021. He then referenced the pay scale that assumes  
a 1.5% Cost of Living Allowance (COLA) increase for July 1, 2020 and July 1, 2021. He  
34 noted employees would be put on a step of the new pay scale on January 1, 2021. He  
added the new pay scale still has the mid-point at Step 5, with steps, rather than a range  
36 from mid-high points of the pay ranges.

Mr. Cowie indicated the cost of implementing this new pay scale would be about  
38 \$175,700 for the 2020-2021 fiscal year, including the corresponding increase in benefits  
as a result of the increase in pay. Benefits that would increase as the pay increases are  
40 retirement, social security, Medicare, workers compensation, long-term disability, and  
Life/AD&D Insurance. The estimated costs also assume a 1.5% COLA increase, as  
42 previously mentioned. He noted the estimated increases in salaries and benefits for  
switching to the new pay scale are shown below alongside the cost of the 1.5% COLA  
44 and 2.5% Merit increases which were approved for the 2019-2020 budget.

	<b>2019-2020</b>	<b>2020-2021</b>	<b>2021-2022</b>
<b>General Fund</b>	\$135,900	\$144,800	\$148,800
<b>Water Fund</b>	9,500	6,900	7,400
<b>Sewer Fund</b>	6,600	7,800	8,700
<b>Storm Water Fund</b>	4,200	5,800	6,000
<b>Recreation Fund</b>	9,600	10,400	12,300
<b>Citywide Totals</b>	<b>\$165,800</b>	<b>\$175,700</b>	<b>\$183,200</b>

• **Pay Range chart updates**

- 12-steps. Steps 1-5 = 5.7% increase; steps 6-12 = 2.6% increase.
- COLA subject to Federal CPI comparisons/fund balances/revenues/economic conditions/etc.
- 2020-21 impact ~\$175,700. 2021-22 impact ~\$183,200

Councilmember Vanchiere commented this would provide more consistency in determining what the merit portion of the increase should be. Mr. Cowie confirmed that statement adding this will also help to build employee morale and will make decision making easier for the council and simplify things. It will also give some certainty to employees. He noted this is how it was done before 2013.

Councilmember Hoyt expressed his concerns stating an expected 4.1% increase on an average 1.5% cost of living is a lot, and he has concerns if that is the expectation we are setting. It just seems like a lot for any business as their employees don't expect a 4.1% raise every year. However, he does like the consistency of it and the morale aspect; he feels there is a fine line but we do have some flexibility.

Mayor Acerson commented what we are trying to do here is set up a framework that the council is comfortable with and that is predictable on a generally normal economic year. And knowing, as representatives, if we determine that we need to tighten our belt we have the capability to do that; it's more the need to manage the expectation and to stay somewhat competitive.

Councilmember Broderick pointed out this will have to be monitored, but he is pretty comfortable where it sits right now with where we are at with that level of expectation. He wouldn't want it to be perceived that this is what employees will receive for the next 15 years because conditions may not allow that. As we go through the budget this can be worked through and can be tweaked as needed, but he is pretty comfortable where this is at. He did mention he has concerns with road funding and would suggest and consider not leaving the issue of road funding behind.

Councilmember Vanchiere pointed out if we manage employee expectations and if we have a banner year that it may be up to 5% but to perhaps have a cap. Councilmember Lundberg agreed stating there are other factors that come into play like health insurance costs and if we were to ask for employee participation or keep the package where it's at.

Mr. Cowie stated he is hoping by the budget kick off meeting in February that the council feels comfortable with staff moving forward with including this draft in the budget process; he believes employees will receive this very well.

Councilmember Lundberg commented she likes the stability and security this creates for the employees and she appreciates the thought put into this. She also agrees with Councilmember Broderick that what has been dedicated to roads in the past is vastly

2 underfunded and needs to be a primary focus; we may need a better system for  
 4 prioritization.

4 Mayor Acerson expressed that he hopes this is a win-win situation where the  
 6 employees as well as council and staff will work together and during down years, we may  
 6 have to tighten our belt and he has sensed the employees are respectful of that.

8 Following some additional discussion, Mr. Cowie stated he will bring some final  
 8 numbers and recommendations (draft) back before the council for review.

10 At this time, Mr. Cowie also reviewed the employee financial participation for  
 10 health care costs (3%) employee participation (\$50/mo. per family) noting he believes this  
 12 is still competitive. He noted this has been presented to the Department Heads. Following  
 12 discussion, the council was in agreement this is a good starting point.

- 14 • **Employee Medical Insurance participation**

- 14 ○ 3% of monthly premium
  - 16 ■ ~\$50/mo. FAMILY
  - 16 ■ ~\$35/mo. SINGLE+ONE
  - 16 ■ ~\$17/mo. SINGLE

18 Mr. Cowie also mentioned Mr. Bateman has requested changing the lifeguard  
 20 employee compensation plan. He noted last year they struggled to get and keep lifeguards  
 20 and pool employees. He then referenced the draft pay range (not finalized) noting they need  
 22 to attract new hires and need more 16+ year-olds. They also need to retain their trained  
 22 employees. He stated Mr. Bateman and Mr. Walker are working on coming up with a good  
 24 plan as it was a real struggle last year to hire and retain employees.

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

## 28 **COUNCIL REPORTS:**

30 **Councilmember Lundberg** – Councilmember Lundberg reported she attended the open  
 32 house for Walker Farms and it was very nice event and is a beautiful venue. She also  
 34 mentioned Lindon Days noting she spoke with Desiree Green who indicated she would  
 36 like to see some diverse native American culture activities as part of Lindon Days (City  
 38 Center Park). She noted other cities are hosting these types of events that are self-funded.  
 40 Mayor Acerson suggested to have Mr. Bateman draft a framework to have these types of  
 42 diverse, cultural events incorporated into Lindon Days.

38 **Councilmember Hoyt** – Councilmember Hoyt mentioned the Hucks Tower Slide at the  
 40 Aquatics Center that was approved last year with RDA funds. He noted Mr. Bateman has  
 42 indicated the funds for the slide are not quite enough for what they are looking for. He  
 44 also noted Mayor Acerson has brokered a deal on the snow cone shack and there will be  
 46 also be some new stairs. He stated Mr. Bateman would like a general feel from the  
 council if they are willing to look at this issue as to get what we want and to get our  
 money's worth that is funded by the Parc Tax and RDA in order to have a much better  
 slide or if this is a non-starter. Following discussion, the council agreed to this scenario  
 especially with the funding sources in place.

2 **Councilmember Broderick** – Councilmember Broderick reported he will be attending  
 4 the North Union Irrigation Canal Board of Directors Shareholders meeting this Saturday.  
 He also reported he has received a lot of positive response from residents on the recently  
 installed flashing lights.

6 **Councilmember Vanchiere** – Councilmember Vanchiere reported he has been attending  
 8 all Planning Commission meetings and things seem to be going well there. He also spoke  
 on the commercial design standards and the level of detail and their intent. He noted the  
 10 commission and developers can get discouraged at the level of micromanaging that seems  
 to go on. He is concerned the expectations are not realistic. He suggested a joint session  
 12 with the council may be beneficial as to have the same perceptions for the city. There was  
 then some general discussion regarding this subject.

14 **Councilmember Powell** – Councilmember Powell was absent.

16 **Mayor Acerson** – Mayor Acerson had nothing further to report.

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

22 **Misc. Updates:**

- January Newsletter
- 24 • February newsletter article: Carolyn Lundberg - Article due to Kathy Moosman  
by end of January
- 26 • Upcoming meeting items: Meeting w/ Legislators; Quarterly Reports by City  
Departments; Landscape Maintenance contract award; Parks, Trails, and  
28 Recreation Master Plan update; Moderate Income Housing presentation by Robert  
Vernon; Open & Public Meetings & Harassment Prevention training;
- 30 • Misc. Ordinance & Policy Manual updates.
- Job Openings at Public Works (Water Operators) and Community Center  
32 (Recreation/Senior Coordinator; Program instructors; coaches; referees; lifeguards  
needed soon)
- 34 • Misc. Items

36 **Upcoming Meetings & Events:**

- January 9<sup>th</sup> – PG/Lindon Chamber, State of the Cities luncheon at Stone Gate  
38 Event Center at 11:45am.
- January 20<sup>th</sup> – Martin Luther King Holiday – City offices closed
- 40 • January 29<sup>th</sup> – ULCT Local Officials Day with Legislature
- February 6<sup>th</sup> at 6:00pm – Budget Kick-off Meeting w/Council and Dept Heads
- 42 • April 22<sup>nd</sup> – 24<sup>th</sup> – Utah League of Cities and Towns Spring conference in St  
George

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

2 **Adjourn** –

4 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
6 AT 9:10 PM. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL  
8 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 21, 2019

10

12

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

14

16

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

DRAFT

**Item 4 – Open Session for Public Comment** *(For items not on the agenda - 10 minutes)*

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**Item 5 – Consent Agenda** – *Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.*

- a) **Landscape Maintenance Contract Bid Award.** The city received bids for the 2020 landscaping maintenance contract and recommends awarding the low bid to Elite Grounds with a proposal of \$221,680.00.

**Sample Motion:** *I move to (approve, deny, continue) the consent agenda item(s) (as presented, or with changes).*

## LANDSCAPE MAINTENANCE CONTRACT

City Council:

Lindon's current landscaping contract with Elite Grounds expired October of 2019. I have prepared a Request for Proposals (RFP) for landscaping services and invited 8 landscape maintenance companies to submit a proposal. Three companies attended the mandatory pre-bid meeting and only 2 companies responded to the RFP by the deadline.

The lowest bidder was Elite Grounds with a proposal of \$229,680.00. I asked them to readjust their bid by removing 2 mowing weeks to lower the price this year. They have agreed to lower the price to \$221,680.00. This is \$34,138 more than the bid price from Elite Grounds 5 years ago. However, the \$187,542 bid from 5 years ago was a carry over price with very little increase from 5 years prior to 2014.

As Elite Grounds has been our landscaping contractor for many years and as they are responsible and responsive to Lindon City, I recommend awarding the contract to Elite Grounds, who appears to be both the most qualified contractor and also proposed the lowest total contract price for services. See attached agreement and proposal tally sheet.

Heath G. Bateman  
Lindon Parks & Recreation Director





## Elite Grounds L.C.

800 South Main Street, Pleasant Grove, UT 84062

Tel. 801-785-5973

**SOLUTIONS**

**PERFORMANCE**

**SATISFACTION**

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December 16, 2019

To Whom it May Concern:

This letter is to inform Lindon City that we will be reducing our original quote of \$229,680.00 to \$221,680.00. We accomplished this by reducing 2 mowing services out of the services in the Request for Quote titled Landscape Maintenance Bid. We look forward too many more years working together with your Parks and Recreation team.

Respectfully Submitted,

Brent Gurney

Manager

## LANDSCAPE MAINTENANCE SERVICES AGREEMENT

This agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by and between the city of Lindon (hereafter “the city”) and Elite Grounds, L.C. (hereafter “the contractor”), a Utah Limited Liability Company.

WHEREAS, the city desires to contract for landscaping and maintenance of its parks, trails, and other public properties;

WHEREAS, the contractor desires to provide the landscaping and maintenance services sought by the city;

WHEREAS, the city and the contractor desire to memorialize their discussions of the terms under which contractor will provide landscaping and maintenance to the city; and

THEREFORE, the city and contractor agree as follows:

1. The contractor will provide landscaping and maintenance services for the parks, open spaces, detention ponds, and other public lands presently owned, leased, or used by, or licensed to, the city as listed generally in Addendum A, which is attached to this agreement.

2. If the city acquires the use of additional property during the term of this services agreement, the contractor shall, at the request of Lindon City, provide the above services to the additional property at the same proportionate rate as provided for the properties listed in Addendum A.

3. The contractor shall provide services necessary to maintaining the properties listed generally in Addendum A in an orderly, healthy, safe and attractive manner, which shall include:

- a. mowing;
- b. trimming;
- c. application of fertilizer as described below;
- d. application of herbicide treatment as described below;
- e. weeding of the shrub bed at the Lindon signs locations;
- f. collection and disposal of trash in city/pavilion trash cans;
- g. collection and disposal of trimmings and clippings at an appropriate organic waste dump site, at contractor’s expense; and
- h. other services as mutually agreed by the parties.

4. The term of this agreement shall be three calendar years of 2020, 2021, and 2022. Unless written notice of a desire to renegotiate the terms of the agreement is given by either party prior to December 1, 2022, the agreement shall automatically be renewed for a period of two years under the same terms.

5. The city shall pay \$221,680 per year in exchange for the contractor's providing the services described above.

6. The annual price indicated in Section 5 shall not be modified prior to March 1, 2022. After that date, the contractor may make a request to the Lindon City Council for an adjustment of the annual price, which the City Council may consider but is not obligated to grant. The factors relevant to an adjustment of the annual price include, but are not limited to, adjustments in the Utah State consumer price index (CPI), documented changes in contractor operating costs (i.e., fuel, labor, materials, etc.), and changes by the city in the care specifications of properties to be maintained. Any modification of the annual price or services to be performed must be in writing, signed by authorized representatives of both parties.

7. Based on any soils analysis performed by the contractor in the course of providing landscaping and maintenance services, the contractor shall recommend to the city's park superintendent changes in herbicide and fertilizer applications.

8. Depending on what the city's park superintendent determines to be necessary after receiving the recommendations of the contractor, the city may, at its option, request additional applications of fertilizer herbicide by the contractor.

9. If the park superintendent determines a more or less frequent fertilizer or herbicide application schedule is appropriate, the price may be adjusted proportionately, provided both the city and the contractor agree in writing to a price adjustment before the number of applications is modified. Similarly, increases in the cost of the fertilizer and herbicide may be adjusted as discussed in paragraph 6.

10. The contractor shall maintain liability insurance in the minimum of \$2,000,000 and shall name the city as an additional insured on that policy.

11. The contractor shall indemnify the city and hold it harmless against all claims, liabilities, or causes of action relating to or arising out of the contractor's failure to perform the services described herein, or the intentional or negligent acts of its employees, in the course of performing under this agreement.

12. The contractor and the city are both aware that some sprinkler heads and boxes are not flush with the ground. The city plans to modify those heads and boxes so they are flush. However, the contractor agrees to indemnify the city for repairs to sprinkler heads and boxes or to other equipment on the property caused by the contractor, employees or agents, whether or not the damaged equipment is flush with the ground.

13. The contractor agrees to abide by all federal, state, and local laws, statutes, ordinances and regulations governing the activities discussed herein. The contractor shall comply with, and indemnify the city against any violations of, applicable regulations promulgated by the Environmental Protection Agency or other government agencies regulating any activities

engaged in by the contractor. The contractor agrees that all herbicides will be applied by a certified herbicide applicator.

14. Neither the contractor nor any of its employees shall be considered employees of the city or entitled to any benefits to which the city employees may be entitled. The contractor agrees to abide by all applicable employment laws and regulations and to indemnify the city against any violations of the same by the contractor.

15. Either party may terminate this agreement, regardless of cause or breach by the other party, upon providing the other party written notice at least 90 days prior to the date upon which terminating party desires to be released from the contract.

16. Receipt of any notice required under this agreement may be acknowledged in writing by the receiving party, or shall be delivered by registered or certified mail, return receipt requested, to the following address:

To the city:

Parks and Recreation Director  
Lindon City  
100 N State Street  
Lindon, Utah 84042

To the contractor:

Kris Ashby  
Elite Grounds, L.C.  
754 W 700 S  
Pleasant Grove, Utah 84062

Any party desiring to change the address to which notice should be sent must provide written notice of the new address to the other party by registered or certified mail, return receipt requested.

17. In the event a dispute arises regarding any term of this agreement, or performance of the agreement or payment therefore, the parties shall participate in good faith in mandatory, non-binding mediation prior to filing any complaint in state or federal court. Nothing in this agreement shall waive or otherwise affect any applicable provisions of the Utah Code Annotated regarding governmental immunity or notice of claims.

18. Interest on any invoice or obligation in relation to this agreement that is over 30 days past due and of which the other party has been given notice in writing via certified mail, return receipt requested, and on any judgment obtained by either party in relation to this contract, shall be assessed at the rate of 1.5% per month.

19. Since both parties have participated in the preparation of this agreement, and have had opportunity to review it with legal counsel, no person, court or other entity adjudicating, interpreting, or enforcing the terms of this agreement shall apply any presumption or rule of construction favoring one party over the other on the basis of the drafting of this agreement.

20. In any dispute that arises in relation to this agreement, whether or not resulting in litigation, the prevailing party shall be entitled to its reasonable attorney fees and other costs.

Entered into and executed on the date first written above.

LINDON CITY

ELITE GROUNDS, L.C.

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

\_\_\_\_\_  
Kris Ashby, Owner/Manager

Attest:

\_\_\_\_\_  
Kathy Moosman, City Recorder

### Addendum A

<b>Square Ft (Approx).</b>	<b>LOCATION</b>	<b>SERVICES</b>
<b>82,218</b>	<b>Creekside Park 100 S. 600 W.</b>	Mow, trim, edge, service pavilion area five times each week, wash pavilion twice per week, fertilize three times, apply turf herbicide twice.
<b>293,019</b>	<b>City Center Lower Park 200 N. State</b>	Mow, trim, edge, service pavilion area and horse arena area five times each week, wash pavilion twice per week, fertilize three times, apply turf herbicide twice. Utilize push mowers on slopes and adjacent to vinyl fences.
<b>112,726</b>	<b>City Center Upper Park 100 N. State</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>106,218</b>	<b>Cemetery 600 N. 200 E.</b>	Mow, trim, edge, pickup trash twice per week, fertilize three times, apply turf herbicide twice, control weeds in shrub beds, keep weeds along rear west fence line cut down.
<b>61,877</b>	<b>Reservoir #3 600 N. 220 E.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>47,753</b>	<b>Panorama Park 900 E. 140 N.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>26,366</b>	<b>Canal Bridge 900 E. 120 N.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>50,114</b>	<b>Reservoir #2 140 N. 1000 E.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>11,070</b>	<b>Detention Basin #2 1025 E. 200 S.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>11,894</b>	<b>Detention Basin #1 900 E. 200 S.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.

<b>162,640</b>	<b>Pioneer Park 500 E. 140 S.</b>	Mow, trim, edge, service pavilion area five times each week, wash pavilion twice per week, fertilize three times, apply turf herbicide twice, control weeds around the restroom and pioneer house shrub beds, cut down perennials around pioneer house in the fall.
<b>8,610</b>	<b>N. Union Pump Sta. 750 E. 200 S.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>3,105</b>	<b>Industrial Park Sign 200 S. 1000 W.</b>	Control weeds in shrub bed areas, prune shrubs twice per season.
<b>49,601</b>	<b>Tank Park 835 E. 267 N.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>Included in City Center Upper Park</b>	<b>City Center 100 N. State</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice, control weeds in shrub bed areas.
<b>425</b>	<b>Welcome Sign 200 S. State</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>8,732</b>	<b>Detention Basin #3 1025 E. 20 S.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>33,471</b>	<b>Dry Canyon Basin 200 S. Dry Canyon Dr.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Control weeds in shrub bed areas, prune shrubs twice per season.
<b>2,370</b>	<b>Well House #2 200 E. 300 N.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>17,738</b>	<b>Canberra Entrance 1200 E. 200 S.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice and control weeds in shrub bed areas <b>(2,000 Square feet Shrub Beds)</b>
<b>362,000</b>	<b>Pheasant Brook 320 N. 800 W.</b>	Mow, trim, edge, fertilize <b>four</b> times, apply turf herbicide twice. Includes new areas. Service pavilions 5 times each week and wash pavilions twice per week.
<b>15,446</b>	<b>Fire Station 100 N. Main</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.

<b>19,682</b>	<b>Sunroc Planters on 800 W.</b>	Monthly weed control of rock and tree area in front of Sunroc on 800 W.
<b>3,215</b>	<b>Home Depot Roundabout 400 S. 670 W.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice, control weeds in shrub bed areas and cement medians.
<b>5830</b>	<b>200 S. Streetscapes 400-800 W. 200 S.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Control weeds in gravel park strips.
<b>12,046</b>	<b>Geneva Rd. Streetscapes, 600 N. to 600 S. Geneva Rd.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Weed control in the gravel areas and tree well establishment along the Geneva Rd. shall be maintained.
<b>Grass Area 61,304</b>  <b>Wild Flowers/Weeds 313,710</b> <b>Shrubs 38,000</b>	<b>I-15 Interchange (Pleasant Grove Blvd)</b>	Mow, trim, edge, prune all shrubs and trees as required twice per season, fertilize turf three times, fertilize all shrub areas two times, apply turf herbicide twice, cut wildflower areas twice per season, fertilize wildflower area twice. Start-up, monitor, control, and winterize (blow out) irrigation systems (any needed repairs shall be approved by the city first). There are approx.. 30 Hunter Node valve controllers throughout. Additional weed control in UDOT areas adjacent to On/Off ramps as required. Bait sprinkler control boxes for Voles.
<b>2,980</b>	<b>State St. &amp; Main St. Corner</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>914</b>	<b>Well House #1 300 E. Center St.</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>138,101</b>	<b>Hollow Park 370 E. 400 North</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Daily trash pick-up. Wash pavilion twice per week, weed control along asphalt path and perimeter fence.
<b>16,200</b>	<b>700 North State St. West to Lindon City/Pleasant Grove City</b>	Monthly hand weeding. Monthly spot chemical applications. Pre-emergent Applications in the spring and summer cut back perennials in the fall.

	<b>Boundary</b>	
<b>174,414</b>	<b>Fryer Park 600 N 100 E</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>25,000</b>	<b>McKinley Trail *runs along McKinley Drive -approx. 155 S 1500E</b>	Monthly hand weeding. Monthly spot chemical applications. Pre-emergent Application in the spring and summer.
<b>5,992</b>	<b>400 West Streetscapes</b>	Fertilize three times, apply turf herbicide twice.
<b>107,731</b>	<b>Citizenship Park 500 N 800 E</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice.
<b>15,361</b>	<b>Home Depot Park/Ride 670 W 400 S</b>	Weekly mow, trim and edge. Monthly shrub bed and median weed control. Spring and summer pre emergent.
<b>191,671 Trail 1,400 Ditch Bank 6,894</b>	<b>Creekside Meadows All four corners 500 N 1700 W</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Monthly weed control of trail that runs between the homes. Monthly Control of ditch bank with aquatic labeled herbicide.
<b>2,584</b>	<b>City Center Corner</b>	Mow, trim, edge, fertilize three times, herbicide twice.
<b>11,059</b>	<b>Public Works Bldg. 946 W Center</b>	Mow, trim and edge, fertilize three times, apply turf herbicide twice.
<b>12,430 linear feet 74,580 sq ft</b>	<b>Heritage Trail From Canal Drive to 1200 East, 800 West to 200 South, Lakeview to 60 North, Canal Drive by peach tree and Canal Drive west to neighborhood.</b>	Monthly herbicide application along each side of the asphalt trail and monthly blow asphalt clean.
<b>6,266 linear feet 37,601 sq ft</b>	<b>Heritage Trail from Geneva Road and 200 South to irrigated riparian area near Pioneer Lane (power plant)</b>	Monthly herbicide application along each side of the asphalt trail and monthly blow asphalt clean.

<b>15,714</b>	<b>Community Center</b>	Mow, trim and edge, fertilize three times, apply turf herbicide twice. Monthly shrub bed weed control. Spring and summer pre-emergent.
<b>18,937</b>	<b>Bald Mountain Retention Basin 600 N and 650 E</b>	Mow, trim, edge, fertilize three times, herbicide twice.
<b>15,000</b>	<b>Tithing Office 319 N 135 W</b>	Mow, trim, edge, fertilize three times, herbicide twice. Weed control in un-landscaped areas.
<b>3,250</b>	<b>400 North 500 East and 600 East</b>	Weed control in 2 gravel sidewalk areas
<b>Grass Area: 37,030 *does not include Flower Beds</b>	<b>Aquatic Center 100 N State St *behind City Center</b>	Mow, trim, edge, bag grass clippings inside fenced areas, fertilize three times, and herbicide twice. Weed control in flowerbeds located in front of facility, parking lot, and pool deck. Cut down perennials in the fall.
<b>2,172</b>	<b>600 North near Cemetery 200 E to Church</b>	Weed control along fence line
<b>18,942</b>	<b>Equestrian Staging Area (Transfer Station) 1200 East 140 North</b>	Trim native slopes in the fall.
<b>98,560</b>	<b>Lindon View Park</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Daily trash pick-up. Wash pavilion twice per week, and weed control in rock areas.
<b>31,937</b>	<b>600 S Interchange</b>	Monthly hand weeding. Monthly spot chemical applications. Pre-emergent Applications in the spring and summer cut back perennials in the fall.
<b>Turf 67,500 Trees 127</b>	<b>RDA Park Strips</b>	Mow, trim, edge, fertilize three times, apply turf herbicide twice. Monthly weed control 3 feet back from turf edge and in sidewalk cracks. Chemically treat tree rings twice per season.
<b>300 Linear Feet (narrow strip)</b>	<b>Center Street Road Strip 320 E Center to 390 East Center – South Side of</b>	Spray 2x a year with weed killer. Trim and remove weeds as needed

	<b>Road</b>	
<b>3,000 Sq/Ft</b>	<b>Center Street Road Strip From 800 East Center to 875 East Center – South Side of Road</b>	Spray 2x a year with weed killer. Trim and remove weeds as needed.

**\*Parks Maintenance – Estimated Square Footage of areas**

\*Does not include the planter (shrub beds) at the Aquatics Center, City Center, Dry Creek Basin, Home Depot Roundabout, Home Depot Park and Ride, Geneva Rd, Community Center, and Lindon View Park Areas needing weeding, spraying, or planter areas (non-mowing areas)

783,155 sq/ft. or 17.98 acres.

Areas needing mowing, edging, fertilize, etc.

2,566,207 sq/ft. or 58.9 acres.

Lindon City Tree board number of trees to have tree rings sprayed one time per year. Spray the smallest caliper trees first.

<b>Number of Trees</b>	<b>Site Location</b>
33	City Center
20	Aquatic Center
8	City Park
42	Pioneer Park
31	Creekside Park
74	Creekside Meadows
37	Hollow Park
57	Pheasant Brook Park
32	Citizenship
63	Cemetery
90	Fryer Park
21	Panorama Detention
4	Detention #1
127	Home Depot RDA

6. **Presentation — Department Quarterly Reports (continued from work session).** The Lindon City Department Heads will continue to review and discuss with the council various aspects of their prospective department functions and responsibilities. *(20 minutes)*

Department Heads may provide materials at the meeting. Police & Planning Dept staff are out of town and will present their items at the Feb 4<sup>th</sup> meeting.

- 7. Concept Review — Ivory Homes/Anderson Farms Development Changes.** The city council will review and discuss the Anderson Farms Development options with Ivory Homes. No motion is required. *(20 minutes)*

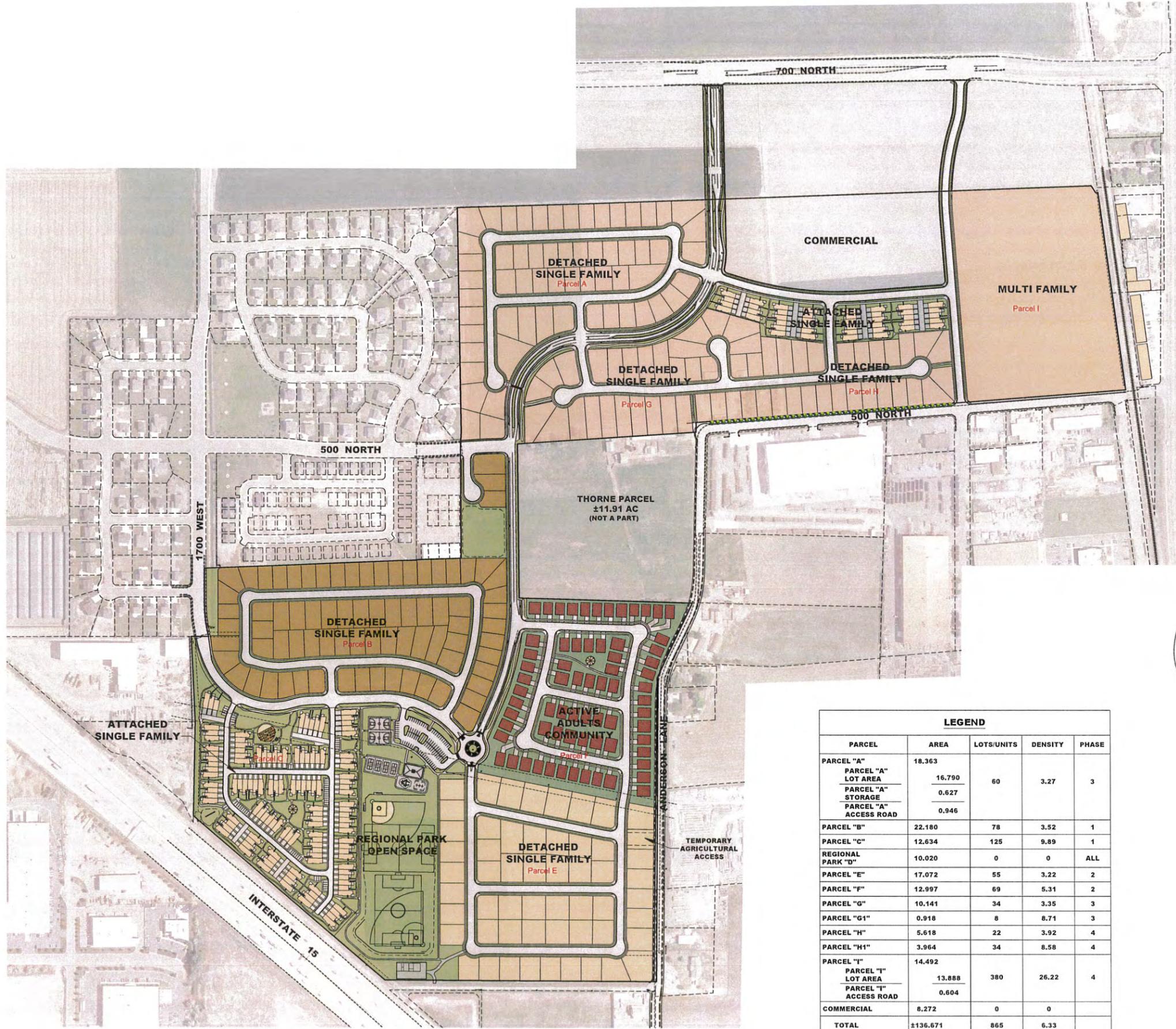
See attached materials. Ivory has not submitted any additional materials to review since the last discussion. They are seeking general feedback on whether or not to pursue additional density design options as a trade-off for preserving the commercial development opportunities on 700 North and providing for possible deed restricted moderate income housing units within the development.

No motion required, but specific feedback is requested.



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 office@lei-eng.com  
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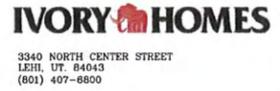
*w/commercial  
 (original from  
 Dev. Agreement)*

LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18,363			
PARCEL "A" LOT AREA	16,790	60	3.27	3
PARCEL "A" STORAGE	0,627			
PARCEL "A" ACCESS ROAD	0,946			
PARCEL "B"	22,180	78	3.52	1
PARCEL "C"	12,634	125	9.89	1
REGIONAL PARK "D"	10,020	0	0	ALL
PARCEL "E"	17,072	55	3.22	2
PARCEL "F"	12,997	69	5.31	2
PARCEL "G"	10,141	34	3.35	3
PARCEL "G1"	0,918	8	8.71	3
PARCEL "H"	5,618	22	3.92	4
PARCEL "H1"	3,964	34	8.58	4
PARCEL "I"	14,492			
PARCEL "I" LOT AREA	13,888	380	26.22	4
PARCEL "I" ACCESS ROAD	0,604			
COMMERCIAL	8,272	0	0	
<b>TOTAL</b>	<b>±136,671</b>	<b>865</b>	<b>6.33</b>	

**ANDERSON FARMS**  
 LINDON, UTAH  
**EXHIBIT B - PROPERTY CONCEPT PLAN**

REVISIONS
1
2
3
4
5

LEI PROJECT #:  
 2013-1845  
 DRAWN BY:  
 BLS  
 CHECKED BY:  
 GDM  
 SCALE:  
 1" = 200'  
 DATE:  
 5/2/2016

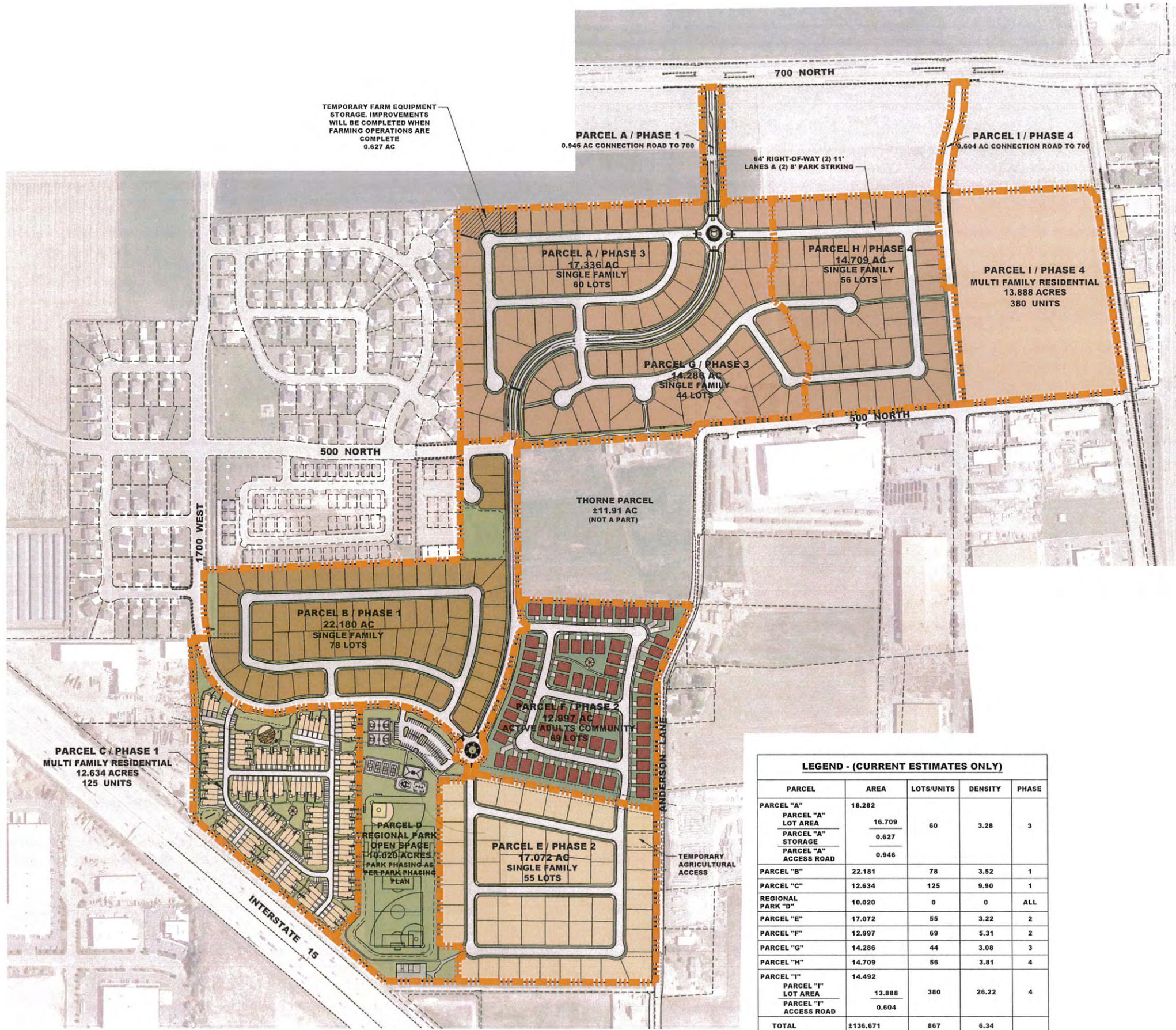


3340 NORTH CENTER STREET  
 LEHI, UT 84043  
 (801) 407-8600

EXHIBIT  
**B**

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\SUBSET\13-1845 EXHIBIT B-FOR DEV AGREEMENT.dwg 4/25/2016 12:40 PM

**LEI**  
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 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com



TEMPORARY FARM EQUIPMENT STORAGE IMPROVEMENTS WILL BE COMPLETED WHEN FARMING OPERATIONS ARE COMPLETE  
 0.627 AC

**PARCEL A / PHASE 1**  
 0.946 AC CONNECTION ROAD TO 700

**PARCEL I / PHASE 4**  
 0.604 AC CONNECTION ROAD TO 700

**PARCEL A / PHASE 3**  
 17.336 AC  
 SINGLE FAMILY  
 60 LOTS

**PARCEL H / PHASE 4**  
 14.709 AC  
 SINGLE FAMILY  
 56 LOTS

**PARCEL I / PHASE 4**  
 MULTI FAMILY RESIDENTIAL  
 13.888 ACRES  
 380 UNITS

**PARCEL G / PHASE 3**  
 14.286 AC  
 SINGLE FAMILY  
 44 LOTS

500 NORTH

**THORNE PARCEL**  
 ±11.91 AC  
 (NOT A PART)

500 NORTH

**PARCEL B / PHASE 1**  
 22.180 AC  
 SINGLE FAMILY  
 78 LOTS

**PARCEL F / PHASE 2**  
 12.997 AC  
 ACTIVE ADULTS COMMUNITY  
 69 LOTS

**PARCEL C / PHASE 1**  
 MULTI FAMILY RESIDENTIAL  
 12.634 ACRES  
 125 UNITS

**PARCEL D**  
 REGIONAL PARK  
 OPEN SPACE  
 10.020 ACRES  
 PARK PHASING AS  
 PER-PARK PHASING  
 PLAN

**PARCEL E / PHASE 2**  
 17.072 AC  
 SINGLE FAMILY  
 55 LOTS

TEMPORARY AGRICULTURAL ACCESS

INTERSTATE 15

**LEGEND - (CURRENT ESTIMATES ONLY)**

PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.282			
PARCEL "A" LOT AREA	16.709	60	3.28	3
PARCEL "A" STORAGE	0.627			
PARCEL "A" ACCESS ROAD	0.946			
PARCEL "B"	22.181	78	3.52	1
PARCEL "C"	12.634	125	9.90	1
REGIONAL PARK "D"	10.020	0	0	ALL
PARCEL "E"	17.072	55	3.22	2
PARCEL "F"	12.997	69	5.31	2
PARCEL "G"	14.286	44	3.08	3
PARCEL "H"	14.709	56	3.81	4
PARCEL "I"	14.492			
PARCEL "I" LOT AREA	13.888	380	26.22	4
PARCEL "I" ACCESS ROAD	0.604			
<b>TOTAL</b>	<b>±136,671</b>	<b>867</b>	<b>6.34</b>	

*Modified option w/out Commercial - from Dev. Agreement*

**ANDERSON FARMS**  
 LINDON, UTAH

**EXHIBIT E - EXAMPLE OF MODIFIED CONCEPT PLAN**

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #: 2013-1845  
 DRAWN BY: BLS  
 CHECKED BY: GDM  
 SCALE: 1" = 200'  
 DATE: 5/2/2016

**IVORY HOMES**  
 3340 NORTH CENTER STREET  
 LEHI, UT 84043  
 (801) 407-6900

**E**

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\CONCEPTS\13-1845 EXHIBIT E FOR DEV AGREEMENT.dwg 4/22/2016 12:58 PM



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TABULATIONS	
•	APPROVED FOR 380 UNITS
•	1.8 STALLS / UNIT



*Example of possible layout - from Dev. Agreement*

**ANDERSON FARMS**  
LINDON, UTAH

**EXHIBIT F - MULTI FAMILY SITE PLAN**

REVISIONS	
1.	
2.	
3.	
4.	
5.	

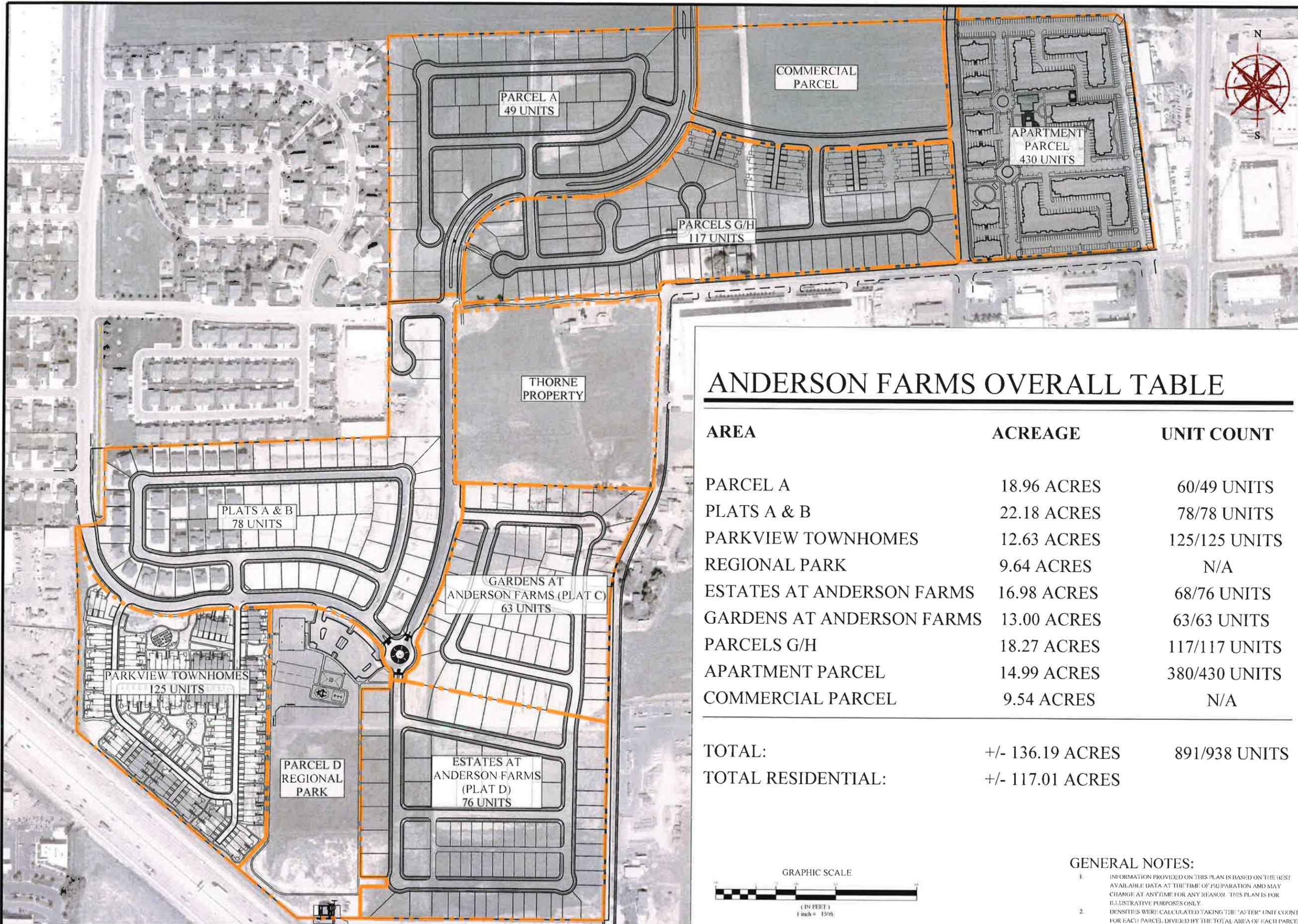
LEI PROJECT #: 2013-1845  
 DRAWN BY: BLS  
 CHECKED BY: GDM  
 SCALE: N.T.S.  
 DATE: 5/3/2016

EXHIBIT  
**F**

**IVORY HOMES**  
 3340 NORTH CENTER STREET  
 LEHI, UT 84043  
 (801) 407-6600

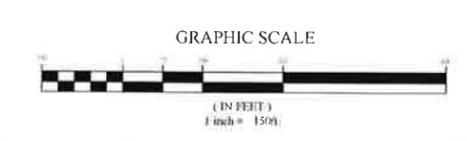


U:\LAND STARTUP PROJECTS\13-184 Anderson Farms\13-1845 CHART F - FOR DEV AGREEMENT 5/2/2016 10:59 AM



## ANDERSON FARMS OVERALL TABLE

AREA	ACREAGE	UNIT COUNT
PARCEL A	18.96 ACRES	60/49 UNITS
PLATS A & B	22.18 ACRES	78/78 UNITS
PARKVIEW TOWNHOMES	12.63 ACRES	125/125 UNITS
REGIONAL PARK	9.64 ACRES	N/A
ESTATES AT ANDERSON FARMS	16.98 ACRES	68/76 UNITS
GARDENS AT ANDERSON FARMS	13.00 ACRES	63/63 UNITS
PARCELS G/H	18.27 ACRES	117/117 UNITS
APARTMENT PARCEL	14.99 ACRES	380/430 UNITS
COMMERCIAL PARCEL	9.54 ACRES	N/A
<b>TOTAL:</b>	<b>+/- 136.19 ACRES</b>	<b>891/938 UNITS</b>
<b>TOTAL RESIDENTIAL:</b>	<b>+/- 117.01 ACRES</b>	



**GENERAL NOTES:**

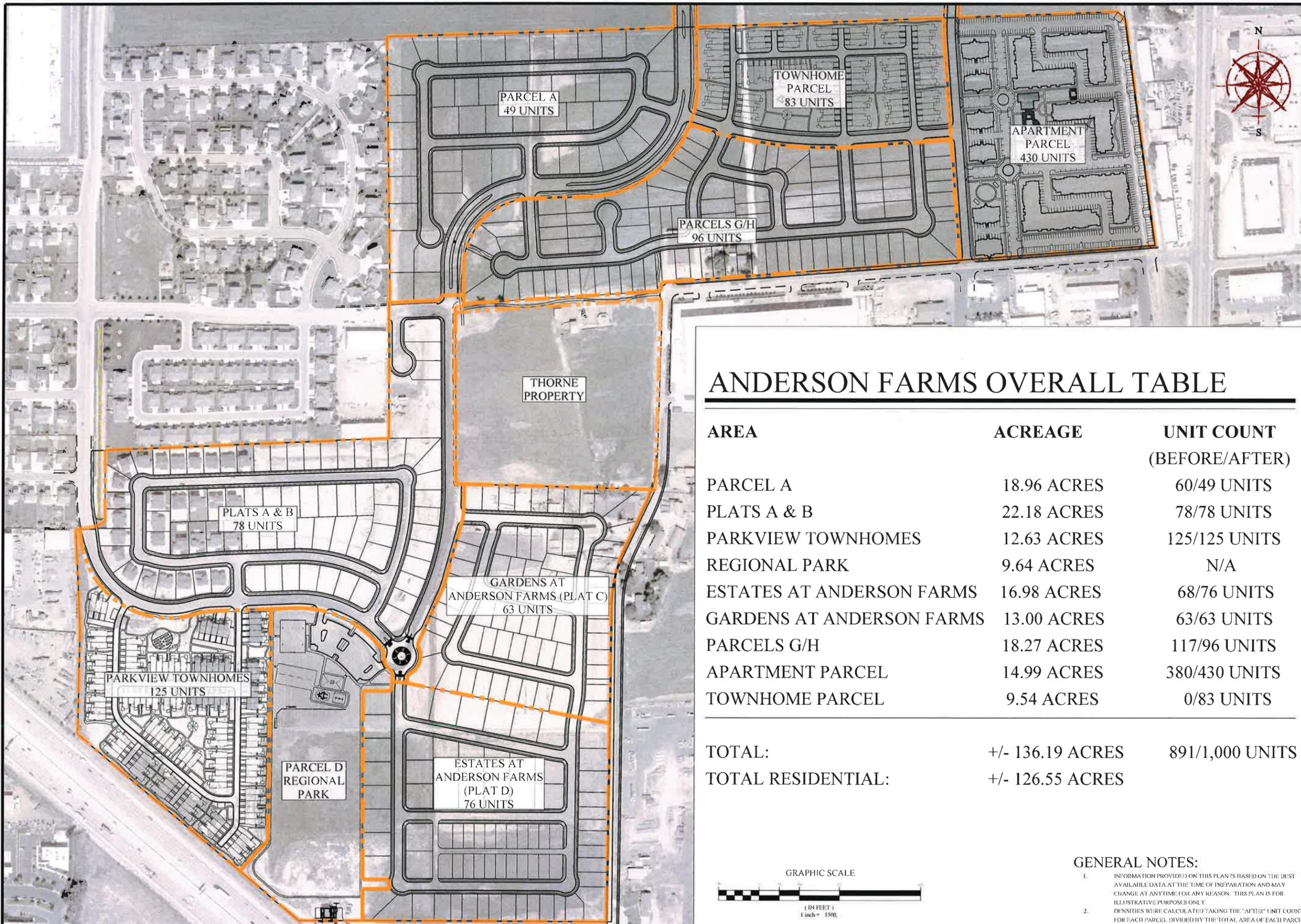
1. INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. DENSITIES WERE CALCULATED TAKING THE "AFTER" UNIT COUNTS FOR EACH PARCEL, DIVIDED BY THE TOTAL AREA OF EACH PARCEL.

**ANDERSON FARMS**  
LONDON, UTAH  
**OVERALL PLAN**

REVISION BLOCK		DESCRIPTION
#	DATE	

**OVERALL PLAN**

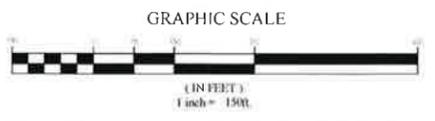
Scale: 1"=150' Drawn: C/JG  
Date: 10/24/19 Sub #: 19-0231  
Sheet: **OPTION 1**



## ANDERSON FARMS OVERALL TABLE

AREA	ACREAGE	UNIT COUNT (BEFORE/AFTER)
PARCEL A	18.96 ACRES	60/49 UNITS
PLATS A & B	22.18 ACRES	78/78 UNITS
PARKVIEW TOWNHOMES	12.63 ACRES	125/125 UNITS
REGIONAL PARK	9.64 ACRES	N/A
ESTATES AT ANDERSON FARMS	16.98 ACRES	68/76 UNITS
GARDENS AT ANDERSON FARMS	13.00 ACRES	63/63 UNITS
PARCELS G/H	18.27 ACRES	117/96 UNITS
APARTMENT PARCEL	14.99 ACRES	380/430 UNITS
TOWNHOME PARCEL	9.54 ACRES	0/83 UNITS

**TOTAL:** +/- 136.19 ACRES      891/1,000 UNITS  
**TOTAL RESIDENTIAL:** +/- 126.55 ACRES



**GENERAL NOTES:**

- INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
- DENSITIES WERE CALCULATED TAKING THE "AFTER" UNIT COUNTS FOR EACH PARCEL DIVIDED BY THE TOTAL AREA OF EACH PARCEL.

**ANDERSON FARMS**  
 LINDON, UTAH  
**OVERALL PLAN**

NO.	DATE	DESCRIPTION

**OVERALL PLAN**  
 Scale: 1" = 150'      Drawn: CIG  
 Date: 10/24/19      Job #: 19-0231  
 Sheet: **OPTION 2**

- 8. Public Hearing — Ordinance Amendment to LCC 10.16.040, overnight parking and snow removal; Ordinance #2020-2-O.** Staff will present for council review and approval Ordinance Amendment #2020-2-O LCC 10.16.040, overnight parking and snow removal. (10 minutes)

These are city initiated changes that will help to clarify when vehicles are expected to be removed from streets to enable more effective and efficient snow plowing. The City Attorney worked with the Public Works, Police Dept and other staff to prepare these changes. Staff recommends approval.

**Sample Motion:** I move to (approve, deny, continue) Ordinance amendment #2020-2-O (as presented, or with changes).

Ordinance No. 2020-2-O

AN ORDINANCE AMENDING CHAPTER 10.16.040 OF THE LINDON CITY CODE, REGULATING ON-STREET PARKING FROM NOVEMBER 1<sup>ST</sup> THROUGH MARCH 15<sup>ST</sup> TO FACILITATE SNOW REMOVAL.

WHEREAS, Lindon City's ability to plow streets and remove snow when needed is significantly hampered and limited by vehicles that may be parked on city streets; and

WHEREAS, Chapter 10.16.040 of the Lindon City Code currently prohibits on-street parking during a set time each day from November 1<sup>st</sup> to March 15<sup>th</sup>, but does not take into consideration whether there is an actual accumulation of snow that needs to be removed during those set times; and

WHEREAS, the current code language does not allow Lindon City to require vehicles to be removed from city streets if there is an accumulation of snow outside of the set time frames currently established, thus limiting the City's ability to stay ahead of snow accumulations during significant storm events; and

WHEREAS, it is in the best interest of the citizens of Lindon City to ensure that the City has the ability to effectively plow and remove snow so as to keep city streets clear during and after snow storms;

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

PART ONE: Amendment of Chapter 10.16.040 of the Lindon City Code.

Section 10.16.040 of the Lindon City Code is amended as follows:

10.16.040 ~~Overnight Parking~~ Restrictions to Facilitate Snow Removal

1. So as to provide snowplows with access to city streets for snow removal, from the period of November 1<sup>st</sup> to March 15<sup>th</sup> of the following year, no person shall park or place any vehicle, trailer, equipment, or other object on any city street, or allow any vehicle, trailer, equipment, or other object to remain on any city street, when a measurable amount of snow has accumulated on a city street. These restrictions on parking on city streets shall be in effect for 48 hours after the storm event causing the accumulation of snow has ended. where the pavement runs from curb to curb or within five feet of any paved surface where there is no constructed curb, between the hours of four a.m. and four p.m. from the period of November 1<sup>st</sup> through March 15<sup>th</sup> of the following year

2. For purposes of this Section, a city street shall mean the area of any city owned and/or maintained roadway where pavement runs from curb to curb or five feet from the edge of any paved surface where there is no constructed curb.

3. A violation of this Section shall be an Infraction. In addition to issuing citations, the Lindon City Police Department shall be authorized to cause vehicles, trailers, equipment, or other objects

parked or placed on any city street in violation of this Section to be towed or removed at the expense of the owner of said vehicle, trailer, equipment, or object.

PART TWO: 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 THREE: Effective Date.

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_,  
JEFF ACERSON,  
Lindon City Mayor

ATTEST:

\_\_\_\_\_,  
Kathy Moosman  
Lindon City Recorder

**9. Discussion Item – Employee Compensation.** This is a continued review and discussion of employee compensation programs. *(15 minutes)*

In our prior discussion we reviewed desire for a possible matrix that considers factors that may be applicable when evaluating possible cost of living increases (COLA) to reflect inflationary changes. Kristen prepared the attached draft matrix reflecting the Council's desire to cautiously limit COLA increases when factoring it with potential merit pay increases.

Economic indicators for the upcoming 2019-20 fiscal year appear very positive.

Additional materials for discussion, such as past pay range chart changes, may be reviewed at the meeting.

## FACTORS FOR EVALUATING EMPLOYEE COST OF LIVING ALLOWANCE (COLA) INCREASE

### Maximum COLA increase based on General Fund Balance

Ratio of GF Balance to Budgeted Revenue	Under 10.0%	10.0-11.9%	12.0-13.9%	14.0-15.9%	Over 15.9%
COLA Increase	0.00%	0.35%	0.70%	1.05%	1.40%

### CPI - All Urban Consumers, Not Seasonally Adjusted, All Items

Area	December to December change
U.S. City Average	2.3%
West Region	2.8%
Mountain Division	3.3%

Source: U.S. Bureau of Labor Statistics

Areas, which include Utah, as designated by Bureau of Labor Statistics

Region	November to November change
Wasatch Front	2.9%

Source: Zions Bank

December 2019 data is not available yet

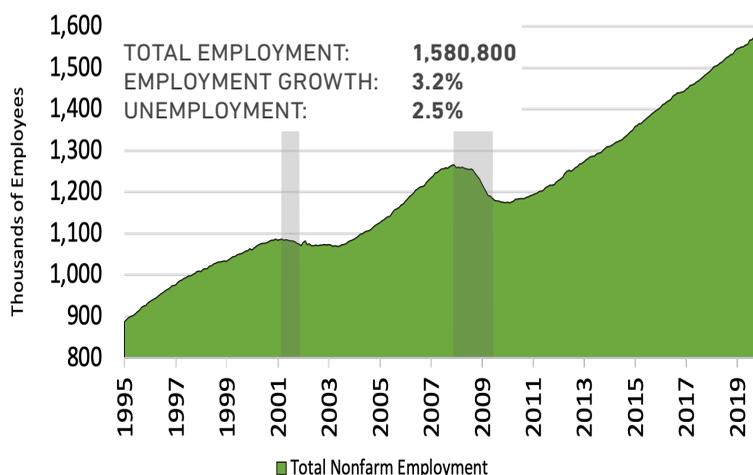
## UTAH

DECEMBER 2019

Utah's labor market growth remains strong. In October, the state's year-over-year employment growth improved from 3.1 percent to 3.2 percent – the highest rate in the country. Utah's unemployment rate dropped to 2.5 percent; the second lowest unemployment rate ever. Utah added 51,200 jobs over the past year, with the professional and business services (+11,000), education and health services (+9,600) and construction (+6,900) sectors adding the largest number of employees. No sector lost jobs year-over-year. Utah continues to experience significantly above trend inflation, with the Wasatch Front Consumer Price Index rising 2.9 percent over the year compared to 1.8 percent nationwide.

### UTAH'S LABOR MARKET STRONGEST IN THE NATION

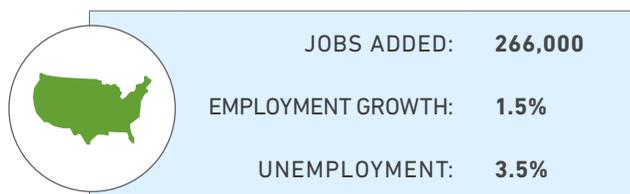
October 2019



Source: U.S. Bureau of Labor Statistics  
 Note: Shaded area represents recession

### UNITED STATES EMPLOYMENT FACTS

November 2019



Sources: Bureau of Labor Statistics

### ECONOMIC GROWTH SLOWING

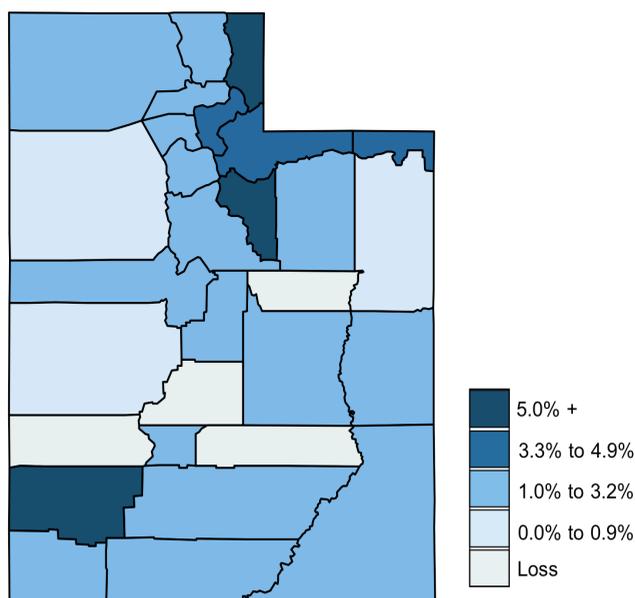
Change in U.S. Gross Domestic Product

Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019
2.9%	1.1%	3.1%	2.0%	<b>2.1%</b>

Source: Bureau of Economic Analysis

### MOST UTAH COUNTIES SEEING EMPLOYMENT GROWTH

October 2018 - October 2019



Source: Utah Department of Workforce Services;  
 Not Seasonally Adjusted, Nonfarm

### ANNUAL JOB GROWTH ACROSS ALL INDUSTRIES

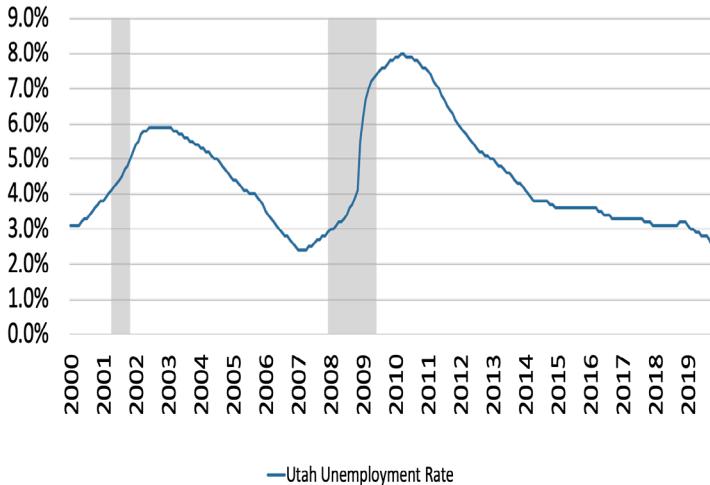
October 2018 - October 2019

INDUSTRY	12-Month Total Change	12-Month % Change
Natural Resources & Mining	300	3.1%
Construction	6,900	<b>6.4%</b>
Manufacturing	3,200	2.4%
Trade, Trans., Utilities	5,500	1.9%
Information	2,000	5.1%
Financial Activities	2,600	2.9%
Professional & Business Services	<b>11,000</b>	5.1%
Education & Health Services	9,600	4.6%
Leisure & Hospitality	5,000	3.3%
Other Services	1,300	3.1%
Government	3,800	1.5%
<b>TOTAL</b>	<b>+51,200</b>	

Source: Utah Department of Workforce Services

## 2ND LOWEST UNEMPLOYMENT RATE EVER AT 2.5%

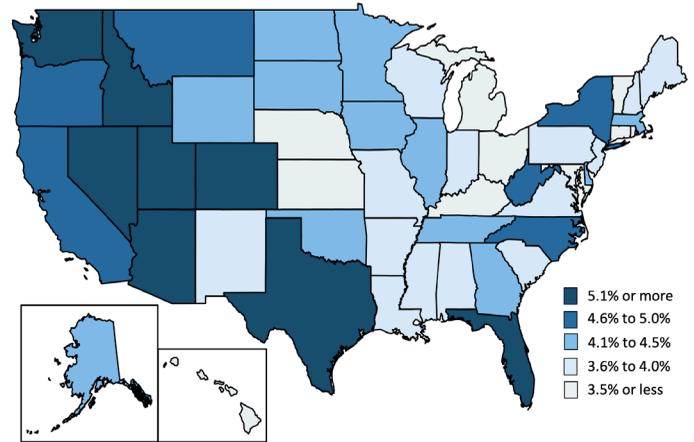
October 2019



Source: U.S. Bureau of Labor Statistics  
Note: Shaded area represents recession

## 2ND HIGHEST PERSONAL INCOME GROWTH IN NATION

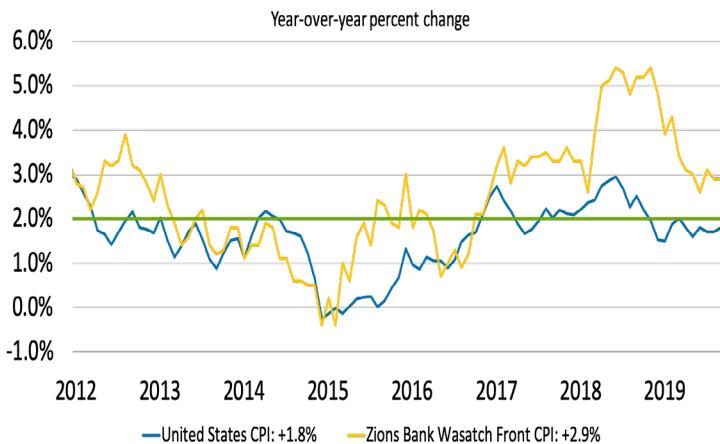
2017 - 2018 Utah: 6.3% US: 4.5%



Source: U.S. Bureau of Economic Analysis

## UTAH INFLATION OUTPACING NATIONAL AVERAGES

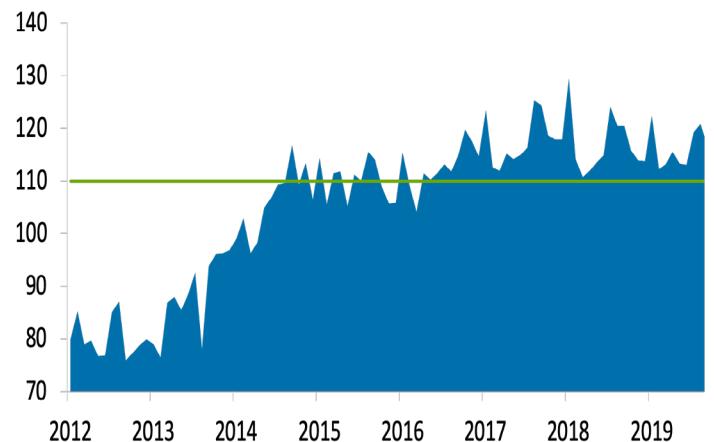
October 2019



Sources: Cicero Group for Zions Bank, U.S. Bureau of Labor Statistics

## UTAH CONSUMER ATTITUDE DECREASED IN APRIL

November 2019: Zions Bank Utah Consumer Attitude Index = 122.5



Source: Cicero Group for Zions Bank

## STATE FACTS (VALUE & RANK)

- Median Household Income: **\$68,358** (2017) **14th**
- Annual Mean Wages & Salaries: **\$44,130** (2015) **28th**
- Per Capita Personal Income: **\$45,340** (2018) **41st**
- Personal Income (% Change): **6.3%** (2017-2018) **2nd**
- Population Growth Rate: **1.9%** (2018: 3,161,105) **3rd**
- Total Fertility Rate: **2.12** (2017) **2nd**
- Median Age: **30.6** (2016) **1st**
- Household Size: **3.17** (2015) **1st**

Sources: Census Bureau, Bureau of Economic Analysis, Bureau of Labor Statistics, National Center for Health Statistics, statista.com



**ROBERT SPENDLOVE**  
Economic and Public Policy Officer

Contact our team for more information or to schedule a speaking engagement.

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WHO KEEPS US IN BUSINESS®

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# ECONOMIC SNAPSHOT

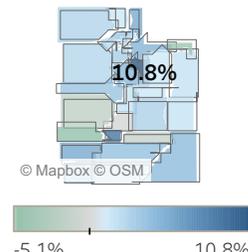
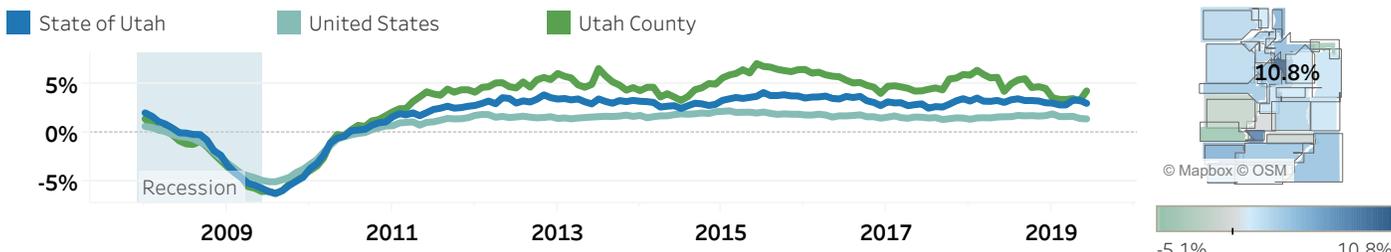
## Utah County



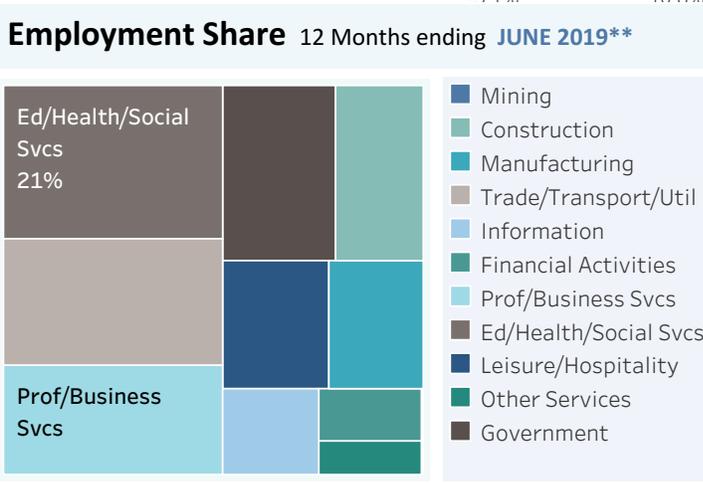
Updated 12/23/2019

### Year-to-Year Change in Nonfarm Jobs JUNE 2019\*

↑ 10,973



27	Mining	19.6%
181	Construction	0.7%
835	Manufacturing	4.4%
126	Trade/Transport/Util	0.3%
794	Information	6.1%
200	Financial Activities	2.2%
1,476	Prof/Business Svcs	3.9%
1,858	Ed/Health/Social Svcs	3.8%
1,465	Leisure/Hospitality	6.8%
81	Other Services	1.4%
3,902	Government	13.4%



## How's the economy?

The Utah County economy continues the boom it has seen over the last several years. Though this boom may be slightly moderating, the job growth has remained well above the statewide average in the past year.

## Jobs

Recently, the professional and business services sector has seen the highest gains in employment, but in the year since June of 2018, several industries including government, information, leisure and hospitality and even mining have been competing for the ..

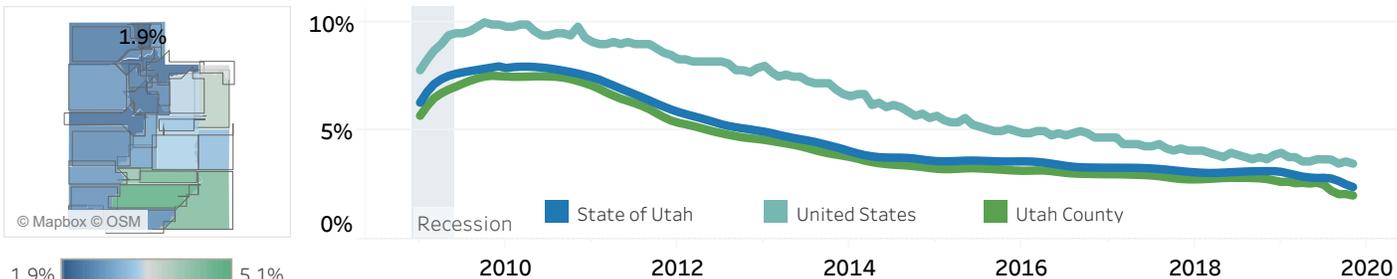
In the past year, all sectors have seen growth in Utah County.

Government saw the largest growth in the past year by number, adding nearly 4,000 jobs.

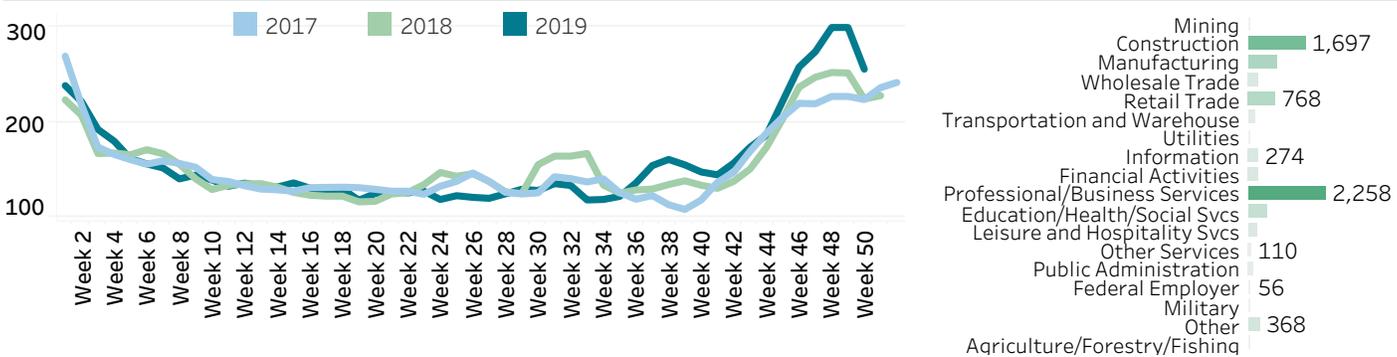
\* Preliminary. Source: U.S. Bureau of Labor Statistics; Utah Department of Workforce Services.

# ECONOMIC SNAPSHOT Utah County

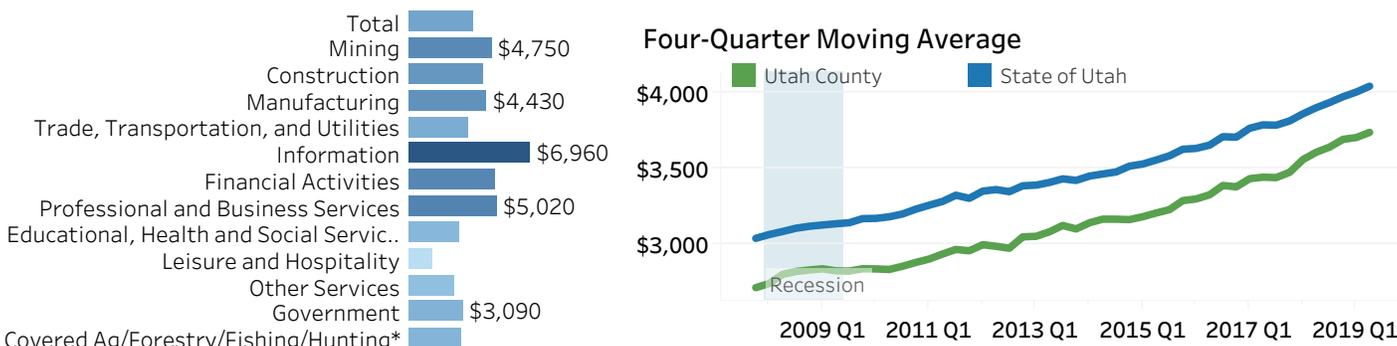
## Seasonally Adjusted Unemployment Rate NOVEMBER 2019



## Initial Claims for Unemployment Insurance DECEMBER 21, 2019 YEAR-TO-DATE



## Average Monthly Wage\* SECOND QUARTER 2019\*



## Unemployment & Wages

Utah County's unemployment rate continues to fall; not surprising based on the employment growth. It is most recently down to 2.1 percent in September 2019.

Average monthly wages continue to grow, mirroring the state as a whole, though \$300 per month lower overall.

Utah County's information sector has the highest average monthly wage and continues to increase. This, coupled with the amount of added Information jobs this year is a positive sign, and suggests an increase in high-wage jobs in Utah County.

\*Preliminary. Source: U.S. Bureau of Labor Statistics and Utah Dept of Workforce Services.

# ECONOMIC SNAPSHOT Utah County

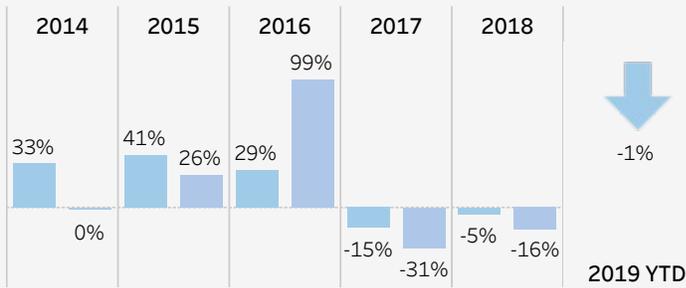


## Construction Permitting OCTOBER 2019 Year-to-Date

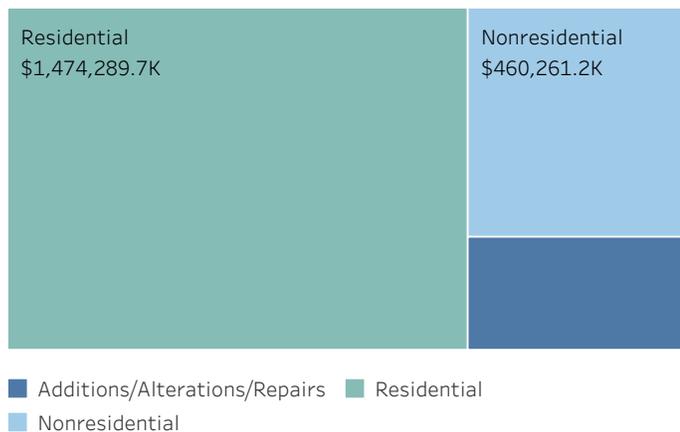
### Dwelling Unit Permits



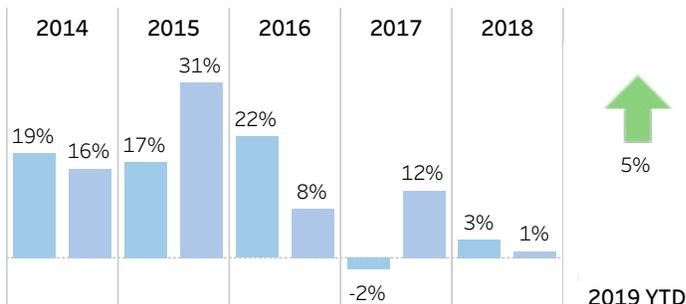
### Change in Nonresidential Values



### Values to Date

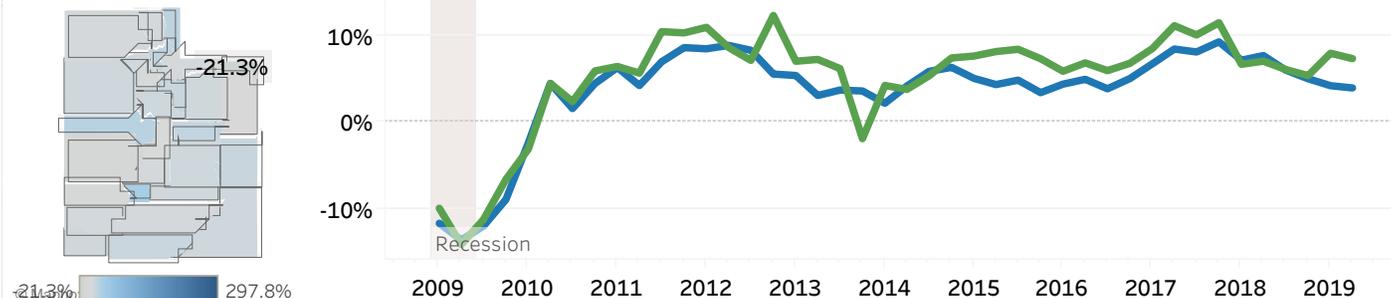
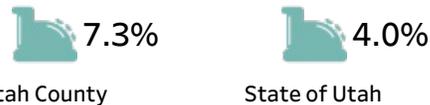


### Change in Total Values



## Year-to-Year Change in Gross Taxable Sales

### SECOND QUARTER 2019\*



## Construction & Sales

2019 is on track to match the high number of new dwelling units built in the county in 2017 and 2018.

After two years of decrease, the nonresidential permit value continues to be down, though only 3 percent year-to-date in 2019.

Population growth and growing wages should lead to increasing taxable sales, and this is true in Utah County with a strong 7.3 percent increase through second quarter of 2019.

\*Preliminary: NA - Not Available Source: Utah Dept of Workforce Svcs; Kem C. Gardner Policy Institute; Utah State Tax Commission.

**Council Reports:***(20 minutes)*

- A) MAG, COG, UIA, Utah Lake Comm., ULCT, NUVAS, IHC Outreach, County Board of Health - Jeff Acerson
- B) Police/Fire/EMS, Emergency Mgmt., Irrigation Co. Representative/Board member, City Buildings - Van Broderick
- C) Public Works/Engineering, Historic Commission, Administration, Building Const. & Inspection - Randi Powell
- D) PG/Lindon Chamber of Commerce, Economic Development, Lindon Days - Carolyn Lundberg
- E) Planning Commission/BOA, Planning/Zoning, General Plan, Transfer Station/Solid Waste Board - Mike Vanchiere
- F) Parks, Trails, and Recreation, Cemetery, Tree Advisory Board - Jake Hoyt

**Administrator's Report***(10 minutes)***Misc. Updates:**

- February newsletter article: Carolyn Lundberg - Article due to Kathy Moosman by end of January
- Future meeting items: continued quarterly report from PD & Planning Dept; discussion on transitional housing adjacent to commercial corridors; presentation by Provo Housing Authority on deed restricted moderate income housing options; Open & Public Meetings and Harassment Prevention training; review of draft update to the Parks, Trails, and Recreation Master Plan & Impact Fee study; review of fireworks restriction boundaries map; storm water master plan & impact fee study updates.
- Job Openings at Public Works (Water Operator) and Community Center (Recreation/Senior Coordinator; program instructors; coaches; referees; lifeguards needed soon)
- UDOT & MAG are asking for suggestions on 'community partners' or engaged citizens who may be interested in participating in transportation planning efforts. Staff felt that Council & Planning Commission members may be the best to recommend.
- April City Council meeting dates: potential conflicts? (April 7<sup>th</sup> is Spring Break; April 21<sup>st</sup> is spring City Managers conference and ULCT conference in St. George)
- Any community feedback desired through Virtual Town Hall app?
- Misc. Items

**Upcoming Meetings & Events:**

- January 29<sup>th</sup> – ULCT Local Officials Day with Legislature. Councilmember Vanchiere is signed up.
- **February 6<sup>th</sup> at 6:00pm – Budget Kick-off Meeting w/ Council and Dept Heads**
- Little Miss Lindon Pageant – Saturday, February 29<sup>th</sup> at 6:00pm at Oak Canyon Jr. High
- April 22<sup>nd</sup>-24<sup>th</sup> – Utah League of Cities and Towns spring conference in St George

**ADJOURN**

Orem Fire Department  
Lindon St. 35 Apparatus Response Data 2019

2019	Engine 35 Responses In Lindon	MA 35 Responses in Lindon	Engine 35 Responses in Orem	MA 35 Responses in Orem	Engine 35 Mutal-Aid to PG, AF, Lehi	MA 35 Mutual-Aid to PG, AF, Lehi	Orem Responses to Lindon	Total
Q1 Jan-Mar	179	159	43	95	5	6	72	559
Q2 Apr-Jun	208	190	57	80	8	7	80	630
Q3 Jul-Sep	206	182	51	92	5	5	71	612
Q4 Oct-Dec	165	141	67	91	5	4	60	533
<b>Total</b>	<b>758</b>	<b>672</b>	<b>218</b>	<b>358</b>	<b>23</b>	<b>22</b>	<b>283</b>	<b>2334</b>