The Lindon City Council regularly scheduled meeting on **Monday, October 20, 2025, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 5:15 P.M.

Conducting:	Carolyn Lundberg, Mayor
Invocation:	Cole Hooley, Councilmember
Pledge of Allegiance:	Steve Stewart, Councilmember

PRESENT
Carolyn Lundberg, Mayor
Cole Hooley, Councilmember
Lincoln Jacobs, Councilmember – *Appeared virtually*
Steve Stewart, Councilmember
Kristen Aaron, Finance Director
Brian Haws, City Attorney
Adam Cowie, City Administrator
Britni Laidler, City Recorder

EXCUSED
Jake Hoyt, Councilmember
Van Broderick, Councilmember

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

2. **Presentations and Announcements:**

   a) Comments / announcements from Mayor and Council Members

3. **Open Session for Public Comment** – Mayor Lundberg called for any public comments. There were no comments.

4. **COUNCIL REPORTS:**

Councilmember Hoyt – *Councilmember Hoyt was absent.*

Councilmember Broderick – *Councilmember Broderick was absent.*

Councilmember Stewart – Councilmember Stewart reported commendation to Jamie Jensen for her oversight of the senior program, noting that the program has two spots left for a November trip to the Ruth Theater to see "Flowers for Mrs. Harris." The Youth Council met to survey officers and discussed the upcoming Halloween Spectacular on Friday, with plans to monitor the path from the upper area down to the trunk-or-treat area and hold a food drive with donations collected near the pool entry area.

Councilmember Jacobs – Councilmember Jacobs stated he had nothing to report at this time.

Councilmember Hooley – Councilmember Hooley reported that the Communities at Care held a key leader lunch that was well-attended with good discussion among community leaders, with a follow-up meeting scheduled for the coming week. He stated that the Historic Commission is preparing for the tree lighting ceremony and planning to make changes to improve efficiency while maintaining its nostalgic quality. Councilmember Hooley then noted that a one-page update about the South District/Timpanogos District is being circulated on the four cities' social media page and closed by saying that the Tree Board is planning to meet soon to discuss the city's tree policies.

Mayor Lundberg – Mayor Lundberg shared her meeting with Explorer Utah Valley, where she gave a tour of Lindon points of interest, and the city's farewell event for emergency management coordinator Kelly Johnson after many years of service. She attended the Utah Cities and Towns annual convention in Salt Lake City, which was a valuable training and collaboration opportunity, and announced that the convention will host a day at the legislature for the Youth Council in January. She met with Candy Co. in Lindon, a large chocolate manufacturer for brands like Costco's Kirkland and Utah Truffles, which expressed concerns about the Pleasant Grove-Lindon exit due to stacking vehicles and accidents. Mayor Lundberg noted the city's preparations for a signal installation with UDOT and that American Fork is addressing related water issues and power pole relocations. Chief Brower updated on the search for Kelly Johnson's replacement, noting they were down to the final interview process and would soon extend an offer. He mentioned several notable police arrests in recent weeks, including a high-level DUI case (0.218 BAC) and the capture of a criminal organization selling rented property.

5. **Administrator's Report**

   Mr. Cowie reported on the following items:
   - November Newsletter – Juan Garrido
   - Fall clean-up (dumpsters available around town): Nov 15 - Nov 24
   - Halloween Carnival, Oct 24th @ 6pm
   - Tree Lighting, Monday, Dec 1st @ 6pm (City Council meeting follows at 7pm)
   - Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of September 16, 2025.

COUNCILMEMBER STEWART MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 16, 2025 AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE

COUNCILMEMBER STEWART AYE
THE MOTION CARRIED UNANIMOUSLY.

7. **<u>Consent Agenda Items</u>** - Items do not require public comment or discussion and can all be approved by a single motion. The following consent agenda item was presented for approval.

   a) There were no consent agenda items.

<u>CURRENT BUSINESS</u>

8. **Review & Action: Police Vehicles Lease Agreement with Zions Bank; Resolution #2025- 23-R.** The police department requests City Council approval of Resolution #2025-23-R allowing the Mayor and Staff to execute a lease agreement for 15 new police vehicles. Zions Bank is facilitating the financing for the lease and requires a resolution of support & approval of the terms.

Adam Cowie, City Administrator, presented information about the police vehicle lease agreement, noting that the city has been leasing vehicles for approximately 15-18 years. He stated that the proposed resolution outlines the lease agreement with Zions Bank for 15 police vehicles at a total amount of $1,033,817.15. He explained that while this is the full obligation amount for accounting purposes, the city would only be making payments over two years. Administrator Cowie explained that the city typically keeps these vehicles for two years because in the third year, the annual payment increases. Chief Brower added that the guaranteed buyback after two years is approximately $47,000 per vehicle, while the purchase price is around $62-63,000. He noted that the lease arrangement helps the department avoid maintenance costs that would increase as vehicles age.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION #2025-23-R AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER STEWART AYE
THE MOTION CARRIED.

9. **Public Hearing: Storm Drainage ordinance update, LCC 13.23; Ord #2025-14-O.** The Council will review and consider updates to Lindon City Code 13.23, Storm Drainage, (storm water) ordinance as required by the State of Utah.

COUNCILMEMBER HOOLEY MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Adam Cowie, City Administrator, presented this item. He stated this update is required by the State. He then turned time over to Brian Haws, City Attorney, to give more insight into this agenda item.

Prosecutor Haws explained that this ordinance update was compelled by the changes in state law and included three main changes. Firstly, the city can no longer issue stop-work orders as the primary enforcement mechanism unless there is evidence of actual dirt or contaminants going directly into a stream, not just into the city's system with an eventual discharge into a stream. There needs to be an immediate impact on the waterway to justify issuing a stop-work order. Secondly, the updated ordinance includes fines for violations that were not previously included, and these fines align with what the state will permit. Finally, the state now requires cities to allow electronic inspections, in which developers can submit photos or videos of their work. The city is obliged to accept these unless there's some indication that they might be unreliable.

In discussing potential issues with doctored photos, Councilmember Hooley asked about the risk of manipulated images with advancing AI technology. Prosecutor Haws responded, stating it would likely be more work than it's worth for someone to manipulate such images, emphasizing that compliance with the ordinance is easier. Furthermore, he suggested that if city staff observe inconsistencies or have any doubts about the submitted materials during site visits, they still have the option to conduct an on-site inspection.

Councilmember Stewart inquired about whether the fees included in the ordinance are standardized by the state. Prosecutor Haws confirmed that the fees align with what the state allows.

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

COUNCILMEMBER HOOLEY MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER HOOLEY MOVED TO APPROVE ORDINANCE #2025-14-O UPDATING THE LINDON CITY CODE 13.23 AS PRESENTED.

COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED.

10. **Presentation & Discussion: Station Area Plans.** Community Development Director, Michael Florence, will present a general overview of state requirements for Station Area Plans as is currently required around BRT and Light Rail transit stops.

City Administrator Adam Cowie recommended continuing this item to a future meeting to allow for the attendance of absent council members.

COUNCILMEMBER STEWART MOVED TO CONTINUE ITEM 10 TO A FUTURE MEETING. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Mayor Lundberg asked for any further comment from the council. Hearing none, she moved onto the next agenda item.

11. **Public Hearing: FY2025-26 Budget & Fee Schedule Amendment; Resolution #2025-24-R.** The Council will review and consider recommended updates to the FY2025-26 budget and fee schedule

COUNCILMEMBER HOOLEY MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Finance Director Kristen Aaron presented the first budget amendment of the fiscal year, which included various budgetary items, some carried over from the previous year and some representing increased expenses. She highlighted a proposal to change the HR Generalist position from part-time to full-time, offsetting the cost by moving the Emergency Management Coordinator position from three-quarter time with benefits to part-time without benefits.

Councilmember Hooley asked about the process for determining which positions should be advanced from part-time to full-time status. City Administrator Adam Cowie explained that while there is no formal process, department heads discuss these matters with him and the Finance Director. He noted that the HR position had been considered for full-time status about a year and a half ago, but they had opted to try it as part-time first. The position has significant workload requirements, especially during seasonal hiring periods when the city processes paperwork for up to 240 employees for the pool.

Administrator Cowie added that the HR Generalist has taken on additional responsibilities that had previously been handled by the treasurer, such as benefit renewals. He indicated that looking forward, police staffing might need to be expanded in the next year or two due to development along 700 North and an increase in commercial business activity and associated crime.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion to close the public hearing.

COUNCILMEMBER HOOLEY MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION #2025-24-R AMENDING THE FY2025-26 LINDON CITY BUDGET AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED.

Before moving on, Finance Director Kristen Aaron, provided an update on Well #5, noting that the engineering estimate for completing the piping and well house was higher than anticipated. She explained that they plan to put the project out to bid with the requirement that pricing be held for 90 days to allow time to secure funding through bonds.

Administrator Cowie elaborated that the well drilling has been completed at a cost of approximately $1.8 million. The next phase would include building the well house, flat work, pumps, mechanical equipment, and electrical upgrades. Due to the high flow rate of the well, engineers determined they would need to install a larger water line connecting from 200 East down to Locust rather than connecting to an existing line on Main Street as originally planned. The estimated cost for this next phase is in the $6 million range, with a 25-30% contingency included.

12. **Discussion Item: Review draft employee policies & procedures.** The Council will review and provide feedback on drafts of a new Grant Incentive Award Policy and draft update to the Differential Pay & Certification policy.

City Administrator, Adam Cowie, recommended continuing this item to a future meeting to allow for the attendance of absent council members.

COUNCILMEMBER STEWART MOVED TO CONTINUE ITEM 12 TO A FUTURE MEETING. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Mayor Lundberg asked for any further comment from the council. Hearing none, she moved onto the next agenda item.

13. **Review & Action: Selection of Honorary Tree Lighter.** The Council will review and consider individuals to be selected as the honorary tree lighter for the Tree Lighting Ceremony on Monday, December 1st

City Administrator Cowie explained that the Historic Commission had suggested four names for consideration as the honorary tree lighter for the 2025 Tree Lighting Ceremony: Diane Phage, Boyd Walker, Sue Speed, and Rhonda Vanchiere. After general discussion, the council decided to ask Boyd Walker to be the Honorary Tree Lighter. Councilmember Hooley noted that in the past, the invitation was formally extended by the Mayor, and he offered to coordinate with the Historic Commission about the selection.

COUNCILMEMBER STEWART MOVED TO RECOMMEND BOYD WALKER AS THE HONORARY TREE LIGHTER FOR THE 2025 TREE LIGHTING CEREMONY WITH DIANE FAAGE AS THE SECONDARY. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED.

Adjourn –

COUNCILMEMBER STEWART MOVED TO ADJOURN THE MEETING AT 5:59 PM. COUNCILMEMBER HOOLEY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – November 3, 2025

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor