

2 The Lindon City Council regularly scheduled meeting on **Monday, November 17, 2025,**
4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
Invocation: Cole Hooley, Councilmember
10 Pledge of Allegiance: Glenn Mitchell

12 **PRESENT** **EXCUSED**

Carolyn Lundberg, Mayor
14 Van Broderick, Councilmember
Jake Hoyt, Councilmember
16 Cole Hooley, Councilmember
Lincoln Jacobs, Councilmember – *excused self at 6:01 p.m.*
18 Steve Stewart, Councilmember
Brittany Wilde, City Planner
20 Brian Haws, City Attorney
Adam Cowie, City Administrator
22 Britni Laidler, City Recorder

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

26 2. **Presentations and Announcements:**

28 a) **Recognition and Thanks for Service of Board of Adjustment members**
Jeff Wilson, Steve Smith, Jeff Southard, Greg Slater, and Glenn Mitchell.
30 – Mayor Lundberg expressed heartfelt thanks to the Board of Adjustment
members for their many years of service. The members were called forward to
32 be recognized, and it was discussed that many of the members have served on
the Board for many years.

34 Mayor Lundberg explained that the Board of Adjustment serves when there's
36 a dispute and someone wants an appeal to a decision made by the City
Council. She noted that the city is now moving to a different process using an
38 intermediary judge, which is becoming standard statewide.

40 b) **Presentation:** Melinda Slater, a UVU student, presented a proposal for a
weather station for Lindon City. Ms. Slater explained that the project was
42 initiated after former Emergency Services Manager Kelly Johnson noticed
during a severe hailstorm that there was a lack of timely information. She
44 presented a map showing that Lindon is located between existing weather

sensors, creating a data gap for the city. The presentation covered three different weather station options:

- Davis Instruments (semi-professional grade): \$1,700-\$3,400 with 5-10 year life expectancy
- NovaLinks (professional grade): \$5,300 with 10-15 year life expectancy
- Campbell Scientific (research grade): \$12,000 with 15-20 year life expectancy

Ms. Slater discussed benefits including early warnings for severe weather events, improved flood drainage and wildfire risk planning, and support for public works operations. Public Works Director Juan Garrido noted that a weather station could connect to ground sensors to monitor watering within the city, potentially qualifying for rebates from water conservation programs.

Mayor Lundberg asked about funding sources, and Ms. Slater identified several grant options including the Department of Public Safety. For the short term, she recommended the less expensive option, with consideration for a more advanced system if the proposed education center by Utah Lake is developed. Administrator Cowie stated that the city would take the proposal under advisement and coordinate with Public Works to determine if and how to proceed.

- c) **Introduction** - Todd Christiansen, the new Emergency Services Manager, was introduced to the council. Mr. Christiansen shared that he was ending a 26-year career with the Utah Army National Guard and has a strong background in civil response, domestic response, weapons of mass destruction, and chemical response, as well as preparedness and survival instruction.

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

4. COUNCIL REPORTS:

Councilmember Hoyt – Councilmember Hoyt reported on police department activities, highlighting several noteworthy arrests that had taken place. He mentioned that the arrests included cases involving fugitives, DUIs, and incidents related to drugs and weapons, emphasizing the importance and effectiveness of the department's efforts. Councilmember Hoyt expressed his appreciation for the police department's work. He also shared his enthusiasm about his ongoing collaboration with the police, mentioning that he had a meeting scheduled with Police Chief Brower. The meeting was planned to discuss future strategies and ensure continued support for the police department's objectives.

2 **Councilmember Broderick** – Councilmember Broderick reported on water-related
4 matters, stating that both the Provo Bench and North Union canal companies had voted to
6 end canal operations as a means of conveyance. The city will now take its water through
the Provo River aqueduct and the pipeline on 400 North. He explained that this change
would bring significant benefits including reduced water loss, elimination of safety risks
from open canals, and removal of liability for flooding basements

8 **Councilmember Jacobs** – Councilmember Jacobs reported on his attendance at a trash
conference, noting that Lindon's landfill charges are significantly lower compared to
10 other areas. Specifically, Lindon charges \$11.50 per ton, whereas San Juan County
charges \$59 per ton, and areas in Ohio charge \$39 per ton. This substantial difference in
12 charges highlights the effectiveness of Lindon's waste management strategies. He
emphasized that the city has made good decisions in maintaining an efficient system and
14 praised the individuals involved for having the right people in place to ensure this
efficiency. Councilmember Jacobs also mentioned his planned attendance at a Northwest
16 Solid Waste budget meeting that evening.

Councilmember Stewart – Councilmember Stewart reported on Youth Council
18 activities, including a presentation from Public Works Director Juan Garrido about city
operations and a visit from Lindon Cares Coalition Director, Jamie Jensen, who discussed
20 risk factors and prevention strategies for addiction and substance abuse.

Councilmember Hooley – Councilmember Hooley reported on the interlocal school
22 committee meeting with the newly elected board members, noting that Jen Lyman had
won the Lindon board seat. He mentioned the city's ongoing commitment to support the
24 lobbyist through the upcoming legislative session, and negotiations with other districts to
approach the state for funding.

26 **Mayor Lundberg** – Mayor Lundberg reminded everyone about the city health challenge
and encouraged participation. She also highlighted the upcoming tree lighting event
28 scheduled for December 1st. The event would start indoors with a program, ensuring
everyone stays warm before heading outside to light the tree.

30 .
32 **5. Administrator's Report**

Administrator. Cowie reported on the following items:

- December Newsletter: Jake Hoyt
- Next meeting: November 18th @ 1:00 PM
- Fall clean-up (dumpsters available around town): Nov 15 - Nov 24
- Tree Lighting, Monday, Dec 1st @ 6pm (City Council meeting follows at 7pm)
- Misc. Items

40 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
November 3, 2025.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
REGULAR CITY COUNCIL MEETING OF NOVEMBER 3, 2025 AS PRESENTED.
COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

| | |
|-------------------------|-----|
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER HOOLEY | AYE |
| COUNCILMEMBER STEWART | AYE |
| COUNCILMEMBER BRODERICK | AYE |

THE MOTION CARRIED UNANIMOUSLY.

- 7. Consent Agenda Items** - 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) Surplus Equipment; Resolution #2025-28-R

COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT
AGENDA ITEMS AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED
THE MOTION. THE MOTION CARRIED.

CURRENT BUSINESS

8. Public Hearing: 135 W Road Cross Section, Development Manual

Amendment - Ordinance 2025-16-O. The Council will review and consider a recommendation to approve Ordinance #2025- 16-O amending the Lindon City Land Development Policies, Standard Specifications and Drawings manual and adopting new 135 W. road cross-section.

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

Brittany Wilde, City Planner, presented a proposed amendment to the 135 West Trail Cross section in the Development Manual. She explained that the Planning Commission had recommended approval for the amendment, which would create a wider asphalt width to accommodate on-street parking needed for the farmers market and other city events. The updated cross section would eliminate the 2-foot right-of-way behind the curbs while maintaining the 50-foot overall width. The asphalt width would increase from 27 feet to 32 feet, and the sidewalk width would decrease from 5 feet to 4 feet. Public Works Director, Juan Garrido, explained that the road has an undersized and old waterline that needs replacement, and this cross-section amendment would help prepare for future improvements. He noted the importance of prioritizing the waterline replacement before tackling the road reconstruction. Director Garrido also mentioned that

2 the design and engineering process would be initiated after the adoption of the cross
4 section to address topographical challenges, and infrastructure needs while keeping costs
effective.

6 Mayor Lundberg noted that this road has been on the city's radar for some time
but had many complications including topography and infrastructure issues. She
8 indicated that funding could potentially be included in the 2026-2027 fiscal year budget.
She further explained the long-standing need to address the various caveats like
10 infrastructure and topography that have been delayed over time but are crucial for
moving forward with the development.

12 Administrator Adam Cowie clarified that the 10-foot trail included in the cross
14 section connects to the city's parks and trails master plan, creating a safe route to the park
for children and swimmers. He emphasized that this plan aligns with the broader vision
16 of connecting key areas within the city through designated trail pathways. Additionally,
the trail is intended to match the width of the existing Heritage Trail, ensuring
18 consistency throughout the city's trail system, and serving as a safe and accessible path
for residents.

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

24 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION
26 CARRIED.

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

30 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
32 #2025-16-O AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

34 COUNCILMEMBER HOYT AYE

COUNCILMEMBER HOOLEY AYE

36 COUNCILMEMBER STEWART AYE

COUNCILMEMBER BRODERICK AYE

38 THE MOTION CARRIED.

40 **9. Review & Action: Bid Award for Concrete Construction Services.** The
Council will review and consider awarding the bid for general concrete
42 construction services to the low bidder, FCI Companies, Inc. (Farnworth
Concrete).

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2 City Administrator, Adam Cowie, presented a recommendation to award the
concrete construction services bid to FCI Companies Inc., owned by Denny Farnworth, a
4 local resident. The bid covered all proposed road projects involving concrete work and
involved a total summation of unit prices from multiple bidders with FCI emerging as the
6 low bidder. Administrator Cowie highlighted that Denny Farnworth had improved his
prices from the prior year, making the bid even more competitive. It was also noted that
8 Mr. Farnworth had also bailed Lindon City out during a water main break, demonstrating
reliability and readiness to assist the city swiftly.

10 Councilmember Broderick added his perspective as a general contractor, noting
12 that the bid from FCI was not only the lowest but also solid and reputable.
Councilmember Broderick emphasized the importance of such bids being within an
14 appropriate range, stating that the low bid should ideally be within 10 percent of the next
lowest bid. He mentioned that often the top few bids are high because some contractors
16 are busy and not actively seeking the work, thus overpricing to cover potential time
constraints or resource allocations. In contrast, Farnworth's bid was clearly both
18 competitive and responsibly priced. Broderick expressed strong confidence in the
decision, given FCI's track record in Lindon.

20 Mayor Lundberg echoed these sentiments, confirming the choice by noting that
22 every resident who received work from Farnworth praised the quality and
professionalism of the projects completed. Mayor Lundberg asked for any further
24 comment from the council. Hearing none, she called for a motion.

26 COUNCILMEMBER HOYT MOVED TO APPROVE THE BID AWARD TO
FCI COMPANIES, INC. FOR CONCRETE CONSTRUCTION SERVICES AS
28 PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

30 COUNCILMEMBER HOYT AYE
COUNCILMEMBER HOOLEY AYE
32 COUNCILMEMBER STEWART AYE
COUNCILMEMBER BRODERICK AYE
34 THE MOTION CARRIED.

36 **10. Review & Action: 2026 Public Meeting Schedule; Resolution #2025-26-R.** The
Council will review and consider adoption of the proposed 2026 Public Meeting
38 Schedule.

40 The Council reviewed the proposed 2026 public meeting schedule. After
discussion, they decided to remove the December 21, 2026 meeting date due to its
42 proximity to Christmas. They also noted that April 6, 2026 (during spring break) and
October 19, 2026 (during fall break) might have attendance challenges but decided to
44 keep those dates on the calendar with asterisks denoting potential scheduling conflicts.

2 The Council also agreed to remove the November 24, 2026 Planning Commission
meeting due to its proximity to Thanksgiving.

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

8 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION
#2025-26-R AS PRESENTED WITH THE REMOVAL OF THE DECEMBER 21, 2025
10 CITY COUNCIL MEETING AND NOVEMBER 24, 2025 PLANNING
COMMISSIONMEETING. COUNCILMEMBER HOYT SECONDED THE MOTION.
12 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

14 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

16 COUNCILMEMBER BRODERICK AYE

THE MOTION CARRIED.

18 **11. Review & Action: 2026 Mayor & Council liaison & Mayor Pro Tem**

20 **assignments; Resolution #2025-27-R.** The Council will review and consider
adoption of the proposed 2026 Mayor & Council liaison & Mayor Pro Tem
22 assignments as recommended by Mayor Lundberg.

24 Mayor Lundberg presented the proposed 2026 Mayor and Council liaison and
Mayor Pro Tem assignments. She thanked all Council members for their service and
26 engagement, noting that everyone was bringing their "A game" to their assignments. She
mentioned that while the current assignments were working well, she was open to
28 suggestions for changes if Council members wanted different experiences next year.
After discussion, the Council agreed to swap the newsletter article assignments between
30 Councilmembers Hoyt and Jacobs to space them more evenly.

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

34 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2025-
36 27-R AS PRESENTED WITH CHANGE TO NEWSLETTER ORDER.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
38 RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

40 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

42 COUNCILMEMBER BRODERICK AYE

THE MOTION CARRIED.

2 Before adjourning, the Council discussed the upcoming Lindon Temple open
house scheduled for the following year. Chief Brower and Administrator Cowie reported
4 that they were working with temple representatives on traffic management plans,
particularly concerning the impact on Center Street, which already has four schools and
6 gets congested during drop-off and pick-up times. There were also concerns about
pedestrian safety on the Murdock Trail crossing.

8 **Adjourn** –

10 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
12 AT 6:43 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

14 Approved – December 1, 2025

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor