

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

6 **REGULAR SESSION – 5:15 P.M.**

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

12 **PRESENT** **EXCUSED**

13 Carolyn Lundberg, Mayor  
14 Van Broderick, Councilmember  
15 Jake Hoyt, Councilmember  
16 Cole Hooley, Councilmember  
17 Lincoln Jacobs, Councilmember – *excused self at 6:01 p.m.*  
18 Steve Stewart, Councilmember  
19 Brittany Wilde, City Planner  
20 Brian Haws, City Attorney  
21 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**  
29 **Jeff Wilson, Steve Smith, Jeff Southard, Greg Slater, and Glenn Mitchell.**  
30 – Mayor Lundberg expressed heartfelt thanks to the Board of Adjustment  
31 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  
33 the Board for many years.

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

40 b) **Presentation:** Melinda Slater, a UVU student, presented a proposal for a  
41 weather station for Lindon City. Ms. Slater explained that the project was  
42 initiated after former Emergency Services Manager Kelly Johnson noticed  
43 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

2 sensors, creating a data gap for the city. The presentation covered three  
4 different weather station options:  
6

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

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

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

44 c) **Introduction** - Todd Christiansen, the new Emergency Services Manager,  
46 was introduced to the council. Mr. Christiansen shared that he was ending a  
48 26-year career with the Utah Army National Guard and has a strong  
50 background in civil response, domestic response, weapons of mass  
52 destruction, and chemical response, as well as preparedness and survival  
54 instruction.

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

60 **4. COUNCIL REPORTS:**

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

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

8     **Councilmember Jacobs** – Councilmember Jacobs reported on his attendance at a trash  
9     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  
11    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  
13    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  
15    efficiency. Councilmember Jacobs also mentioned his planned attendance at a Northwest  
16    Solid Waste budget meeting that evening.

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

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

26    **Mayor Lundberg** – Mayor Lundberg reminded everyone about the city health challenge  
27    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  
29    everyone stays warm before heading outside to light the tree.

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

32    Administrator Cowie reported on the following items:

- 34     • December Newsletter: Jake Hoyt
- 35     • Next meeting: November 18<sup>th</sup> @ 1:00 PM
- 36     • Fall clean-up (dumpsters available around town): Nov 15 - Nov 24
- 37     • Tree Lighting, Monday, Dec 1st @ 6pm (City Council meeting follows at  
38       7pm)
- 39     • Misc. Items

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

2 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE  
4 REGULAR CITY COUNCIL MEETING OF NOVEMBER 3, 2025 AS PRESENTED.  
6 COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:  
8 COUNCILMEMBER HOYT AYE  
10 COUNCILMEMBER HOOLEY AYE  
12 COUNCILMEMBER STEWART AYE  
14 COUNCILMEMBER BRODERICK AYE  
16 THE MOTION CARRIED UNANIMOUSLY.

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

16 a) Surplus Equipment; Resolution #2025-28-R

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

## 24 **CURRENT BUSINESS**

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

28 **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.

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

34 Brittany Wilde, City Planner, presented a proposed amendment to the 135 West  
36 Trail Cross section in the Development Manual. She explained that the Planning  
Commission had recommended approval for the amendment, which would create a wider  
38 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  
40 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.  
42 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  
44 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  
4 effective.

6 Mayor Lundberg noted that this road has been on the city's radar for some time  
8 but had many complications including topography and infrastructure issues. She  
10 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  
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  
16 for children and swimmers. He emphasized that this plan aligns with the broader vision  
18 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  
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  
26 HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION  
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  
42 Council will review and consider awarding the bid for general concrete  
construction services to the low bidder, FCI Companies, Inc. (Farnworth  
Concrete).

44

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

10      Councilmember Broderick added his perspective as a general contractor, noting  
11     that the bid from FCI was not only the lowest but also solid and reputable.

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

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

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

27     COUNCILMEMBER HOYT                   AYE  
28     COUNCILMEMBER HOOLEY                AYE  
29     COUNCILMEMBER STEWART                AYE  
30     COUNCILMEMBER BRODERICK            AYE  
31     THE MOTION CARRIED.

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

35      The Council reviewed the proposed 2026 public meeting schedule. After  
36     discussion, they decided to remove the December 21, 2026 meeting date due to its  
37     proximity to Christmas. They also noted that April 6, 2026 (during spring break) and  
38     October 19, 2026 (during fall break) might have attendance challenges but decided to  
39     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  
4 meeting due to its proximity to Thanksgiving.

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

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

18 COUNCILMEMBER HOYT AYE  
14 COUNCILMEMBER HOOLEY AYE  
16 COUNCILMEMBER STEWART AYE  
18 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  
22 adoption of the proposed 2026 Mayor & Council liaison & Mayor Pro Tem  
assignments as recommended by Mayor Lundberg.

24 Mayor Lundberg presented the proposed 2026 Mayor and Council liaison and  
26 Mayor Pro Tem assignments. She thanked all Council members for their service and  
28 engagement, noting that everyone was bringing their "A game" to their assignments. She  
30 mentioned that while the current assignments were working well, she was open to  
suggestions for changes if Council members wanted different experiences next year.  
After discussion, the Council agreed to swap the newsletter article assignments between  
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.  
38 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

40 COUNCILMEMBER HOYT AYE  
42 COUNCILMEMBER HOOLEY AYE  
44 COUNCILMEMBER STEWART AYE  
42 COUNCILMEMBER BRODERICK AYE  
THE MOTION CARRIED.

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

## Adjourn –

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

Approved – December 1, 2025

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Carolyn O. Lundberg, Mayor