

2 The Lindon City Council regularly scheduled meeting on **Monday, March 16, 2026, at**
3 **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: Van Broderick, Councilmember

12 <u>PRESENT</u>	<u>EXCUSED</u>
Carolyn Lundberg, Mayor	Jake Hoyt, Councilmember
14 Van Broderick, Councilmember	
Lincoln Jacobs, Councilmember	
16 Cole Hooley, Councilmember	
Steve Stewart, Councilmember	
18 Michael Florence, Community Development Director	
Brittany Wilde, City Planner	
20 Brian Haws, City Attorney	
Kristen Aaron, Finance Director	
22 Adam Cowie, City Administrator	
Britni Laidler, City Recorder	

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

28 2. **Presentations and Announcements:**

30 a) Parks and Recreation Director, Heath Bateman, presented JustServe volunteer
32 recognitions to outstanding community members as part of Lindon's
34 designation as a JustServe city. He recognized Floyd Harward along with his
36 son-in-law Shane and daughter Shawnee Rassmussen for their exceptional
work with Lindon Days and the junior rodeo. Director Bateman noted that the
family goes above and beyond, even purchasing flowers with their own
money for events. Dan Stone was also recognized for his volunteer work with
Little Miss Lindon and his service as a volunteer for the state of Utah.

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

42 4. **COUNCIL REPORTS:**

44 **Councilmember Jacobs** – Councilmember Jacobs reported on parks and recreation
activities, thanking the mayor, Councilmember Stewart, and the youth council for
planting flowers in preparation for the Temple Open House. He noted that the Easter egg

2 hunt would be held at Anderson Farms on March 28th and reminded attendees that soccer
4 had started at Pioneer Park. Regarding the Temple Open House, Councilmember Jacobs
6 shared his informal observations as both a resident living on a major traffic route and a
8 volunteer. He reported that traffic impacts had been less severe than anticipated, with
10 wait times typically around 30 minutes to an hour and a half. His informal traffic count
12 on 900 East showed approximately 8 out of 10 cars had out-of-state plates, representing
14 about a 500% increase in traffic. Despite this increase, he found the situation manageable
16 and noted that crossing guards at the junior high had helped with traffic flow.

10 **Councilmember Hoyt** – *Councilmember Hoyt was absent.*

12 **Councilmember Broderick** – Councilmember Broderick attended the grand opening of
14 a wastewater reclamation project, a partnership between Lindon City and Orem City. He
16 described the state-of-the-art facility as very impressive and noted the significant amount
of water that would be reused through this partnership.

18 **Councilmember Stewart** – Councilmember Stewart reported that the youth council had
20 participated in flower planting on March 7th and held their final regular meeting on
March 9th. Youth council applications were open with 8 applications already received—5
renewals and 3 new applicants. The application deadline is April 14th, with interviews
scheduled for mid-April.

22 **Councilmember Hooley** – Councilmember Hooley reported on legislative action
24 affecting communities that care programs and covered the Little Miss Lindon event,
describing it as a mix of fun and moving experiences with outstanding participants.

26 **Mayor Lundberg** – Mayor Lundberg mentioned upcoming Meals on Wheels visits with
28 seniors and announced that the pool was now open for the season, with Parks and
Recreation Director Bateman noting that lifeguard and concession job applications were
30 available. The mayor also reported attending state of the city addresses for neighboring
communities and shared updates from the county, including the significant costs
32 associated with a high-profile trial. She highlighted ongoing creek restoration work along
the Heritage Trail, funded partially by a Department of Water Quality grant, which would
create beautiful riparian areas and reduce contaminants flowing to the lake.

5. **Administrator's Report**

- 34 • April Newsletter: Kristen Aaron
- 36 • Next City Council meeting: April 6th
- Joint PC/CC meeting, Tuesday, April 28th at 6:00pm at City Center.
- 38 • April 4th-13th, Spring Clean-Up
- April 22-24, ULCT conference in St George
- 40 • Misc. Items

2 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
3 March 2, 2026.

4

5 COUNCILMEMBER STEWART MOVED TO APPROVE THE MINUTES OF
6 THE REGULAR CITY COUNCIL MEETING OF MARCH 2, 2026.

7 COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
8 RECORDED AS FOLLOWS:

9 COUNCILMEMBER HOOLEY AYE

10 COUNCILMEMBER BRODERICK AYE

11 COUNCILMEMBER STEWART AYE

12 COUNCILMEMBER JACOBS AYE

13 THE MOTION CARRIED UNANIMOUSLY.

14

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

18

19 a) Surplus Equipment Disposal; Resolution #2026-13-R

20

21 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE CONSENT
22 AGENDA ITEMS AS PRESENTED. COUNCILMEMBER STEWART SECONDED
23 THE MOTION. THE MOTION CARRIED.

24

25 **CURRENT BUSINESS**

26

27 **8. Review & Action: Financial Audit Report for Fiscal Year 2025.**

28

29 Representatives from Gilbert & Stewart, CPA PC, and the Lindon City Finance
30 Department will present the city’s annual financial audit report, included as part
31 of the Annual Comprehensive Financial Report (ACFR) for fiscal year ended
32 June 30, 2025.

32

33 Ron Stewart from Gilbert and Stewart CPAs presented the city's annual financial
34 audit report for fiscal year 2025. He explained that auditors examine three main areas:
35 ensuring financial statements are materially correct and meet accounting standards,
36 verifying that internal controls are designed and working effectively, and confirming
37 compliance with state law.

38

39 Mr. Stewart described the audit process, which includes confirming cash and debt
40 balances with third parties, reviewing invoices and transactions, recalculating financial
41 statement items like depreciation and payroll accruals, and conducting analytical reviews
42 comparing current year data to previous years. He noted that the audit gave a positive
43 result, which Mr. Stewart called "a clean opinion." This means that the financial reports
44 were done correctly and can be trusted. The checks and systems that protect the city's

2 money were working well. The city followed the rules in important areas like budgets,
4 funds, and courts, with no problems found in the review.

6 Finance Director, Kristen Aaron, noted that they use Kennington and Christianson
8 to help prepare financial statements, maintaining independence from the auditing firm.
10 Councilmember Jacobs inquired about the frequency of cities experiencing audit issues,
12 with Mr. Stewart noting that problems occur fairly often due to various circumstances
14 including staff turnover.

16 The mayor emphasized that while the audit provides a positive snapshot, it
18 remains incumbent upon city leadership to maintain vigilant oversight of processes and
20 controls, as auditors sample rather than review every transaction.

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

26 COUNCILMEMBER STEWART MOVED TO ACCEPT THE FY2025 AUDIT
28 AND ANNUAL COMPREHENSIVE FINANCIAL REPORT AS PRESENTED.
30 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
32 RECORDED AS FOLLOWS:

34 COUNCILMEMBER BRODERICK	AYE
36 COUNCILMEMBER STEWART	AYE
38 COUNCILMEMBER JACOBS	AYE
40 COUNCILMEMBER HOOLEY	AYE
42 THE MOTION CARRIED.	

44 **9. Review & Action: Ordinance Amendment; Commercial Design Standards
46 amendment; Ordinance #2026-3-O.** Recommendation from the Planning
48 Commission to amend the Commercial Design Standard Color Palette to allow a
50 range of off-white earth tones as approved colors for commercial building
52 exteriors.

54 City Planner, Brittany Wilde, presented a recommendation from the Planning
56 Commission to add off-white earth tones to the commercial design standard color palette.
58 She explained that the city had received several requests to add these colors as
60 alternatives to pure white, which the planning commission had historically opposed.

62 Ms. Wilde provided a visual presentation showing examples of approved off-
64 white colors used on local buildings, including the Barn on State Street (alabaster), Mill
66 Haven (Swiss coffee white), and JZ Academy (ivory lace). She contrasted these with the
68 Take 5 car wash, which used pure white paint that the planning commission consistently
70 cited as an example of what they wanted to avoid.

2 She stated that the proposed amendment would allow earth tone off-white colors
4 as primary building colors only when paired with a second contrasting color for trim or
6 architectural features, or when the contrasting color constitutes at least 30% of each
building facade. It was noted that this requirement ensures buildings don't appear as
single-color white structures.

8 Community Development Director, Michael Florence, noted that the planning
10 commission was adamant about avoiding pure white buildings, and this amendment
12 provides approved alternatives while maintaining design standards. Ms. Wilde explained
that staff would maintain color swatches on file to guide developers toward appropriate
earth tone variations.

14 Discussion centered on the practical challenges of ensuring contractors implement
16 approved colors correctly, with staff noting that building plans specify colors and
18 compliance is checked during construction. The mayor noted that pure white is
considered higher maintenance and can create harsh glare, while earth tones provide a
warmer, more inviting appearance that better fits the community's aesthetic goals.

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

24 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
#2026-3-O AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
26 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER STEWART AYE
28 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
30 THE MOTION CARRIED.

32 **10. Review & Action: Ordinance Amendment; LCC 5.07 Personal Wireless
Telecommunication Facilities (Cell Towers); Ordinance #2026-2-O.**
34 Amendment of the Lindon City Code related to wireless communication towers.
36 The proposed ordinance updates requirements for stealth towers, clarifies land use
approval authorities, permitted zoning districts, setbacks, application requirements
and general code clean-up.

38 Community Development Director, Michael Florence, presented proposed
40 amendments to the city's wireless telecommunications ordinance. He explained that
42 Lindon's unique ordinance establishes priorities for cell tower placement, with city-
owned property receiving first priority since private property owners who lease space for
44 towers are the only ones receiving compensation while other property owners and
citizens are adversely affected.

2 Director Florence described the current hierarchy: first priority goes to city-owned
property in industrial, heavy industrial, and commercial zones, with proposed additions of
4 mixed commercial, regional commercial, public facility, and PC-1 and PC-2 zones. If
suitable city property isn't available, companies can request council approval to use
6 school district or other public facility properties. Third priority goes to private non-
residential properties, and residential properties are the last option. He then stated that the
8 city currently has four cell towers: one above the junior high (school district property),
one by the pool behind city hall, one at the public works building, and one at the sewer
10 lift station on 2000 South. Director Florence noted that the city has recently received
multiple new tower requests, with companies looking at locations like the animal shelter
12 and near Scott's Lawn Products.

14 Director Florence stated that the amendment also addresses stealth tower
requirements, with current ordinance requires all new towers to be stealth towers
16 (designed to look like pine trees or other camouflaged structures). He noted that the
proposed changes would give the city council authority to evaluate whether stealth design
18 is necessary based on topography, surrounding vegetation, land use, tower height, and
aesthetic considerations. He then presented examples of various stealth tower designs,
20 from poor examples to well-executed ones including silo designs, flagpoles, and realistic-
looking trees. He noted that a stealth pine tree might not be appropriate in a heavy
22 industrial zone where a more utilitarian design would be acceptable.

24 City Attorney, Brian Haws, clarified that the city has discretion to deny
applications on non-city property if they can articulate good reasons, but arbitrary denials
26 could be challenged. However, when towers are proposed for city property, the city has
complete discretion as a property owner. Council members discussed whether the zoning
28 changes might lead to more towers, but Director Florence clarified that the additional
zones only apply to city-owned properties, not private developments.

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

34 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
#2026-2-O AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE
36 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE
38 COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE
40 COUNCILMEMBER HOOLEY AYE
THE MOTION CARRIED.

42
44 **11. Public Hearing: FY2026-27 Tentative Budget adoption; Resolution #2026-12-
R.** The City Council will review and consider Resolution #2026-12-R adopting
the FY2026-27 Tentative Budget for Lindon City. Lindon City Finance Director,

2 Kristen Aaron, will present the Tentative Budget for consideration. The City will
4 hold additional public meetings to review the budget on April 20, 2026. The City
6 will hold a public hearing to adopt the FY2027 Proposed Budget on May 18, 2026
and a public hearing to amend the FY2026 budget and adopt the FY2027 Final
Budget on June 15, 2026.

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

12 Finance Director, Kristen Aaron, presented the tentative budget for fiscal year
14 2026-27, totaling approximately \$38.6 million. She noted this was a very rough draft that
16 would be refined through ongoing meetings with department heads. The budget includes
18 approximately \$4.7 million in water projects with \$4 million in bonding, significantly
20 less than the previous year's \$9 million bonding proposal that was never implemented.
She stated that the budget includes \$500,000 in sewer projects and \$1.2 million in storm
drain projects. Director Aaron explained that staff was also currently meeting with
department heads to review requests and assess current year budget performance to
determine what projects might need to be pushed to the following year.

22 She then presented the proposed utility rate increases include water base and
24 usage increases of 4% each, sewer base increase of 7% and usage increase of 10%, and
26 storm water increase of 4%, and noted that Republic Services would implement a 6%
increase for both garbage and recycling services.

28 Councilmember Broderick inquired about the garbage contract status.
30 Administrator Cowie explained they were working on a 2-3 year extension with Republic
32 Services, noting the city's long-standing good relationship with them and the benefit of
34 proximity to the North Point solid waste transfer station. He mentioned that switching
providers would require replacing all garbage cans citywide, which would be logistically
challenging. The city enjoys relatively low fees compared to neighboring communities
due to the proximity advantage.

36 Director Aaron noted that administrative transfers from enterprise funds to the
38 general fund were included in the budget. When Councilmember Stewart requested
40 clarification on these transfers, Director Aaron explained that enterprise funds operate
42 like businesses but benefit from city administrative services. The transfers represent costs
for staff time from positions like the finance director, city administrator, and city attorney
who provide services to these funds. She compared it to property taxes that private
businesses would pay, noting that tax-exempt entities that don't pay property taxes do pay
utility bills that contribute to these transfers.

44 She then stated that the garbage fund balance was healthy enough to absorb most
of Republic Services' rate increase rather than passing it through to residents. The budget

2 includes personnel salary increases of 2.4% for cost-of-living adjustments and 2.6% for
4 merit increases, with plans for another salary study to ensure competitive compensation.
6 Director Aaron then closed with outlining the remaining budget process, with a draft
proposed budget scheduled for April 21st work session, final budget adoption hearing on
May 18th, and final budget approval on June 15th.

8 Mayor Lundberg asked for any comments from the public, hearing none she
called for a motion to close the public hearing.

10

12 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
HEARING. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE
MOTION CARRIED.

14

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

18 COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION
#2026-12-O AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE
20 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE
24 COUNCILMEMBER HOOLEY AYE

THE MOTION CARRIED.

26

12. Recess to Lindon City Redevelopment Agency Meeting (RDA).

28

30 **13. Closed Session** - The City Council will discuss potential purchase or sale of real
property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-
205(1)(c). This session is closed to the general public.

32

34 COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED
SESSION. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

36 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER JACOBS AYE
38 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER STEWART AYE

40 THE MOTION CARRIED UNANIMOUSLY.

42 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.
44 COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

2 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER JACOBS AYE
4 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER STEWART AYE
6 THE MOTION CARRIED UNANIMOUSLY.

8 **Adjourn** –

10 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 7:46 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL
12 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

14 Approved – April 6, 2026

16

18

Britni Laidler, City Recorder

20

Carolyn O. Lundberg, Mayor