



Lindon City Council Staff Report

Prepared by Lindon City
Administration

April 20, 2026

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **5:15 pm on Monday, April 20, 2026** 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:



REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Jake Hoyt, Councilmember
Pledge of Allegiance: By invitation

1. **Call to Order / Roll Call**
2. **Presentations and Announcements:**
 - a) Lindon Youth Council update.
 - b) Announcements/Comments from Council Members.
3. **Open Session for Public Comment** (*For items not listed on the agenda*)
4. **Council Reports**
5. **Administrator’s Report**
6. **Approval of Minutes** — The minutes of City Council meeting from April 6, 2026.
7. **Consent Agenda** — (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda was presented for approval:
 - a) Proclamation for International Code Council Building Safety Month
8. **Review & Action: Development Agreement – Westland Development; Resolution #2026-7-R.**
This item was continued from the March 2, 2026 meeting. Troy Dana requests approval and amendment to the 2025 Development Agreement to propose changes to the building design for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. The original development agreement was never signed by the developer, and the developer is now requesting to amend and continue the original agreement. The Planning Commission recommended approval of the changes.
9. **Presentation & Discussion: Cross Connection prevention program.** Representatives from Lindon Public Works will present and review details of a city initiated program that is occurring to educate property owners and inspect properties to eliminate cross-connections between the culinary and secondary water system.
10. **Review & Action: Drinking Water Source Protection ordinance change; Ordinance #2026-5-0; LCC 13.30.** The Council will review and consider changes to LCC 13.30 regarding drinking water source protection areas and uses allowed within those areas.
11. **Review & Action: Contract Modification with Bio-West.** The Council will review and consider approval of a contract modification for BIO-WEST to perform additional work along the Lindon Hollow Creek drainage in the amount of \$72,700. These costs are being partially off set by grant funds.

12. Discussion Item: FY2026-27 Budget proposal. The City Council will review for discussion the FY2026-27 draft budget, fee schedule, compensation plans, and other budget related matters.

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

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.lindon.gov. 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 Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

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

Posted by: /s/ **Britni Laidler, Lindon City Recorder**

Date: **April 16, 2026; Time: 9:30 a.m.;** Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Jake Hoyt, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

April 20, 2026 Lindon City Council meeting.

Carolyn Lundberg

Van Broderick

Cole Hooley

Jake Hoyt

Lincoln Jacobs (**absent**)

Steve Stewart

Item 2 – Presentations and Announcements

- a) Lindon Youth Council update
- b) Comments / Announcements from Mayor and Council members.

Item 3 – Open Session for Public Comment *(For items not on the agenda)*

Item 4 - COUNCIL REPORTS:*(20 minutes)*

- A) MAG/MPO, COG, UIA, ULA, ULCT, Youth Council, Public Relations (media)
 - B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
 - C) CTC, Healthy Utah, Historical Commission, Tree Board, Arts Committee
 - D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate
 - E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails
 - F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants
- Carolyn Lundberg
 - Van Broderick
 - Cole Hooley
 - Jake Hoyt
 - Lincoln Jacobs
 - Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT

(10 minutes)

Misc. Updates:

- May Newsletter: Steve Stewart
- Thank you to our Police Department for their efforts during the Lindon Temple open house
 - 287,228 visitors during the 4-week open house
- Next City Council meeting: **May 4th (first hour of meeting will be a joint work session w/Timpanogos School Board)**
- April 22-24, ULCT conference in St George
- Arbor Day celebration, Friday, April 24th @ 6pm at Community Center
- **Monday, June 15th, 12:30pm to 2pm, Joint lunch meeting w/Orem City Council at Orem City Hall**
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **April 6, 2026.**

2 The Lindon City Council regularly scheduled meeting on **Monday, April 6, 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: Van Broderick, Councilmember
10 Pledge of Allegiance: Officer Hughes

12 <u>PRESENT</u>	<u>EXCUSED</u>
13 Carolyn Lundberg, Mayor	Jake Hoyt, Councilmember
14 Van Broderick, Councilmember	Steve Stewart, Councilmember
15 Lincoln Jacobs, Councilmember	
16 Cole Hooley, Councilmember	
17 Michael Florence, Community Development Director	
18 Mike Brower, Chief of Police	
19 Brian Haws, City Attorney	
20 Adam Cowie, City Administrator	
21 Britni Laidler, City Recorder	

22
23 **1. Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

24
25 **2. Presentations and Announcements:**

26
27 a) Chief Brower introduced Tristan King as the newest officer to join the Lindon
28 Police Department. Officer King comes to the department with one year of
29 experience at Wasatch County in the corrections bureau and is currently
30 undergoing field training with Corporal Bartle. The chief expressed
31 confidence that Officer King meets all requirements to be an officer the city
32 can be proud of. City Recorder, Britni Laidler, administered the oath of office,
33 with King's wife Kiera, m pinning on his badge.

34
35 When asked about his motivation to enter law enforcement, Officer King
36 shared that his father had been a corrections officer and his best friend's father
37 was a sheriff in Clark County, Arizona, where he grew up. He was inspired by
38 seeing the positive difference law enforcement could make in the community
39 and wanted to contribute from the ground level.

40
41 **3. Open Session for Public Comment** – Mayor Lundberg called for any public
42 comments. The following comments were made:

43
44 Mike Stay – presented information about flag design principles, referencing guidelines
from the North American Vexillological Association. He discussed the five principles of

2 good flag design: keeping it simple, using meaningful symbolism, limiting colors to 2-3
 4 basics, avoiding text or seals, and being distinctive. Mr. Stay noted that while Lindon's
 6 current logo works well as a logo, it wasn't designed as a flag. He presented several
 8 conceptual flag designs inspired by Utah's state flag and incorporating Lindon-specific
 10 elements like the Linden leaf and flower. He requested the council consider establishing a
 12 process for designing a city flag that follows proper vexillological principles.

8 Brian Lazzo – spoke about maintaining traditional values in Lindon, expressing concern
 10 about what he perceived as threats from radical progressive influences. He asked how
 12 Lindon specifically maintains its traditional values, serves citizens with excellence, and
 unites the community.

14 Issac Paxman – introduced himself as a candidate for county commissioner. Mr. Paxman
 16 served as deputy mayor of Provo for eight years under Michelle Kaufusi and recently
 18 joined the attorney general's office. He offered his services to help the city and provided
 his contact information, emphasizing his track record of working hard to find solutions
 and serve as a peacemaker.

20 **4. COUNCIL REPORTS:**

22 Councilmember Jacobs – Councilmember Jacobs reported addressed the significant
 24 increase in temple crowds, noting that what had previously been manageable had
 26 intensified significantly. He reported seeing approximately 5,000-6,000 visitors on
 28 weekdays, 6,000-13,000 on Saturdays, and 16,000 on the Friday before general
 conference. He praised the police department's handling of the situation and noted that
 neighbors were managing the crowds better than expected. He also announced new
 leadership in the planning commission, with Rob Kallas as the new chair and Scott
 Thompson as vice chair.

30 Councilmember Hoyt – *Councilmember Hoyt was absent.*

32 Councilmember Broderick – Councilmember Broderick reported that he attended a
 34 Hollow Water annual meeting with Public Works Director, Juan Garrido.

Councilmember Stewart – *Councilmember Stewart was absent.*

36 Councilmember Hooley – Councilmember Hooley reported on Communities of Care
 38 activities, including a new partnership with the aquatic center and Parents Empowered to
 40 display public service announcements about underage drinking prevention. He mentioned
 an upcoming community partner lunch on April 21st where stakeholders would discuss
 various community issues based on Sharp survey data.

42 Mayor Lundberg – Mayor Lundberg recently attended a UVU legislative wrap-up, she
 also noted that there is a joint work session coming up with the Planning Commission to

2 help make sure there is a clear vision for the city. She closed by stating that the Youth
4 Council has an end of year activity coming up and that applications for Youth Council
close on April 13th.

6 **5. Administrator’s Report**

- May Newsletter: Steve Stewart
- Next City Council meeting: April 20th
- Joint PC/CC meeting, Tuesday, April 28th at 6:00pm at City Center.
- Spring Clean-Up, April 4-13
- April 22-24, ULCT conference in St George
- Joint meeting w/Orem City Council (Tentatively June 15th)
- Misc. Items.

14 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
16 March 16, 2026 & March 30, 2026.

18 COUNCILMEMBER BRODERICMOVED TO APPROVE THE MINUTES OF
THE REGULAR CITY COUNCIL MEETING OF MARCH 16, 2026 & MARCH 2026.
20 COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

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

24 THE MOTION CARRIED UNANIMOUSLY.

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

- 30 a) There are no consent agenda items.

32 **CURRENT BUSINESS**

34 **8. Review & Action: Appointment of Administrative Law Judges; Resolution**
 36 **#2026-14-R.** The Council will review and consider Resolution #2025-14-R,
 38 recommending appointment of a primary and secondary Administrative Law
 Judge (ALJ) who will serve as Lindon’s appeal authority for certain applications.
 The ALJ replaces the previous functions of the Board of Adjustment which was
 40 recently dissolved.

42 Community Development Director, Michael Florence, presented the resolution to
appoint administrative law judges to replace the recently dissolved Board of Adjustment.
He stated that the city selected Tina Peterson, Pleasant Grove's city attorney since 1998
44 who has served as hearing officer for Provo City since 2000, as the primary

2 administrative law judge. He noted they also selected Lyn Creswell, former South Salt
4 Lake city attorney who currently serves as administrative law judge for San Juan County
and other communities, as the alternate.

6 City Attorney, Brian Haws, expressed confidence in both candidates, particularly
8 noting Peterson's professionalism and tendency to err on the side of declaring conflicts of
interest when appropriate. The appointments are for two-year terms, with provisions for
appointing temporary ALJs for special expertise when needed.

10 Councilmember Hooley asked about performance evaluation, and Attorney Haws
12 explained that evaluations would be case-by-case, with provisions for removal for cause
if needed, though such action was not anticipated given the candidates' qualifications.

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

18 COUNCILMEMBER HOOLEY MOVED TO APPROVE RESOLUTION
#2026-14-R APPOINTING THE ADMINISTRATIVE LAW JUDGES.
20 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:
22 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER JACOBS AYE
24 COUNCILMEMBER HOOLEY AYE
THE MOTION CARRIED.

26
28 **9. Review & Action: TSSD natural gas substation; Ordinance #2026-01-O.** The
Council will review an ordinance amending LCC 17.54 – ‘Regional Commercial
30 Zone’ for provisions related to development of above-ground gas utility uses
within the zone.

32 Community Development Director, Michael Florence, presented the ordinance
amendment to accommodate a natural gas metering station proposed by Timpanogos
34 Special Service District (TSSD) in partnership with Enbridge. He noted that the project
involves converting biogas from TSSD's wastewater treatment process into renewable
36 natural gas for injection into Enbridge's distribution system.

38 The proposed facility would be located on 1.8 acres at 400 North and 2800 West,
currently owned by Property Reserve Inc. (the LDS Church's real estate arm). Director
40 Florence stated that the ordinance amendments would allow above-ground utilities as a
permitted use in the Regional Commercial zone, exempt utility stations from the 100-foot
42 frontage requirement and exempt them from standard landscaping requirements except
when adjacent to residential areas.

44

2 Richard Mickelsen, TSSD manager, and Trevor Lindley from Brown and Noble
Engineers, explained that the facility would include buildings to meter the gas quality and
4 quantity before injection into Enbridge's system. The actual gas treatment would occur in
larger facilities on TSSD's main site across the railroad tracks.

6
8 Significant discussion focused on the potential impact of the future Vineyard
Connector on the site's accessibility, with Director Florence noting that UDOT indicated
10 the connector could require up to 150 feet of right-of-way when built as an expressway,
which would affect current access points, and UDOT proposed an alternative access route
through wetland areas, subject to Army Corps of Engineers approval.

12
14 Director Florence let the council know that the planning commission had
recommended requiring block construction for buildings rather than metal structures
16 preferred by Enbridge. TSSD representatives indicated flexibility on building materials
while expressing preference for multiple smaller buildings rather than one large structure.

18 Councilmember Hooley expressed concern about making above-ground utilities a
permitted use rather than conditional use, noting it could allow similar facilities
20 throughout the Regional Commercial zone without city oversight. He requested the
amendment be modified to make such facilities a conditional use instead. Director
22 Florence confirmed that making it a conditional use would provide more regulatory
control while still allowing the project to proceed. TSSD representatives indicated this
24 change would not impact their agreement with Enbridge.

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

28
30 COUNCILMEMBER HOOLEY MOVED TO APPROVE ORDINANCE #2026-
01-O AS PRESENTED WITH THE CHANGE TO THE USE BEING CONDITIONAL
COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
32 RECORDED AS FOLLOWS:
COUNCILMEMBER BRODERICK AYE
34 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
36 THE MOTION CARRIED.

38 **10. Review & Action: Flood Damage Prevention ordinance change; Ordinance**
#2026-04-O. The Council will review an ordinance amending LCC 17.62 - 'Flood
40 Damage Prevention' and adopting the Federal Emergency Management Agency
(FEMA) Flood Insurance Study and Flood Insurance Rate Maps that become
42 effective June 23, 2026.

44 Community Development Director, Michael Florence, presented updates to the
flood damage prevention ordinance to comply with new FEMA flood insurance maps and

2 studies taking effect June 23, 2026. The changes include adoption of a new "VE zone"
4 that measures wave action on Utah Lake and extends flood zones further inland.

6 He stated that the new flood maps have minimal impact on Lindon due to its
8 small Utah Lake shoreline and higher elevation and that the affected areas primarily
10 include North Point Solid Waste District property and some state-owned land, with no
impact on private property owners. The ordinance includes various technical updates
required by FEMA, including new definitions and removal of certain exceptions for
commercial wet proofing.

12 Director Florence explained that failing to adopt the new maps would result in
14 loss of access to the National Flood Insurance Program, making flood insurance
impacts for property owners.

16 Mayor Lundberg noted that some ARPA funds totaling \$300,000 had been
18 transferred from the Utah Lake Authority to Lindon for the Nature Center project, which
would be located outside the new flood zones.

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

22 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
24 #2026-4-O AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 COUNCILMEMBER BRODERICK AYE
28 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE

30 THE MOTION CARRIED.

32 **Adjourn** –

34 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 6:54 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

36 Approved – April 6, 2026

38
40 _____
42 Britni Laidler, City Recorder

44 _____
Carolyn O. Lundberg, Mayor

Item 7 – 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) Proclamation for International Code Council Building Safety Month

Sample Motion: I move to (*approve, continue, deny*) the consent agenda items (*as presented or amended*).

LINDON

Proclamation

Building Safety Month — May 2026

WHEREAS, Lindon City recognizes the importance of safe building practices; and

WHEREAS, the quality of our homes, buildings, and infrastructure plays a large role in our everyday safety; and

WHEREAS, building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers, electricians, HVAC, and others in the construction industry work tirelessly to ensure the safe construction and quality of the products they build; and

WHEREAS, the International Code Council (ICC) is a nonprofit organization that brings together local, state, territorial, tribal, and federal officials to create and implement the highest-quality codes and standards in building and construction; and

WHEREAS, these modern building codes and standards include safeguards to protect the public from standard issues as well as disasters like hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes; and

WHEREAS, the International Code Council sponsors Building Safety Month to remind the public about the critical role of building safety and fire prevention officials in protecting lives and property; and

WHEREAS, the theme for Building Safety Month 2026 is “*Built to Last*” to raise awareness about building safety on a personal and local scale; and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience, and economic investment at home and in the community; and

NOW, THEREFORE, I, Mayor Carolyn Lundberg, of Lindon City, do hereby proclaim the month of **May 2026** as Building Safety Month. Accordingly, I encourage our citizens to join us in pursuing and promoting safe building practices to protect our community.

Signature

- 8. Review & Action: Development Agreement – Westland Development; Resolution #2026-7-R.** This item was continued from the March 2, 2026 meeting. Troy Dana requests approval and amendment to the 2025 Development Agreement to propose changes to the building design for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. The original development agreement was never signed by the developer, and the developer is now requesting to amend and continue the original agreement. The Planning Commission recommended approval of the changes.

Sample Motion: I move to (*approve, deny, continue*) Resolution #2026-7-R (*as presented, with amendments*).

Amended Development Agreement for Westland Development

Date: April 20, 2026

Project Address: 231 S. 800 W.,
345 S. 800 W., 338 S. 670 W.

Applicant: Westland Development

Property Owner: Mecca Holdings,
LLC

General Plan: Flex-Office

Current Zone: Regional
Commercial

Parcel ID(s): 17:015:0076,
45:386:0015, 45:329:0013

Acres: 6.8333

Type of Decision: Legislative
Council Action Required: Yes, the
Planning Commission unanimously
recommended approval.

Presenting Staff: Michael Florence



Summary of Key Issues

- At the March 2, 2026, city council meeting, the city council continued the agenda item to allow the developer to address updating the architectural requirements for the two buildings oriented towards 800 W.
- The original development agreement was approved by the city council on September 16, 2025, and the zoning of the property would be changed, subject to signing the original development agreement and subdividing the property. This step did not previously happen, so the changing of the zoning will happen if the city council approves the amended development agreement, the owner signs the agreement, and subdivides the property.
- The original decision to rezone the property from Research and Business to Regional Commercial was based on the architectural design and site layout presented at the time of development agreement approval.
- Staff have reviewed the updated renderings and believe that the developer has provided updated renderings for the two buildings oriented towards 800 W. that meet the original intent of when the original development agreement was approved.
- The four buildings will be approximately 92,513 square feet in combined size.
- All remaining provisions of the development agreement remain the same regarding outdoor storage, windows, landscaping, uses, lighting, and buffers from the single-family neighborhood. Please see Section D1 under “Terms” in the Development Agreement for the specific language.
- All buildings will be concrete tilt-up buildings.

Motion

I move to (approve, deny, or continue) Resolution 2026-07-R to amend the development agreement between Westland Development LLC and Lindon City.

Surrounding Zoning and Land Use

North: Residential Low – Single-family homes

East: Flex Office, Research & Business (RB) – Office buildings

South: Flex Office, Research & Business (RB) – Office buildings

West: Light Industrial, Light Industrial – Steel manufacturing plant

Rendering Updates

Materials and Colors – the developer is providing three colors to the buildings oriented toward 800 W. There is also a hardi-board appearance that will be pressed into the concrete on some panels.

Building and Roof Articulation – The wall elevations oriented towards 800 W. each have panels with more wall articulation. In addition, the roof articulates better than the previous renderings.

Building Trim – The updated renderings provide well-articulated entry features for each unit. The entry canopy also differs from the canopies above the windows to provide variety. The windows also provide variety with differing sizes and placement. The renderings also provide a cornice treatment on the roof above each entry.

Exhibits

- A. Originally Approved Renderings
- B. Amended Renderings of March 2, 2026
- C. Amended Development Agreement, Updated Renderings, and Resolution

Exhibit 1 - Renderings approved with the original development agreement



Exhibit 1 - Renderings approved with the original development agreement



Exhibit 1 - Renderings approved with the original development agreement



Exhibit 1 - Renderings approved with the original development agreement



Exhibit 2 - Renderings from March 2, 2025 City Council Meeting that were not approved



Exhibit 2 - Renderings from March 2, 2025 City Council meeting that were not approved



Exhibit 2 - Renderings from March 2, 2025 City Council meeting that were not approved



WHEN RECORDED, RETURN TO:

Lindon City
100 N. State Street
Lindon, UT 84042

DEVELOPMENT AGREEMENT

The City of Lindon City, a Utah municipal corporation (the “City”), and Westland Development, LLC or assigns (the “Developer”), enter into this Development Agreement (this “Agreement”) this _____ day of _____, 20____ (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Developer has under contract certain real property identified as Assessor’s Parcel Number(s) 17:015:0076, 45:386:0015, 45:329:0013 specifically described in attached Exhibit A (the “Property”); and

WHEREAS, the Lindon Planning Commission and City Council approved a Development Agreement with the Developer on September 16, 2025; however, the Developer did not execute the approved Development Agreement and has since submitted a land use application to Lindon City to amend that approval. Because the Developer never signed the original Development Agreement, this Agreement shall be a continuation of the originally approved agreement and reflects the parties’ intent to develop the Property in accordance with the amended Concept Site Plan attached as Exhibit B (the “Concept Site Plan”) and the amended Architectural Renderings attached as Exhibit C (the “Architectural Renderings”); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the Lindon City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Zoning Ordinance of Lindon City and is within the Research and Business zone (the “R&B Zone”); and

WHEREAS, on July 31, 2025, the Developer submitted a land use application to amend the Lindon City General Plan Future Land Use Map and submitted a land use application to amend the Lindon City Zoning Map; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires an amendment to the Lindon City General Plan Future Land Use Map on the Property from Flex Office to Flex Commercial; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from Research and Business (the

“R&B Zone” to Regional Commercial (the “RC Zone”); and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of the Lindon City General Plan, encourage economic development, preserve and buffer existing neighborhoods, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the Lindon City Council (the “City Council”), pursuant to Resolution 2026-07-R, a copy of which is attached as Exhibit D and which replaces Resolution 2025-22-R, which adopted the original Agreement; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a general plan amendment for the Property currently designated at Flex Office to Flex Commercial and zone change for the Property currently zoned as Research and Business to a zone designated as Regional Commercial.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of Lindon City.

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Research and Business (R&B) Zone to a zone designated as Regional Commercial (RC) Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to a Regional Commercial (RC) zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code, including the Regional Commercial (RC) zone, and this Agreement shall control.

D. Developer Obligations:

1. The Developer agrees to construct the development consistent with the Concept Site Plan and Architectural Plans and the requirements set forth in this Agreement and the City Code.

2. The Developer will construct four office/warehouse buildings of approximately 132,000 total square feet, as identified in Exhibit B, for office, warehouse, retail, and manufacturing spaces on four separate pad sites. The buildings will be constructed with the design and materials as shown in Exhibit C, including the architectural requirements as found in the Regional Commercial zoning ordinance – 17.54.
3. The maximum height of any building will be thirty-five feet (35') to the top of the parapet. Buildings A and C will be setback a minimum of 30' from the residential zone.
4. A minimum seven-foot wall will be constructed as a buffer between the commercial and residential properties.
5. Only down-directed lighting will be permitted on the north elevation of buildings A and C. A photometric study will be provided for the development as part of the site plan approval review to ensure no light trespass or spill over into the residential neighborhood.
6. No overhead doors will be installed on the north elevations of Buildings A and C. Only Clerestory windows will be located on the north elevations of Buildings A and C. All overhead doors are required to be constructed of glass to increase the architectural design of the buildings.
7. Buildings A and B will have the west building entrances oriented to 800 W. to meet the architectural requirements of Lindon City Code 17.54.050
8. The area between Buildings A and C and the residential property boundary will be landscaped. Both sides of the trail will also be landscaped, where applicable. Trees meeting the City's development requirements will be planted every thirty feet along the length of buildings A and C.
9. No outdoor storage is permitted between the north elevation of Buildings A and C and the residential property boundary.
10. The zone map amendment is conditioned upon the applicant signing the development agreement, applying to amend the existing subdivision plats and parcel, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Recorder's Office within one year from the date the Lindon City Council approves the zone map amendment. In the event that the development agreement is not signed by the applicant, the property is not subdivided or the subdivision plat is not recorded within one year from approval by the Lindon City Council to amend the zoning of the property, then the Research and Business (R&B) zone will remain in effect.
11. The Developer shall be allowed to subdivide the development into two (2) legally platted lots for the ability to phase the development. The plats shall provide appropriate cross-access easements for vehicular and pedestrian circulation, emergency service access, and utility easements.
12. The Developer agrees that the following uses are prohibited:
 - a. Gasoline service station with convenience store.
 - b. Dance club/music venue.
 - c. Exhibit halls.
 - d. Convention centers.
 - e. Amusement parks.
 - f. Golf driving range. Indoor permitted
 - g. Recreation center/bowling lanes/roller skating rink.

h. Water slides.

E. City Obligations:

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Rights .

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agreed Developer has the vested right to develop and construct the Property in accordance with: (i) the Regional Commercial zoning designation, subject to any express modifications contained herein; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Rights. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Utah County (the "County"); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The City shall have the right to enforce all provisions of the Lindon City Code, pursuant to the process and procedures outlined therein, unless such provision has been expressly modified by this Agreement. Nothing in the Agreement shall be interpreted or construed as a waiver by the City of governmental immunity or other statutory or constitutional rights of municipalities or local governments afforded to Lindon City under Federal, State or Local laws. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. General Provisions.

1. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: ATTN: Brian Haws
 City of Lindon
 100 N. State
 Lindon City, Utah 84042
 Attn: City Attorney

If to Developer: Westland Development, LLC, Attn: Troy Dana
 P.O. Box 1849
 Draper, UT 84020

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Utah County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Utah County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If a Developer alleges a breach of this Agreement by the City, the Developer entitled to the rights and remedies established by Municipal Land Use, Development Act as contained in Chapter 9a of Title 10 of the Utah state Code and is bound to comply with appeals process set forth in Chapter 17.09 of the Lindon City Code ,

11. Assignability. The rights, responsibilities, benefits, obligations, and burdens of Developer under this Agreement may be assigned in whole or in part by Developer upon providing the City prior written notice and upon receiving the City consent to the assignment, which shall not be unreasonably withheld. The City may object to and limit the assignment of the Agreement to a particular assignee, if the City can provide reasonable evidence that a proposed assignee does not have the necessary abilities to fulfill the Developer's obligations under the Agreement. The Developer may not assign any portion of this MDA without first securing and providing to the City an express written acceptance by the assignee of all obligations and burdens which have been, or may hereafter be, created under this Agreement, including the acceptance of all real, personal, tangible and intangible burdens and obligations.

11.1. Certain Sales not an Assignment. Developer's selling or conveying lots or condominium units in any approved Subdivision to users shall not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Developer.

11.2. Related Party Transfer. Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced conditions unless specifically designated as such an assignment by Developer. Developer shall give the City Notice of any event specified in this subsection within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

11.3. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

11.4. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities as it relates to any Phase within the Property, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

11.5. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Development Agreement as a condition precedent to the effectiveness of the assignment.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF LINDON,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Carolyn O. Lundberg, Mayor

Attorney for the City

State of Utah)
:ss
County of Utah)

On this ____ day of _____, 20____, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the Mayor of the City of Lindon, a Utah municipal corporation, and said document was signed by her on behalf of said municipal corporation by authority of the Lindon Municipal City Code by a Resolution of the Lindon City Council, and she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

Westland Development,
a Limited Liability Company

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)
:ss
County of Utah)

On the ___ Day of _____, 2026, personally appeared before me _____, in his/her capacity as _____, of Westland Development LLC, being duly sworn by me, did say that he/she was duly authorized by the company to sign the forgoing instrument in behalf of said company.

Notary Public
My Commission Expires:

EXHIBIT A

(Legal Descriptions of the Property)

Parcel Number: 17:015:0076

COM S 0 DEG 56' 1" E 221 FT & E 30.11 FT FR NW COR. SEC. 4, T6S, R2E, SLB&M.; N 89 DEG 47' 3" E 272.9 FT; S 0 DEG 21' 7" E 115.65 FT; S 88 DEG 55' 55" W 270.76 FT; N 1 DEG 23' 10" W 119.7 FT TO BEG. AREA 0.734 AC.



Parcel Number: 45:386:0015

LOT 15, PLAT B, LINDON GATEWAY SUBDV. AREA 2.613 AC.



EXHIBIT A

(Legal Descriptions of the Property)

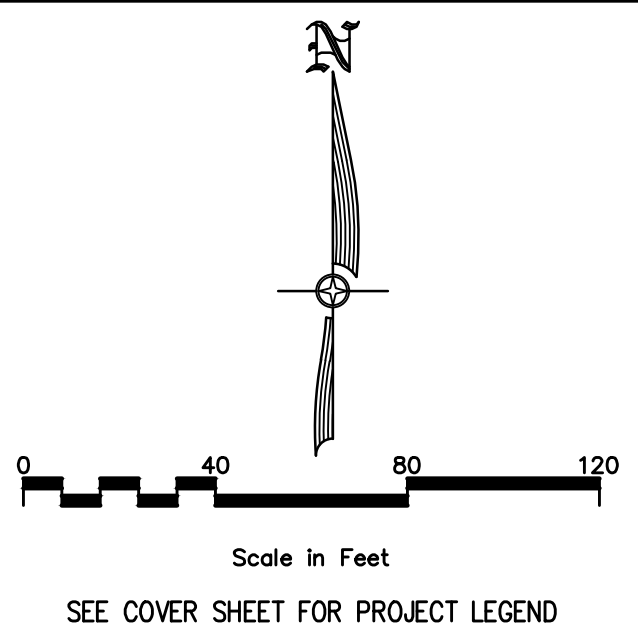
Parcel 45:329:0013

LOT 13, PLAT A, LINDON GATEWAY SUBDV. AREA 3.486 AC.



EXHIBIT B

CONCEPT SITE PLAN



LOT AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	92,513	2.124
ASPHALT	103,002	2.365
TOTAL LANDSCAPING	56,567	1.299
PARKING LANDSCAPING	13,084	0.300
REMAINING LANDSCAPING	43,483	0.998
CONCRETE	45,291	1.040
EX ASPHALT TRAIL	7,695	0.177

NOTE:

- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING PROVIDED	322	40.0 SQ.FT. PER STALL
PARKING AREA LANDSCAPING	13,084	12,880 SQ. FT. REQ'D
TOTAL LANDSCAPING PROVIDED	56,567	19.02% PROVIDED

NOTES:

- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
- LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
WAREHOUSE	69,385	139 1 PER 500 SQ.FT.
OFFICE	25,750	74 1 PER 350 SQ.FT.
TOTAL REQUIRED	212	
TOTAL PROVIDED	322	
ACCESSIBLE SPACES	12	(8 REQ'D 301 TO 400)
BICYCLE SPACES	16	(8% OF STALLS OR 16 MAX)

NOTE:

- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
- BICYCLE CALCULATIONS - (326*0.8) = 26.08 OR MAX OF 16

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah - 801-599-6296

LINDON WESTLAND DEVELOPMENT
 800 W 345 S LINDON, UT 84042
 SITE LAYOUT

NOT FOR CONSTRUCTION

SHEET NO.	EXH
PROJECT ID	E25-135
DATE	02/06/26
FILE NAME	PRJ-XXX
SCALE	1"=40'



Ince Value Properties

SOUTHERN LECHS

EXHIBIT C

Architectural Renderings







ae **urbia**
ARCHITECTS & ENGINEERS



ae urbia
ARCHITECTS & ENGINEERS

















EXHIBIT D
RESOLUTION 2026-07-R

RESOLUTION NO. 2026-07-R

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN WESTLAND DEVELOPMENT LLC AND LINDON CITY FOR PROPERTIES LOCATED AT 231 S. 800 W., 345 S. 800 W., 338 S. 670 W. (PARCEL #'s 17:015:0076, 45:386:0015, 45:329:0013) AND SETTING AN EFFECTIVE DATE.

WHEREAS, on July 31, 2025 Westland Development LLC filed a land use application to amend the Lindon City General Plan Future Land Use Map from Flex Office to Flex Commercial and amend the Lindon City zoning map from Research and Business to Regional Commercial for the properties located at 231 S. 800 W., 345 S. 800 W., 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013); and

WHEREAS, on August 13, 2025 Westland Development LLC filed a land use application for a development agreement for the above-mentioned properties and parcel numbers; and

WHEREAS, Westland Development LLC had prepared renderings and site plan exhibits to specify the building design, exterior building materials, and site layout and amenities of the proposed development; and

WHEREAS, Westland Development did not execute the approved development agreement and has since submitted a land use application to Lindon City on January 20, 2026 to amend that approval; and

WHEREAS, the City Council finds that the resulting development will result in benefits to the City and its residents by, among other things, requiring the orderly development of the property as part of the overall development plan and meeting the commercial intent of the area and zoning for future tenants; and

WHEREAS, the City Council finds that the resulting development is consistent with the Lindon City General Plan in providing a development that is part of a well-planned campus-like setting with clear and consistent urban design, streetscape, architectural, and site design standards to ensure a unified and high-quality appearance; and

WHEREAS, the City Council has reviewed the development agreement and has found its terms and conditions to be acceptable; and

WHEREAS, this Resolution will replace Resolutionn 2025-22-R that was adopted with the original development agreement; and

WHEREAS, the City Council has received a favorable recommendation from the Lindon City Planning Commission for the zoning amendment.

NOW, THEREFORE, be it resolved by the Lindon City Council, that Mayor Carolyn Lundberg is

hereby authorized to review the Development Agreement, including all exhibits, and if found to be consistent with the terms and conditions presented this night, including such modifications as have been noted on the record, if any, to then sign and deliver said Agreement to Westland Development LLC, making such Agreement lawfully binding upon Lindon City.

PASSED AND RECORDED THIS _____ DAY OF _____, 2026.

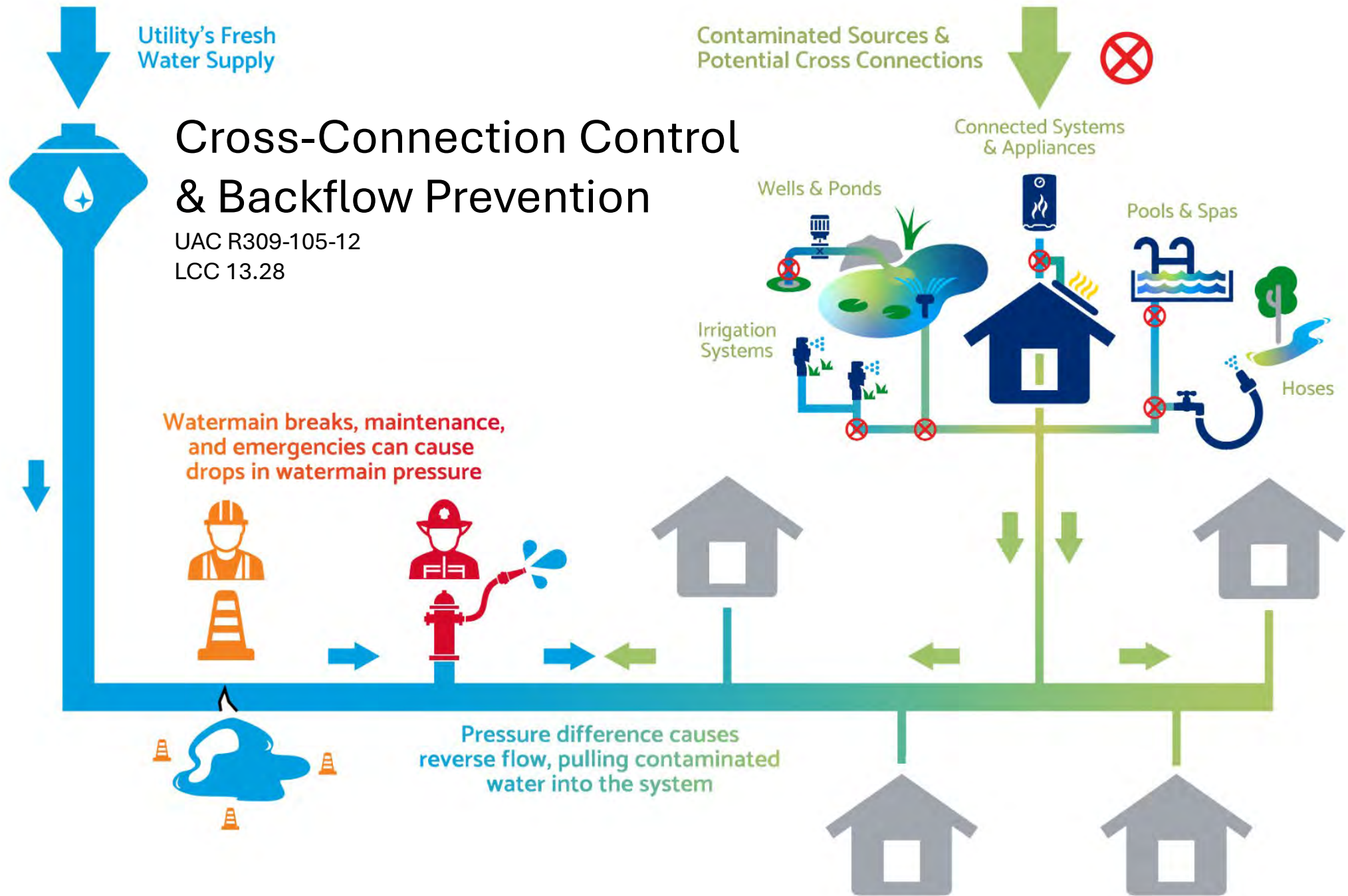
Carolyn O. Lundberg
Mayor

ATTEST:

Britni Laidler
Lindon City Recorder

9. **Presentation & Discussion: Cross Connection prevention program.** Representatives from Lindon Public Works will present and review details of a city initiated program that is occurring to educate property owners and inspect properties to eliminate cross-connections between the culinary and secondary water system.

Sample Motion: No motion needed.



Introduction & Purpose

- To protect the public drinking water supply from contamination and pollution.
- The Problem: Cross-connections—actual or potential links between potable water and non-potable substances.
- The Solution: A robust Cross-Connection Control (CCC) program as mandated by State and Local law.

Understanding the Risk

- Backflow: The reversal of water flow in the distribution system.
- Two Causes:
 - Back siphonage: Caused by negative pressure (e.g., main breaks, fire hydrant use).
 - Backpressure: Caused by downstream pressure exceeding supply pressure (e.g., pumps, boilers).
- Common Hazards: Irrigation systems, fire sprinklers, chemical dispensers, and swimming pools.

Utah Administrative Code R309-105-12

- Mandate: Water suppliers shall not allow connections that jeopardize the quality and integrity of the system.
- Prohibition: Cross-connections are illegal unless controlled by an "approved and properly operating backflow prevention assembly."
- Adoption of Standards: All systems must meet the requirements of the International Plumbing Code (IPC) as adopted by Utah.

The 5 Elements of a State-Mandated Program

- Per R309-105-12(2), every water system must document these annually:
 1. Legal Authority: A local ordinance or policy (Lindon City Code 13.28.075).
 2. Public Awareness: Providing education to the community.
 3. Trained Staff: A certified Cross Connection Control Program Administrator.
 4. Written Records: Inventory of assemblies and detailed service records.
 5. On-going Enforcement: Regular hazard assessments and testing tracking.

Assembly Testing & Certification (R309-105-12)

- Annual Requirement: Assemblies must be inspected and tested at least once a year.
- Qualified Personnel: Tests must be performed by a Utah Certified Backflow Preventer Technician.
- Approved Hardware: Assemblies must be in-line serviceable and third-party approved (e.g., ASSE or USC).

Lindon City Code 13.28.075 - Local Enforcement

- Section 13.28.075 (Cross Sections): Specifically addresses the prohibition of cross-connections within the city.
- Authority to Inspect: City representatives have the right to access premises at "reasonable hours" to perform hazard assessments.
- Mandatory Protection: Any unprotected cross-connection found must be immediately eliminated or protected by an approved device.

Lindon City Compliance & Penalties

- **Customer Responsibility:** Owners are responsible for the installation and annual testing of required assemblies.
- **Termination of Service:** Per Code 13.28.080, water service may be terminated if:
 - A hazardous cross-connection is not corrected.
 - Annual testing is not completed.
 - Access for inspection is denied.
- **Notice & Appeal:** Customers are provided written notice of violations and a window for voluntary compliance.

Pressurized Irrigation (Special Note)

- The Hazard: Lindon utilizes pressurized irrigation (PI), which is a "High Hazard" source.
- The Rule: Per R309-105-12(6) and local code, there must be a physical separation or an approved backflow assembly between the culinary system and the PI system.
- Swing Connections: Swivel or "swing" connections between the two systems are strictly prohibited.

HYDRO CORP

- Lindon City Water Department contracted with HYDROCORN for the next 3 years to conduct all the commercial, industrial and institutional water customers.
- Lindon City has access to a portal where we can see the inspection progress.
- Lindon City Water department will conduct the residential education and inspection program using the HYDROCORN software.

P*Swing Joints Are Not Allowed

*All Residential and commercial landscapes that have access to Pressure irrigation system are **NOT** allowed to have a connection to culinary water system as per Lindon City Code. Any system found to be out of compliance and connected to both pressure irrigation and culinary risk being disconnected from the culinary system.*

Reduced Pressure Backflow Assembly (RP)

Every sprinkler irrigation system that has no access to pressure irrigation can connect to the culinary water system as long as they install a RP backflow Assembly. RP's must be installed a minimum of 12" above ground. The assembly must be tested after installation and annually to ensure proper function.



Sprinkler system Backflow Inspection Notice

Passed

- System meets all city requirements and is compliant with state plumbing code and the city municipal code.
- Backflow preventers require annual testing by a state certified backflow technician. Report needs to be submitted to Lindon city water department.

Failed

- Culinary water connections have been made. The culinary connection must be removed ASAP. Contact the city for an inspection before covering the disconnection.
- An RP backflow preventer needs to be installed with a testing report issued to the city water department.
- The existing backflow preventer needs to be replaced with an RP

Backflow Prevention



*Safeguard Your
Water*

LINDON

Backflow Prevention Program

Lindon city is dedicated to providing safe, clean drinking water. Maintaining a backflow program is an essential key to accomplishing this goal.

The city and residents share a joint responsibility to ensure all areas of the water distribution system are adequately protected. The city provides safe, clean water to the residents who in turn maintain their plumbing system in compliance with the state and local ordinances, codes and policies.

Backflow incidents can seriously affect the quality and safety of the drinking water. Backflow is the reverse flow of contaminated water or other substances back into the drinking water. This can occur if your plumbing system is physically connected (also called a cross-connection) to any source of contamination or pollution.

Common examples of cross-connections include landscape sprinkling systems, hose attachments for utility sinks, and garden hoses. Backflow prevention assemblies provide the public water system and your home with protection against contamination or pollution.

The city water department is performing routine inspections of every residential and commercial sprinkler irrigation system to determine compliance with state's plumbing code. A report, located on the back of this pamphlet, will be left with the homeowner detailing the level of compliance and any corrective measures that need to be taken. These hazard assessments inspections will be conducted routinely

SPRINKLER IRRIGATION SYSTEM BACKFLOW REQUIREMENTS

Review the following information to determine your system type and backflow prevention requirements. In addition ALL hose outlets should be protected with self-draining hose bib vacuum breakers.(see picture on the right)

CULINARY (DRINKING) WATER CONNECTIONS ONLY

DESCRIPTION: A connection exists between the sprinkler system and culinary water **ONLY**.

BACKFLOW PREVENTION REQUIREMENTS: A Reduced Pressure Backflow Assembly(RP) must be installed after the main valve on the sprinkler system and before zone valves. And must be tested after install and yearly after that turn in report to Lindon city water department.

SECONDARY (PI)WATER CONNECTION ONLY

DESCRIPTION: A connection exists between the sprinkler system and secondary (PI) system **ONLY**.

BACKFLOW PREVENTION REQUIREMENTS: No backflow preventer required after inspection verifying there is no connection to the culinary water system.

CULINARY AND SECONDARY (PI) CONNECTION

DESCRIPTION: A connection exist between the sprinkler system and culinary and secondary. The system is set up to receive water from both sources.

BACKFLOW PREVENTION REQUIREMENTS: **NO EXEPTIONS UNDER ANY CIRCUMSTANCE** will this be allowed and if found all culinary water may be disconnected from the residents.



Cross Connection Control Program VIOLATION Notice

Owner
Address

Dear Water Customer,

The City of Lindon is required by the State of Utah.

1. To protect the safe drinking water supply of Lindon City from the possibility of contamination or pollution;
2. To promote reasonable elimination or control of cross connections in the plumbing fixtures and industrial piping systems of the consumer, to assure water system safety; and,
3. To provide for the administration of a continuing program of backflow prevention which will systematically and effectively prevent the contamination or pollution of the water system.

NO RESIDENT OR COMMERCIAL BUILDING IS ALLOWED TO HAVE A CONNECTION BETWEEN THE CULINARY AND SECAONDARY WATER SYSTEMS. If you have an interconnection between both systems, you are in violation, please contact public works immediately to resolve this matter.

Lindon City personnel will be doing periodic inspections of all facilities throughout the city. If your facility has a fire system, the backflow device will also need to be tested annually. Improperly installed or malfunctioning backflow preventers on underground irrigation systems could allow fertilizers, pesticides, animal waste and other potentially harmful substances to be siphoned or “sucked” back into the homes drinking water under certain circumstances.

What do I do next?

Step # 1 If you have an interconnection between both systems call public works immediately 801-7967954 to prevent culinary water from being disconnected.

Step # 2 If you are connected to the culinary system only for irrigation and or fire system, make sure you have the necessary backflow unit(s) and have them tested. Locate a state approved Backflow Tester to complete your testing. You can find a certified tester on the state’s website.

<https://deq.utah.gov/drinkingwater/cross-connection-control-backflow-prevention>

Step # 4 have your tester send in the test results within 10 days to Lindon City Public Works 946 West Center Street Lindon, Utah 84042

13.28.110 Penalty for Violation.

Any violation of terms of the backflow provision shall constitute a class “B” Misdemeanor. Each day’s violation shall be considered a separate offense.

Thank you for assisting Lindon City Water Department in protecting our water supply. We are committed to ensuring every resident has safe clean drinking water. Any questions please call Lindon City’s Water Superintendent Matt Winward 801-796-7954

Sincerely,
Matt Winward
Lindon City, Water Division Superintendent

LINDON CITY PUBLIC WORKS
946 WEST CENTER STREET
LINDON, UTAH 84042



TEL 801-796-7654
FAX 801-796-5855
WWW.LINDONCITY.ORG

(letter)
(Contact name)
(Mailing Address)
(Mailing c/s/z)

RE: Backflow Device: [Serial #]

Dear City Utility Customer:

Our records indicate that there is or should be a backflow prevention device located at {Physical address}

City of Lindon Code chapter 13.28. Testing of Assemblies requires an annual test of this device. Please have this device tested by a Utah certified Backflow prevention Assembly tester and submit the original test results to Lindon City Public Works Office, 946 West Center Street Lindon, Utah 84042, within 30 days of above date. Failure to comply with this request may result in discontinuance of water service until completed.

If you no longer own this property, you must execute an affidavit stating that you no longer own the property, and you must provide the name and contact information of the person who does. This affidavit must be on file with the city of Lindon, 946 West Center Street Lindon, Utah 84042

If this device is no longer in use, you must have the device inspected by a certified backflow assembly tester. You are required to have the certified tester make the device safe by inactivating it properly. The certified tester must state their actions on the report. You **MUST** have a backflow device if you have a sprinkler system hooked to the culinary system...

A list of certified testers can be found on the state of Utah web site:

<https://deq.utah.gov/drinking-water/cross-connection-control-backflow-prevention>

Sincerely,

Matt Winward
Lindon City Water Superintendent

LINDON CITY PUBLIC WORKS
946 WEST CENTER STREET
LINDON, UTAH 84042



TEL 801-796-7654
FAX 801-796-5855
WWW.LINDONCITY.ORG

[Letterdt]
[Contact Name]
[Mailing Address]
[Mailing c/s/z]

DISCONNECT NOTICE -FINAL NOTICE

{Physical Address}

Dear [Contact Name]:

Lindon City list you as the owner of the above referenced property. The property described above has been found in violation of city code. Chapter 13.28.070 #9. This is based upon the water departments current receipts of backflow prevention assembly test reports.

Lindon City requires testing of backflow prevention assemblies by a state of Utah licensed tester. Backflows are installed to protect against any substance that can make you sick and must be tested annually.

Please have the device tested and cleared of the current violation. **Service will be discontinued in ten working days from the date of this letter. On [Date 1].** Failure to comply may result in this case being filed in municipal court pursuant to chapter 13.28.110. Each day after an established deadline will constitute a separate offense as described in the said code.

Previous Notifications sent on:
1st Notification sent on [Date 2]
2nd Notification sent on [Date 3]

List of certified backflow testers can be found on Utah State website:
<https://deq.utah.gov/drinking-water/cross-connection-control-backflow-prevention>

Sincerely,
Matt Winward
Lindon City Water Superintendent



Lindon City
Facilities Inspected
Criteria: 10/1/2025 - 1/30/2026



Inspection Summary:

Facilities Inspected:	44	Compliant:	12	Photo Compliance:	0
Inspections Conducted:	44	Not Compliant:	32	Inspector Municipality	0

Inspection Detail:

Facility Name	Service Address	Status	Initial Date	Site Visit #2	Site Visit #3	Site Visit #4	Compliance Date
ACKLEY INVESTMENTS	295 N STATE ST	Compliant	10/29/2025				12/6/2016
ALPINE SCH DIST/A TEC	350 N STATE ST #1	Compliant	10/29/2025				12/6/2016
ALPINE SCHL DIST/LINDON FCLTY	490 N STATE ST	Compliant	10/30/2025				12/6/2016
ALPINE SCHOOL DIST/A TEC	350 N STATE ST	Compliant	10/29/2025				12/6/2016
ARBY'S #7693	593 N STATE ST	Compliant	10/30/2025				12/6/2016
ARTISAN SALON & SPA/NAYLOR	180 N STATE ST	Compliant	10/28/2025				12/6/2016
ASAY AUTO	10 N STATE ST	Compliant	10/28/2025				12/6/2016
ASAY AUTO	10 N STATE ST #2	Compliant	10/28/2025				12/6/2016
AUTOSAVVY	370 N STATE ST	Compliant	10/29/2025				12/6/2016
AVALON SENIOR LIVING	179 N STATE STREET	Compliant	10/28/2025				12/6/2016
BEANS & BREW BLDG A	282 N STATE ST	Compliant	10/28/2025				12/6/2016
CURTIS, LORI	677 N STATE ST	Compliant	10/30/2025				12/6/2016
DASTRUP AUTO INC	475-479 N STATE ST	Compliant	10/30/2025				12/6/2016
FELLOWSHIP BIBLE CHURCH	375 N STATE ST (BUILDING 2)	Compliant	10/29/2025				12/6/2016
FELLOWSHIP BIBLE CHURCH	375 N STATE ST	Compliant	10/29/2025				12/6/2016
FENCE SPECIALIST	360 N STATE ST	Compliant	10/29/2025				12/6/2016



**Lindon City
Facilities Inspected**
Criteria: 10/1/2025 - 1/30/2026



Facility Name	Service Address	Status	Initial Date	Site Visit #2	Site Visit #3	Site Visit #4	Compliance Date
FOUNDATION SYSTEMS INC.	15 N STATE ST	Compliant	10/28/2025				12/6/2016
HEALEY, SCOTT M DMD	530 N STATE ST	Compliant	10/30/2025				12/6/2016
IMO US UTAH LLC SITE	612 N STATE STREET	Compliant	10/30/2025				12/6/2016
JIFFY LUBE	625 N STATE ST	Compliant	10/30/2025				12/6/2016
LINDON CITY CENTER	100 N STATE ST	Compliant	10/28/2025				12/6/2016
LINDON CITY PUBLIC SAFETY BLDG	90 N STATE ST	Compliant	10/28/2025				12/6/2016
LINDSTROM BROS. HEATING	470 N STATE ST	Compliant	10/29/2025				12/6/2016
LOS HERMANOS RESTAURANT	395 N STATE ST	Compliant	10/29/2025				12/6/2016
LOW BOOK SALES	590 N STATE ST	Compliant	10/30/2025				12/6/2016
OZ DEVELOPMENT LLC	195 N STATE ST	Compliant	10/28/2025				12/6/2016
PERFORMANCE MOTORS	53 N STATE ST	Compliant	10/28/2025				12/6/2016
R & W NAYLOR PROPERTIES LLC	176 N STATE ST	Compliant	10/28/2025				12/6/2016
RBM SERVICES INC	17 N STATE ST	Compliant	10/28/2025				12/6/2016
ROCKY MOUNTAIN CARE LINDON MANAGER LLC	175 N STATE ST	Compliant	10/28/2025				12/6/2016
SKIP DUNN INVESTMENTS	569 N STATE ST	Compliant	10/30/2025				12/6/2016
STERLING AUTOMOTIVE GROUP	345 N STATE ST	Compliant	10/29/2025				12/6/2016
SWIG - WARDROP, CHASE	290 N STATE ST	Compliant	10/28/2025				12/6/2016
TACO BELL #30456	571 N STATE ST	Compliant	10/30/2025				12/6/2016
TAGG N GO CARWASH	310 N STATE STREET	Compliant	10/29/2025				12/6/2016
TAYLOR DRUG / BARTON, DANIEL	265 N STATE ST	Compliant	10/28/2025				12/6/2016
THE PIZZA FACTORY	390 N STATE ST	Compliant	10/29/2025				12/6/2016
THE SMOKING APPLE	70 N STATE ST	Compliant	10/28/2025				12/6/2016



Lindon City
Facilities Inspected
Criteria:10/1/2025 - 1/30/2026



Facility Name	Service Address	Status	Initial Date	Site Visit #2	Site Visit #3	Site Visit #4	Compliance Date
TOMLINSON CUSTOM BODY & PAINT	445 N STATE ST	Compliant	10/29/2025				12/6/2016
TUCKETT, RAY & DIANE	460 N STATE ST	Compliant	10/29/2025				12/6/2016
WAL-MART STORES INC.	590 N STATE ST	Compliant	10/30/2025				12/6/2016
WASHINGTON MUTUAL	579 N STATE ST	Compliant	10/30/2025				12/6/2016
WELLS FARGO BANK #706800	639 N STATE ST	Compliant	10/30/2025				12/6/2016
WILLIAMSON, STEVE	296 N STATE ST	Compliant	10/29/2025				12/6/2016

10. Review & Action: Drinking Water Source Protection ordinance change; Ordinance #2026-5-0; LCC 13.30. The Council will review and consider changes to LCC 13.30 regarding drinking water source protection areas and uses allowed within those areas.

Sample Motion: I move to (*approve, continue, deny*) Ordinance #2026-5-O (*as presented, or with changes*).

Ordinance Amendment – Drinking Water Source Protection

Date: April 20, 2026
Applicant: Lindon City
Presenting Staff: Michael Florence
Type of Decision: Legislative
Council Action Required: Yes, the planning commission unanimously recommended approval

MOTION

I move to (*approve, deny, or continue*) ordinance amendment 2026-05-O (*as presented, or with changes*).

Summary of Key Issues

- Lindon City Engineering has prepared an amendment to Chapter 13.30 to modernize and align the city code with current Utah Division of Drinking Water requirements and best practices.
- The proposed amendment results from work on the new well located at the cemetery and the cemetery expansion.
- The Planning Commission reviewed the proposed amendments since the ordinance affects City zoning permitted use requirements.

Overview

- The ordinance addresses requirements for Drinking Water Source Protection.
- The purpose of the ordinance is to ensure a safe and sanitary drinking water supply by establishing drinking water protection zones surrounding wellheads for all wells and spring management areas.
- Lindon City currently operates four existing municipal wells and one future well and manages numerous springs located in Dry Canyon.
- The ordinance maintains the existing four protection zones surrounding wellheads and spring water collection facilities, while also adding a reference to the Lindon City Drinking Water Source Protection Plan. This plan has previously identified and mapped potential contamination sources within the city. Lindon City Public Works provides notification and best-practice information to property owners within these areas to help protect the drinking water supply.
- With the new well located within the cemetery and the planned cemetery expansion, additional burial requirements have been established to ensure protection of the drinking water source.

Exhibits

1. City Engineer Memo
2. Draft Ordinance

M E M O

DATE: 23 March 2026

TO: Planning Commission and City Council

FROM: Noah D. Gordon, City Engineer

SUBJECT: Proposed Amendments to Lindon City Code Chapter 13.30 (Drinking Water Source Protection)

PURPOSE

The purpose of this memorandum is to request a legal review of the attached amendments to Chapter 13.30. These updates are necessitated by the recent development of a new culinary well near the municipal cemetery and the need to modernize our source protection standards to align with current Utah Division of Drinking Water (DDW) requirements and municipal best practices.

RATIONALE FOR AMENDMENTS

1. Alignment with State Rule R309-600 (Adequate Control) The current City Code relies on a "prohibited use" model that is more restrictive than State law and creates a conflict for necessary municipal projects.

- **The Change:** We have introduced the definition of "Adequately Controlled" as found in Utah Admin. Code R309-600-6.
- **The Benefit:** This allows the City to permit certain land uses (like the cemetery expansion) within Zone 1 and Zone 2, provided they utilize specific structural or operational "Design Standards" that mitigate contamination risk to a negligible level.

2. Liability Mitigation through Peer Review (Certified Hydrogeologic Reports) To ensure the City has a better understanding and assurance of protection of the well, and since this involves complex groundwater science, we have added a requirement for a Certified Hydrogeologic Report.

- **The Change:** Any exception for a "Potential Contamination Source" (PCS) in Zone 1 now requires a site-specific study stamped by a Utah-Licensed Professional Geologist or Engineer.
- **The Benefit:** This shifts the technical burden of proof and professional liability to a third-party expert, ensuring the City's decisions are backed by peer-reviewed science.

3. Modernization of Pollution Source Definitions Existing definitions for "Animal Units" and "Pollution Sources" were outdated.

- **The Change:** We updated Section 13.30.020 to explicitly include Class V Injection Wells (stormwater sumps/dry wells) as recognized by the EPA and provided flexibility for UDAF Animal Unit classifications.
- **The Benefit:** This prevents the code from becoming technically obsolete and ensures we are protecting the aquifer from modern urban runoff risks.

4. Duty to Report and Right of Entry The current code lacked "teeth" for enforcement and early warning.

- **The Change:** Added mandatory 24-hour spill reporting for hazardous releases within protection zones and a formal Right of Entry for the City to verify compliance with BMPs.
- **The Benefit:** This ensures the City can act immediately in the event of an accidental spill on private property within a well-protection radius.

5. Superseding Authority In accordance with Utah Code § 19-4-113, these amendments allow Lindon City to have greater control regarding source protection within its municipal boundaries. By enacting these standards, we ensure that Lindon's specific land-use needs—including our cemetery expansion—are governed by our own ordinances rather than the more rigid Utah County standards.

RECOMMENDATION

I recommend these amendments be reviewed and adopted by the City. These changes provide the necessary legal pathway for our cemetery project while significantly strengthening the protection of our city's drinking water infrastructure.

ORDINANCE 2026-05-O

AN ORDINANCE AMENDING CHAPTER 13.30 OF THE LINDON CITY CODE, SO AS TO ALIGN CITY REGULATIONS WITH CURRENT REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER AND TO UPDATE BEST PRACTICES IN PROTECTING THE CITY'S DRINKING WATER.

WHEREAS, The protection of Lindon City's drinking water is of paramount importance to the residents of Lindon City and to the public at large; and

WHEREAS, Utah Division of Drinking Water has modified and updated its rules and regulations as established in Rule R309-600 of the Utah Administrative Code; and

WHEREAS, the Lindon City Council desires to ensure the City Code conforms with these recent changes in state law and to ensure that the City adopts and follows the best practices in protecting the Lindon's drinking water sources; and

WHEREAS, Title 13, Chapter 30, of the Lindon City Code, establishes the rules and regulations for the provision and protection of safe and sanitary drinking water within Lindon City:

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

PART ONE: AMENDMENT OF CHAPTER 13.30 OF THE LINDON CITY CODE.

Chapter 13.30 of the Lindon City Code, is hereby amended as follows:

**Chapter 13.30
DRINKING WATER SOURCE PROTECTION**

Sections:

- 13.30.010 Short Title and Purpose.**
- 13.30.020 Definitions.**
- 13.30.030 Establishment of Drinking Water Source Protection Zones.**
- 13.30.040 Permitted Uses.**
- 13.30.050 Prohibited Uses.**
- 13.30.060 Administration.**

13.30.010 Short Title and Purpose.

1. This ~~ordinance Chapter~~ shall be known as the "Drinking Water Source Protection"~~Ordinance Chapter.~~"
~~Chapter.~~"
2. The purpose of this ~~ordinance Chapter~~ is to insure the provision of a safe and sanitary drinking water supply for Lindon City by the establishment of drinking water source protection zones surrounding the ~~w~~Wellheads for all wells and the ~~S~~spring ~~M~~management ~~A~~area for the springs and ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facilities which are the supply sources for Lindon City's water

system and by the designation and regulation of property uses and conditions which may be maintained within such zones.

13.30.020 Definitions.

When used in this ~~ordinance~~ Chapter the following words and phrases shall have the meanings given in the ~~S~~section. Any term not expressly defined herein, but which is defined in R309-600 of the Utah Administrative Code, shall have the same meaning as set forth in Rule 309-600.

1. “Adequately Controlled” means that a Potential Contamination Source or pollution source is managed by structural controls, operational controls, or administrative controls (as defined in Utah Administrative Code R309-600) such that the risk of contamination to the groundwater is negligible.
2. “Certified Hydrogeologic Report” means a site-specific technical study, prepared and stamped by a Utah-Licensed Professional Geologist (PG) or Professional Engineer (PE), which evaluates groundwater flow, contaminant transport, and the effectiveness of proposed design standards in protecting a drinking water source.
3. “Design Standard” means a control which is implemented by a ~~p~~Potential ~~e~~Contamination ~~s~~Source to prevent discharges to the groundwater. Spill protection is an example of a design standard.
4. “Land ~~m~~Management ~~s~~Strategies” means zoning and non-zoning controls which include, but are not limited to, the following: zoning and subdivision ordinances, site plan reviews, design and operating standards, source prohibitions, purchase of property and development rights, public education programs, ground water monitoring, household hazardous waste collection programs, water conservation programs, memoranda of understanding, written contracts and agreements, and so forth.
5. “Pollution Source” means point source discharges of contaminants to ground water or potential discharges of the liquid forms of “~~e~~Extremely ~~h~~Hazardous ~~s~~Substances” which are stored in containers in excess of “applicable threshold planning quantities” as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of ~~e~~Extremely ~~h~~Hazardous ~~s~~Substances, Regulatory ~~a~~Agencies, Drain ~~f~~Fields, class V underground injection wells (including stormwater sumps, dry wells, or infiltration basins designed to inject surface runoff into the subsurface), landfills, open dumps, landfilling of sludge and septage, manure piles, salt piles, pit privies, and ~~a~~Animal ~~f~~Feeding ~~e~~Operations with more than ten ~~a~~Animal ~~u~~Units. The following shall help clarify the definition of pollution source:
 - a. “Animal ~~f~~Feeding ~~e~~Operation” means a lot or facility where the following conditions are met: animals have been ~~are or~~ will be stables stabled or confined and fed or maintained for a total of 45 days or more in any 12 month period, and crops, vegetation forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility. Two or more ~~a~~Animal ~~f~~Feeding ~~e~~Operations under common ownership are considered to be a single feeding operation if they adjoin each other, if they use a common area, or if they use a common system for the disposal of wastes.

- b. “Animal Unit” means a unit of measurement for any ~~a~~Animal ~~f~~Feeding ~~e~~Operation calculated by adding the following numbers: the numbers of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over 55 pounds multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0. The City may defer to current Utah Department of Agriculture and Food (UDAF) Animal Unit equivalents for species not specifically listed or for updated weight classifications.
- c. “Extremely ~~h~~Hazardous ~~s~~Substances” means those substances which are identified in Sec. 302 (EHS) column of the “TITLE III LIST OF LISTS” Consolidated List of Chemicals Subject to Reporting Under SARA Title III,” (EPA 560/4-91-011).
6. “Potential Contamination Source” means any facility or site which employs an activity or procedure which may potentially contaminate ground water. A pollution source is also a ~~p~~Potential ~~e~~Contamination ~~s~~Source.
7. “Regulatory ~~a~~Agency” means any governmental agency with jurisdiction over hazardous waste as defined herein.
8. “Sanitary ~~h~~Landfill” means a disposal site where solid wastes, including putrescible wastes, or hazardous wastes, are disposed of on land by placing earth cover thereon.
9. “Septic ~~t~~Tank/~~d~~Drain ~~f~~Field ~~s~~Systems” means systems which are comprises of a ~~s~~Septic ~~t~~Tank and a ~~D~~rain ~~f~~Field which accepts domestic wastewater from buildings or facilities for subsurface treatment and disposal. By their design, ~~s~~Septic ~~t~~Tank /~~D~~rain ~~f~~Field system discharges cannot be controlled with design standards.
10. “Spring ~~w~~Water ~~e~~Collection ~~f~~Facilities” means all collection lines and collection boxes associated with the ~~S~~spring ~~M~~management ~~A~~area.
11. “Wellhead” means the upper terminal of a well, including adapters, ports, seals, valves and other attachments.

13.30.030 Establishment of drinking water source protection zones.

There ~~is~~ are hereby established use districts to be known as zone one, two, three, and four of the drinking water source protection area, identified and described as follows:

1. Zone one is the area within a 100-foot radius from the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility.
2. Zone two is the area within a 250-day ground water time of travel to the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility, the boundary of the aquifer(s) which supplied water to the ground water source, or the ground water divide, whichever is closer.
3. Zone three (waiver criteria zone) is the area within a 3-year ground water time of travel to the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility or margin of the collection area, the boundary of the aquifer(s) which supplies water to the ground water source, or the ground water divide, whichever is closer.

4. Zone four is the area within a 15-year ground water time of travel to the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility, the boundary of the aquifer(s) which supplies water to the ground water source, or the ground water divide, whichever is closer.

The boundaries of the protection zones established herein may be more specifically identified as they are defined in the most recent Drinking Water Source Protection Plan for Lindon City, as approved by the Utah Division of Drinking Water.

13.30.040 Permitted uses.

The following uses shall be permitted within drinking water source protection zones:

1. Any use permitted within existing agricultural, single-family residential, multi-family residential, and commercial districts so long as uses conform to the rules and regulations of the ~~r~~Regulatory ~~a~~Agencies.
2. Any other open land use where any building located on the property is incidental and accessory to the primary open land use.
3. Municipal cemetery expansions, provided that all burials within Zone One and Zone Two utilize reinforced concrete vaults and are maintained in accordance with a City-approved landscape management plan.
4. New non-residential construction within Zone 2 involving the storage of liquid chemicals or petroleum products in excess of 50 gallons, provided they utilize secondary containment systems capable of holding 110% of the primary container's volume.

13.30.050 Prohibited uses.

The following uses or conditions shall be and are hereby prohibited within drinking water source protection zones, whether or not such use or condition may otherwise be ordinarily included as a part of a use permitted under Section 13.30.040 of this ~~ordinaee~~ Chapter.

1. Zone one - The location of any ~~pollution source~~ uncontrolled Potential Contamination Source or uncontrolled pollution source as defined herein. A pollution source may be permitted within Zone One only if it is determined to be Adequately Controlled based upon the findings of a Certified Hydrogeologic Report submitted to the City.
2. Zone two - The location of a pollution source unless its contaminated discharges can be controlled with design standards as verified by a Certified Hydrogeologic Report.
3. Zone three and four - The location of a ~~p~~Potential ~~e~~Contamination ~~s~~Source unless ~~is it~~ can be controlled through ~~H~~and ~~m~~Management ~~s~~Strategies.

13.30.060 Administration.

1. The policies and procedures for administration of any source protection zone established under this ~~ordinaee~~ Chapter, including without limitation those applicable to nonconforming uses, exception, enforcement and penalties, shall be the same as provided in the existing zoning ordinance for Lindon City, as the same is presently enacted or may from time to time be amended.

- 2. Existing nonconforming pollution sources within Zone 1 or Zone 2 shall, to the maximum extent practicable, implement Best Management Practices (BMPs) as recommended by the City to mitigate the risk of contamination. Any expansion or significant change in a nonconforming use shall require full compliance with this Chapter.
- 3. Any person responsible for a spill or release of a hazardous substance, as defined by SARA Title III, within a Drinking Water Source Protection Zone shall notify the City immediately, but in no case later than 24 hours after the discovery of the release.
- 4. Any existing private well located within Zone 1 or Zone 2 that is not in active use must be abandoned and sealed in accordance with Utah Administrative Code R655-4 prior to the issuance of any new land-use or building permit on the subject property
- 5. The City Engineer or their designee shall have the right to enter, at all reasonable times, upon any property within a Drinking Water Source Protection Zone for the purpose of inspecting Potential Contamination Sources and verifying compliance with the required Design Standards or Best Management Practices.

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 _____ 2026.

_____,
CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

_____,
Britni Laidler
City Recorder

11. Review & Action: Contract Modification with Bio-West. The Council will review and consider approval of a contract modification for BIO-WEST to perform additional work along the Lindon Hollow Creek drainage in the amount of \$72,700. These costs are being partially off set by grant funds.

Sample Motion: I move to (*approve, continue, deny*) the contract modification for BIO-WEST (*as presented, or with changes*).



Agreement for Consulting Services

THIS AGREEMENT is by and between Lindon City Public Works Department located at 946 West Center Street in Lindon, Utah County, Utah (hereinafter "CLIENT") and BIO-WEST, INC., located at 1063 West 1400 North, Logan, UT 84321 (hereinafter "BIO-WEST"), who agree as follows:

1. **DECLARATIONS.** CLIENT desires to engage BIO-WEST to provide consulting services that may include planning, environmental, technical, and/or other related services in connection with CLIENT'S project described as follows: Lindon Hollow Creek Restoration and Enhancement BIO-WEST has submitted a fee schedule (**\$72,700**) to CLIENT, a copy of which is attached as Exhibit A and made part hereof for services, which is acceptable to CLIENT.
2. **SCOPE OF WORK.** BIO-WEST shall provide consulting services that may include planning, environmental, technical, and/or other related services for the above referenced project in accordance with a work plan provided by BIO-WEST as described in Exhibit A and "Terms and Conditions" made a part of this agreement
3. **COMMENCEMENT AND COMPLETION.** The work covered by this Contract shall commence on or before the 31 day of March, 2026, and shall be completed on or before the 31 day of December, 2026, both dates inclusive
4. **AUTHORIZATION.** This agreement is not binding upon BIO-WEST until it is signed by a duly authorized officer.

EXCUTED this 31 day of March, 2026.

By _____
Client Name (print or type) Title

By _____
Client (signature)

By _____
BIO-WEST, Inc (signature) Title



BIO-WEST, Inc.

1063 West 1400 North
Logan, Utah
84321-2291
Ph: 435.752.4202
Fx: 435.752.0507
www.bio-west.com

Coastal Ecology
and Marine Biology

Environmental
Analysis
and Permitting

Geology/
Hydrogeology
and Remediation

Fisheries
and Aquatic Ecology

GIS Planning
and Analysis

Landscape
Architecture
and Environmental
Planning

Vegetation Resources

Watershed Sciences

Wetland Resources

Wildlife Resources

March 29, 2026

Ron Clegg & Juan Garrido
Clegg Consulting
Lindon City Public Works
Lindon, UT

Subject: Lindon Hollow Creek Restoration Plan, Utah County, UT

Dear Mr. Clegg and Mr. Garrido:

As you know we have reached the estimated total of **\$201,018** from our existing contract. We conducted a coordination meeting on Thursday, March 19, 2026 to discuss the out of scope activities and the remaining work left to prepare permitting documentation, complete the development of the design plans to the level of construction documents the city can use for the bid process, and provide construction coordination and oversight. During the meeting, it became apparent that some of the future project tasks needed to be refined in order to help see the project through to construction in 2026. Following that meeting, I discussed these tasks with our watershed sciences team in order to provide you with a more accurate estimate as a result of our coordination meeting. You also requested a copy of our original scope of work, cost estimate, and contract. These are attached to this letter. The following tasks and items have been adjusted from the March 13, 2026 invoice letter, again, BIO-WEST will try to keep labor other direct costs to a minimum as much as possible and aligned within the city's budget constraints.

- Design plan revisions as a result of our March 5, 2026, on site meeting and finalizing the Lindon Hollow Creek Restoration and Enhancement Report and associated Appendices and working with the city to ensure the design plan specs are appropriate for a construction bid package- \$15,600
- Project permitting including a Stream Alteration Permit, U.S. Army Corps of Engineers permit, and floodplain compliance coordination, and hydraulic modeling of the proposed designs with supporting documentation - \$21,600.
- Construction oversight to guide the construction contractor during project construction including additional project coordination - \$35,500.

Assumptions

BIO-WEST will provide onsite habitat structure surveys during construction oversight to ensure the restoration and enhancement features are being placed accurately and at the correct proposed elevations according to the design plans. This does not include a topographic survey or construction staking of proposed finished elevations that would need to be provided by the selected construction contractor. Lindon City and Clegg Consulting would provide a proposal evaluation weighted on experience, cost, and referrals.



BIO-WEST, Inc.

BIO-WEST will participate in one on-site pre-bid meeting with Lindon City and interested construction contractors. BIO-WEST will also participate in two virtual (no onsite) meetings for floodplain coordination with the appropriate local floodplain administrator. BIO-WEST anticipates Lindon City would conduct most of the floodplain compliance coordination with the floodplain administrator and BIO-WEST would provide a technical and advisory role.

I respectfully request the added funding so we can help the city go to construction. Please feel free to contact me with any questions and/or comments you may have.

Sincerely,

A handwritten signature in cursive script that reads "Travis A. Taylor".

Travis A. Taylor
Ecologist/Project Manager, BIO-WEST, Inc.

Attachments –

Executed Contract

**BIO-WEST, INC.
AGREEMENT FOR CONSULTING SERVICES**

THIS AGREEMENT is by and between, Lindon City Public Works Department, 946 West Center Street, Lindon, Utah County, UT, hereinafter called “the CLIENT,” and BIO-WEST, Inc. (BIO-WEST), 1063 West 1400 North, Logan, UT, 84321; hereinafter called BIO-WEST, who agree as follows:

1. **DECLARATIONS.** The CLIENT DESIRES TO ENGAGE BIO-WEST to provide consulting services that may include environmental, technical, and other related services in connection with CLIENT’S project (LOCATION) described as follows: Utah Lake Preservation Fund Lindon City Work Plan, Utah County, UT.

BIO-WEST will complete this project on a Time and Materials Basis (On-call, as needed) as stated and described in the attached proposal letter (September 17, 2024) with a not to exceed amount of \$201,018.

2. **SCOPE OF WORK.** BIO-WEST shall provide consulting services that may include environmental, technical, and other related services for the above-referenced LOCATION in accordance with a work plan provided by BIO-WEST as described in the attached Proposal and “Terms and Conditions” made a part of this agreement.

3. **COMMENCEMENT AND COMPLETION.** The work covered by this Contract shall commence on or before the 24th day of September, 2024, and shall be completed on or before the 31st day of December, 2026, not inclusive of Regulatory Agency Approvals.

4. **EXTENT OF AGREEMENT TO TERMS AND CONDITIONS.** By signing this document all parties agree to abide by the Agreement for Services and the Terms and Conditions for contracting.

5. **AUTHORIZATION.** This agreement is not binding upon BIO-WEST until it is signed by a duly authorized officer.

TERMS AND CONDITIONS TO AGREEMENT FOR SERVICES

ARTICLE 1. SERVICES

BIO-WEST will:

- 1.1 Act for the CLIENT in a professional manner, using the degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same fields and a similar locality of LOCATION.
- 1.2 Provide only those services that, in the opinion of BIO-WEST, lie within the technical or professional areas of expertise of BIO-WEST and which BIO-WEST is adequately staffed and equipped to perform.

- 1.3 Perform all technical services under the general direction of a corporate principal and in substantial accordance with the basic requirements of the appropriate standards designated by the CLIENT.
- 1.4 Consider all reports to be the confidential property of CLIENT and distribute reports only to those persons, organizations, or agencies specifically designated by the CLIENT or authorized representative, or as required by law.
- 1.5 Retain all pertinent records relating to the services performed for a period of 3 years following submission of the report. During this period, the records will be made available to the CLIENT at all reasonable times.

ARTICLE 2. CLIENT'S RESPONSIBILITIES

The CLIENT (or authorized representative) will:

- 2.1 Provide BIO-WEST full information regarding the characteristics, history, and operations on LOCATION, including structure(s), existing underground utilities and facilities, legal and regulatory background, and other information necessary for the proper performance of BIO-WEST. BIO-WEST will not be liable for damages or injury arising from damage to existing underground utilities, structures, hazardous wastes, or other materials that are not called to BIO-WEST's attention and correctly shown on the plans furnished. The CLIENT agrees to defend, indemnify, and save BIO-WEST harmless from all claims, suits, losses, costs, and expenses, including reasonable attorney's fees, as a result of personal injury, death, or property damage occurring with respect to BIO-WEST's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines, or conduits where the actual or potential presence and location thereof were not revealed to BIO-WEST by the CLIENT.
- 2.2 Furnish right of entry onto LOCATION for BIO-WEST to make necessary field studies.
- 2.3 Designate in writing those persons, organizations, or agencies to be contacted in the event conditions are revealed during the execution of BIO-WEST's study that would require possible alteration of the study.
- 2.4 The CLIENT shall pay all costs incurred by BIO-WEST in defending itself against the claim, including but not limited to personnel-related costs, attorney's fees, court costs, and other claim-related expenses, in the event that the CLIENT makes a claim against BIO-WEST, at law or otherwise, for any alleged error, omission, or other act arising out of the performance of BIO-WEST's services, and the CLIENT fails to prove such claim upon final adjudication.

ARTICLE 3. GENERAL CONDITIONS

- 3.1 BIO-WEST, by the performance of services covered hereunder, does not in any way assume, abridge, or abrogate any of those duties, responsibilities, or authorities with regard to LOCATION customarily vested in any other agencies or authorities.
- 3.2 BIO-WEST shall not be responsible for acts or omissions of any party or parties involved on LOCATION or the failure of any contractor or subcontractor to operate in accordance with recommendations contained in any correspondence or verbal recommendation issued by BIO-WEST.
- 3.3 This agreement may be terminated by either party by sending 30 day written notice. If this agreement is terminated by CLIENT, BIO-WEST shall be paid in full for all services performed through the termination date, plus five percent (5%) of all sums for work not yet performed as liquidated damages, and the client shall be provided with a complete report prior to termination following receipt of payment.
- 3.4 Neither the CLIENT nor BIO-WEST may delegate, assign, or transfer their duties or interest in this agreement without the written consent of the other party.

ARTICLE 4. INSURANCE

- 4.1 A. BIO-WEST shall maintain the following insurances during the term of this Contract:

<u>TYPE OF COVERAGE</u>	<u>POLICY LIMITS</u>
Workers' Compensation:	
* Workers' Compensation	Statutory
* Employers' Liability	\$1,000,000
Commercial General Liability	\$1,000,000 per each occurrence. \$3,000,000 general aggregate.
Business Automobile Liability	\$1,000,000 combined single limit, per occurrence.
Professional Liability	\$1,000,000 per occurrence on a claims-made basis.

If the CLIENT desires additional coverage, any additional premium is to be paid by the CLIENT.

- 4.2 Upon reasonable request, BIO-WEST shall furnish the CLIENT with satisfactory evidence that all insurance required to be carried by it hereunder is in full force and effect and such insurance will not be canceled or materially altered prior to the expiration of 30

days following delivery to the CLIENT of notice of any such cancellation or alteration.

ARTICLE 5. WARRANTY AND LIMITATION OF PROFESSIONAL LIABILITY

- 5.1 THE ONLY WARRANTY OR GUARANTEE MADE BY BIO-WEST IN CONNECTION WITH SERVICES PERFORMED UNDER THIS AGREEMENT IS THAT SUCH SERVICES ARE PERFORMED WITH THE CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE PROFESSION PRACTICING UNDER SIMILAR CONDITIONS AT THE SAME TIME AND IN THE SAME OR SIMILAR LOCALITY. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE OR INTENDED BY RENDITION OF CONSULTING SERVICES OR BY FURNISHING ORAL OR WRITTEN REPORTS OF THE FINDINGS MADE.
- 5.2 Tests and inspections: The CLIENT shall cause all tests and inspections of the site, materials, and work performed by BIO-WEST or others to be timely and properly performed in accordance with the plans, specifications, and contract documents and BIO-WEST's recommendations. No claims for loss, damage, or injury shall be brought against BIO-WEST by the CLIENT or any third party unless all tests and inspections have been so performed and unless BIO-WEST's recommendations have been followed. The CLIENT agrees to indemnify, defend, and hold BIO-WEST, its officers, employees, and agents harmless from any and all claims, suits, losses, costs, and expenses, including, but not limited to, court costs and reasonable attorney's fees, in the event that all such tests and inspections are not so performed or BIO-WEST's recommendations are not so followed, except to the extent that such failure is the result of the negligence, willful or wanton act, or omission of BIO-WEST, its officers, agents, or employees, subject to the limitation contained in paragraph 5.1.
- 5.3 Responsibility: BIO-WEST's work shall not include determining, supervising, or implementing the means, methods, techniques, sequences, or procedures of construction. BIO-WEST shall not be responsible for evaluating, reporting, or affecting job conditions concerning health, safety, or welfare. BIO-WEST's work or failure to perform same shall not in any way excuse any contractor, subcontractor, or supplier from performance of its work in accordance with the contract documents. BIO-WEST has neither right nor duty to stop the contractor's work.
- 5.4 Employee's/witness fees: BIO-WEST's employees shall not be retained as expert witnesses except by separate, written agreement. The CLIENT agrees to pay BIO-WEST's legal expenses, administrative costs, and fees pursuant to BIO-WEST's then current fee schedule for BIO-WEST to respond to any subpoena. The CLIENT agrees not to hire BIO-WEST's employees except through BIO-WEST. In the event the CLIENT hires a BIO-WEST employee, the CLIENT shall pay BIO-WEST an amount equal to one-half of the employee's annualized salary, without BIO-WEST waiving other remedies it may have.
- 5.5 The CLIENT recognizes that failure of state or local governmental entity to approve part

or all of a plan may require additional analysis and/or revisions.

- 5.6 BIO-WEST's liability for damages due to professional negligence will be limited to a sum not to exceed the fee paid to BIO-WEST for this project.
- 5.7 The CLIENT further agrees to notify any contractor and subcontractor who may perform work in connection with any design, report, or study prepared by BIO-WEST of such limitation of professional liability for design defects, errors, omissions, or professional negligence, and to require, as a condition precedent of their performing their work, a like indemnity and limitation of liability on their part as against BIO-WEST.

ARTICLE 6. PAYMENT

- 6.1 The CLIENT will pay BIO-WEST for services and expenses in accordance with the attached fee schedule. At BIO-WEST's option, invoices will be presented at the completion of its work or monthly and will be paid within 30 days of receipt by the CLIENT or authorized representative. The CLIENT agrees to pay a finance charge of 1.5 percent per month on past-due accounts. Should either party hereto bring suit in court to enforce any term of this agreement, it is agreed that the prevailing party shall be entitled to recover costs, expenses, and reasonable attorney's fees. Payments more than 30 days past due shall, unless remedied within 10 days of notice to the CLIENT, excuse BIO-WEST from further performance thereunder and shall obligate the CLIENT to immediately pay all sums (including accrued interest), plus 5 percent of all sums of work not yet performed as liquidated damages.
- 6.2 BIO-WEST shall be paid in full for all services under this agreement, including any unforeseen need for BIO-WEST's services exceeding original contract requirements. Payment for such services shall be made irrespective of any claim by the CLIENT for compensation for additional work conducted. Any such claim shall in no respect delay payment of fees for services performed by BIO-WEST.

ARTICLE 7. INDEPENDENT CONTRACTOR

- 7.1 It is understood and agreed that BIO-WEST shall perform the work according to its own means and methods, and shall be an independent contractor. All persons employed by BIO-WEST in connection with the work shall be BIO-WEST employees or consultants, subject only to its orders and supervision and shall be paid directly by it. Neither the CLIENT nor its agents, servants, or employees shall have the right to direct, supervise, or control the manner or method in which the work is performed, except as otherwise expressly provided herein. The CLIENT reserves the right upon itself and its agents to inspect the work, however, for the purpose of determining whether the work is being performed in conformity with the Contract Documents.

ARTICLE 8. ASSIGNMENT AND SUBCONTRACTING

- 8.1 This contract shall be binding on and inure to the benefit of the parties hereto and their

respective successors and assigns; provided, however, that BIO-WEST shall not assign, transfer, let, or sublet, in whole or in part, the work under this Contract without written notice to the CLIENT and the agreement in writing of each such subcontractor to perform its work in conformity with the terms of the Contract Documents that apply to such work, and BIO-WEST shall be fully responsible for the acts and omissions of such subcontractors.

ARTICLE 9. NO WAIVER

9.1 Failure on the part of BIO-WEST or the CLIENT to timely enforce any condition or provision of the Contract shall not be deemed to be a waiver of such condition or provision, except to the extent that the same is expressly waived or consented to in writing by the party entitled to enforcement thereof.

ARTICLE 10. JURISDICTION

10.1 The parties agree that the courts of Cache County, Utah, shall (at the election of BIO-WEST) have original, exclusive jurisdiction of disputes arising hereunder.

ARTICLE 11. EXTENT OF AGREEMENT

11.1 The agreement, including these terms and conditions, represents the entire agreement between the CLIENT and BIO-WEST, and supersedes all prior negotiations, representations, or agreements, written or oral. The agreement may be amended only by written instrument signed by the CLIENT and BIO-WEST.

EXECUTED THIS 17 day of November, 2024.

By Carolyn O. Lundberg Mayer
Client (print or type) Title

By Carolyn O. Lundberg
Client (signature)

By Darren S Olsen
BIO-WEST, Inc. (signature)

BIO-WEST, Inc. BIO-WEST Commercial Billing Rates Prepared for Lindon City Public Works Department, Lindon, UT 7.7.2023		
LABOR CATEGORY:	Hourly Rate	Qualifications and Expertise
D. Olsen (Principal, Hydrologist)	179.24	Hydrology, Grant Writing, Fund Acquisition, Project Management, Stream Restoration, Stream Restoration Design, Stream Surveys, Stream Classification, Bed Load Sampling, Flow Measurements, Utah DEQ Section 401 Water Quality Permits, Section 404 Permits, Storm Water Pollution Plans, Construction and Stormwater BMP Monitoring.
T. Taylor (Ecologist, Project Manager)	127.82	Ecology, Project Management, Restoration Design and Implementation, Noxious Weed Management, Vegetation Identification and Inventory, Vegetation Classification, GPS and GIS Expertise, Section 404 Permitting, Stream Alteration Permitting, Wetland Mitigation Design, Threatened and Endangered Species Assessments, Rare Plant Surveys, Habitat Management Plans.
R. Dillingham (Ecologist, Fisheries Biologist)	97.39	Biology, Ecology, Field Tech, Fisheries, Herptiles, Macroinvertebrates, Hydrology, Wetlands/Waters of the US
E. Smith Eskridge (Ecologist, Water Quality Specialist)	100.63	Avian, Ecology, groundwater sampling, macroinvertebrates, mist-netting surveys (avian/bat), Section 401 Permitting, Section 404 Permitting, T&E species, vegetation identification, water sampling, Wetlands/Waters of the US
M. Majerova (Hydrologist)	112.60	Fluvial Geomorphology, GIS, Hydraulic Modeling, Hydrology, Instream Flow, NEPA Documentation, Riparian Restoration, Water Quality
S. Davenport (Landscape Architect)	121.73	AutoCAD, Irrigation Design, Landscape Architecture, MicroStation, Planning, Program CAD Drafting
C. VanZanten (Editor)	95.86	Editorial



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September 17, 2024

Ron Clegg & Juan Garrido
Clegg Consulting
Lindon City Public Works
Lindon, UT

Coastal Ecology
and Marine Biology

Subject: Revised Time and materials contracting for environmental consulting assistance in implementing the Utah Lake Preservation Fund Lindon City Work Plan in Utah County, UT

Environmental
Analysis
and Permitting

Dear Mr. Clegg and Mr. Garrido:

BIO-WEST, Inc. (BIO-WEST) is pleased to provide you with a time and materials contract in order to provide environmental consulting services to assist with implementing the Utah Lake Preservation Fund Lindon City Work Plan (hereafter, Work Plan) associated with Lindon City stormwater projects. The Work plan as approved by the Utah Division of Water Quality and includes the following four elements:

Geology/
Hydrogeology
and Remediation

- 1) Improvements to Lindon Creek in the area of the Scott Mitchell property;
- 2) Improvements to Lindon Creek in the area of Creekside Park;
- 3) Stormwater pre-treatment in the area of Lakeview Drive and 400 West; and,
- 4) Improvements to Lindon Creek west of Geneva Road.

Fisheries
and Aquatic Ecology

Lindon City contacted BIO-WEST to provide assistance and technical expertise related to the development of a stormwater management plan for the Lindon Main Ditch, a restoration plan for an existing wetland mitigation area serviced by the stormwater outfalls from the ditch into Lindon Hollow Creek (Grove Creek), and to assist in providing information related to the Work Plan.

GIS Planning
and Analysis

I met with you both and Paul Miller, Lindon City Sewer/Stormwater Superintendent on June 19, 2023 to inspect the project area. We toured the open section of canal, Lindon Hollow Creek, and the wetland mitigation site. We discussed several ideas for providing wetland and channel restoration, water quality issues associated with the open section of canal, the potential for wetland functions provided by the mitigation area to address water quality concerns that may be associated with the canal piping, and strategies for implementing storm water treatment Best Management Practices (BMPs).

Landscape
Architecture
and Environmental
Planning

Following additional coordination with Mr. Clegg and Mr. Garrido, it was determined that BIO-WEST would provide Lindon City with the following:

Vegetation Resources

- 1) A time and materials, on call contract between Lindon City and BIO-WEST in order for the City to use BIO-WEST on an hourly basis for as-needed tasks, and
- 2) A formal proposal for the development of a restoration plan for Lindon Hollow Creek and the wetland mitigation area.

Watershed Sciences

Wetland Resources

Wildlife Resources



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A formal proposal for the development of the restoration plan was completed and provided to Lindon City and was included with the Work Plan. The scope of work for developing the restoration plan is attached. The focus for the restoration plan has shifted since Lindon City finalized the Work Plan. Lindon City has requested that BIO-WEST provide technical assistance with revegetation and stream restoration for the segments of Lindon Creek in the area of the Scott Mitchell property and Creekside Park instead of conducting noxious weed control and revegetation at the wetland mitigation area. BIO-WEST will still provide technical expertise and guidance for the segments of Lindon Creek, and thus, the budget developed for the mitigation area will be used for those segments that were not originally part of the restoration plan. The scope of work for the restoration pan has been revised to reflect those changes.

A BIO-WEST time and materials contract is attached. For the time and materials contract, Mr. Clegg requested billing rates for BIO-WEST employees that would be included on the team for the restoration plan. The billing rates, along with personnel qualifications and expertise are attached to this letter. Also attached is my BIO-WEST resume that outlines my personal qualifications and expertise.

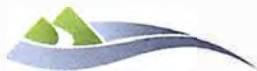
If you would like to move forward with contracting BIO-WEST's services outline above, please sign the contract and return it to me. We are very excited to have the opportunity to work with Lindon City and Clegg Consulting on this project.

Please feel free to contact me with any questions and/or comments you may have. I can be reached by phone at the office (435) 752-4202, by mobile phone (435) 881-0500, or by e-mail at ttaylor@bio-west.com. We appreciate your interest in BIO-WEST and hope to work with you on this project.

Sincerely,

Travis A. Taylor
Ecologist/Project Manager, BIO-WEST, Inc.

Enclosures – BIO-WEST Scope of Work and Cost Estimate for The Lindon Hollow Creek Restoration Plan
Time and Materials (On Call Services) Contract
BIO-WEST Commercial Billing Rates for the potential project team
Travis Taylor BIO-WEST Resume



BIO-WEST, Inc.

BIO-WEST Scope of Work and Cost Estimate for the Lindon Hollow Creek Restoration Plan Revised September 17, 2024

BIO-WEST, Inc. (BIO-WEST) is pleased to provide you with a scope of work and cost estimate to provide environmental consulting services for drafting a restoration plan for segments of Lindon Hollow Creek and providing oversight for maintenance activities for the Scott Mitchell property and Creekside Park. Lindon City plans to make improvements to Lindon Hollow Creek as part of the Utah Lake Preservation Fund Grant awarded in 2023. The purpose for conducting restoration and stream improvements along Lindon Hollow Creek, is to improve water quality in the system and ensure the improvements do not adversely affect the downstream receiving waters and ultimately Utah Lake.

The following provides a description of the tasks proposed in order to draft a restoration and habitat management plan that would be implemented for Lindon Hollow Creek over a 3-to-5-year period.

In order to inform the restoration and habitat management plan, BIO-WEST will collect baseline data to document existing conditions within and adjacent to the stream system. This will include an inventory of noxious weeds, water quality sampling, macroinvertebrate sampling, and stream surveys and channel characterization. BIO-WEST will create a map set for the system that shows existing conditions, degraded and disturbed areas, The locations of collapsing retaining walls on the bank that would need to be rebuilt, and potential threats to the ecological integrity to the stream that will need to be addressed in the restoration and habitat management plan.

Task 1 Noxious Weed Mapping

Noxious weed species would be identified to species and mapped within the project area using a sub-meter GPS unit. Individual plants and small populations will be mapped with point features while larger, homogenous stands of noxious weeds such as common reed (*Phragmites australis*) will be represented with polygons. Species will include those listed on state and county noxious weed lists and other nuisance species such as Siberian elm (*Ulmus pumilla*). The results of the noxious weed mapping will help guide the weed control approach and will be used to design an eradication and management plan for noxious weeds within the project area. BIO-WEST will generate a species list for all noxious weeds and nuisance species observed and will draft a map that will illustrate the extent of the weed species within the project area.

Task Cost – \$3,940

Task 2 Stream Surveys

The main objectives of the Lindon Hollow Creek Restoration Plan will be to reestablish natural processes, improve water quality, reduce erosion, maintain a balanced ecosystem, and enhance habitat for aquatic and terrestrial fauna. Currently, flow is altered and stream receives a considerable amount of storm water runoff from drains or nearby industrial surfaces. The channel is incised with steep banks or retaining walls on its side. The banks are overgrown with Phragmites, crack willow, and other noxious and undesirable weeds. Due to all the past alterations, the habitat diversity, water quality, and natural processes to support the quality habitat are currently reduced. This section describes the physical components of stream restoration and gives an overview of the potential components of the restoration plan.



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Main Objectives:

- **Restoring natural processes** to improve water quality, reduce erosion, and maintain a balanced ecosystem as much as possible considering the stormwater runoff and urban settings. This includes the channel-floodplain reconnection. The Regenerative Stormwater Conveyance (RSC) methods and designs could be incorporated in the system to mimic natural hydrologic processes and reduce the negative impacts of stormwater runoff while restoring and creating a system that promotes natural functions and provides habitat.
- **Enhancing habitat diversity** and creating diverse habitat units such as pools, riffles, runs, and backwaters to support different aquatic species and promote biodiversity. Previous field observations suggest that June sucker (*Chasmites liorus*) may be using Lindon Hollow Creek, so habitat providing suitable substrate, vegetation cover, optimal flow velocities and safe migration routes to support their life cycle is desirable in the project reach.
- **Erosion mitigation** through flow velocity reduction, retention, and infiltration to reduce sediment loads and improve water quality (parts of RSC management).
- **Restoring channel morphology** through comprehensive stream channel adjustment for prompt habitat quality enhancement and change of flow dynamics.
- **Long-term sustainability** to ensure the restoration efforts lead to a self-sustaining ecosystem with natural processes restored.

2. Technical Approach

The BIO-WEST team members have extensive expertise and experience in conducting physical and biological assessments, including hydrology, geomorphology, sediment transport, aquatic invertebrates, fish, native plants, invasive weeds, and many others for the purpose of planning restoration projects. The Lindon Hollow Creek Restoration Area extends from a culvert outflow pipe near Geneva Road, approximately 2,800 feet downstream adjacent to a paved public trail (Exhibit 1). For the physical component of the stream restoration, we recommend the following tasks:

2.1. Existing conditions and baseline information for stream restoration

The initial step to establish baseline information and evaluate existing conditions is to review any available historic and current data, hydrological data, geospatial information, surveys, reports, and models for the project reach. After this initial step, we recommend a basic channel geometry data collection, including cross-sectional surveys and longitudinal water surface surveys. These surveys provide valuable information about the channel's width, depth, and shape and enable an analysis of the stream's current conditions. In detail, the cross-sections will be used to build a hydraulic model to examine the project reach flow properties and guide the subsequent design and construction aimed to improve the stream habitat, demonstrate the existing and proposed conditions for permitting purposes, and support the restoration and habitat management plan. The cross-sections will be spaced throughout the reach but concentrated more around existing structures (e.g., bridges) and possible locations with proposed enhancement measures so the local conditions can be captured in more detail.

In addition to surveys, we propose a field mapping of geomorphic units with an emphasis on in-channel habitat units, such as pool, riffle, run, cascade, and backwater. In addition, details about substrate size, presence of any large boulder-size features, presence of large woody debris (LWD), areas with bank erosion will be noted. This inventory will be valuable information for the restoration and habitat management plan.



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2.2. Data Analysis, Map, and Modeling

The channel geometry data collected in the field will be analyzed, and maps of the current conditions of the project area will be produced. The topographic data will be used to create a hydraulic model of existing conditions for the Lindon Hollow Creek Stream Restoration Area. These efforts are all intended to support the subsequent habitat enhancement recommendations and restoration and habitat management plan.

2.3. Enhancement Plans and Habitat Management Plan

Preliminary observations of the current conditions of the project area suggest a degraded stream system with a lack of in-channel habitat and poor water quality. Conceptual restoration plans may be integrated into the restoration and habitat management plan, which will help guide restoration efforts and could include the following:

- Habitat Assessment
- Goals and Objectives
- Habitat Enhancement Strategies
- Riparian Zone Management and Recommendation
- Water Quality Improvement
- Fish and Aquatic Species Enhancement
- Invasive Species Control
- Monitoring and Assessment
- Maintenance
- Budget and Resources
- Timeline
- Adaptive Management
- Regulatory Compliance
- Documentation

Enhancement plans are an important part of habitat management and stream restoration as they guide the systematic implementation of various strategies, such as creating diverse habitat units, stabilizing banks, and restoring riparian corridors to improve aquatic and terrestrial habitat conditions, enhance biodiversity, and promote ecological revitalization of the stream ecosystem. A range of habitat-restoration and enhancement techniques will be incorporated in the Habitat Management Plan and may include the following:

- **Boulders, Rock Clusters, and Placed LWD** enhance existing pools and promote the creation of new pools and areas of decreased flow velocities, help with sediment retention and water infiltration, and provide fish cover.
- **Post-Assisted Log Structures (PALS)** consist of a series of wooden posts driven into the streambed and banks to act as woody debris catchers and flow deflectors. They provide an immediate improvement in pool frequency and quality.
- **Other Cross-channel Structures** are installed in series to promote channel-floodplain connectivity through sediment deposition.
- **Riparian Vegetation Restoration** with native vegetation along the stream banks to stabilize the banks, provide shade and overhanging vegetation as cover and create a habitat for wildlife.
- **Bank Stabilization** to prevent erosion and minimize sediment sources.
- **Channel Modifications** and stream widening if desired.



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- **The Regenerative Stormwater Conveyance Management** is specifically designed for urban environments where stormwater runoff influences the water quality of the stream.
- **Erosion Control** to prevent sediment runoff during restoration activities.

Task Cost - \$36,911

Task 3. Water Quality Sampling

The chemical, physical, and biological condition of water (water quality) can reflect the condition of the environment it is part of. Water quality not only indicates how use of the surrounding area may negatively impact the environment, but it can also reveal how restoration and mitigation efforts may improve the condition of the environment. Changes in the chemical properties of water, including dissolved oxygen, salinity, and conductivity, can impact the suitability of the aquatic habitat for fish and macroinvertebrates, while increased nutrients, including phosphorus and nitrogen, can contribute to eutrophication and harmful algal blooms. All of these attributes interact in a way that can support habitat and sustain environmental health, while also providing tools that can be used to measure the condition of the system. We propose measuring chemical and physical properties of Lindon Hollow Creek to determine baseline conditions, and the effect of mitigation on the creek and surrounding environment.

BIO-WEST will conduct water quality sampling over a one-year period prior to site restoration, and over one year period following the completion of site restoration to track water quality changes within the system. The water quality sampling task is an important component the restoration plan and was essential to secure funding according to the Utah Division of Water Quality.

Site Establishment

Prior to any survey work, our team will compile background information about Lindon Hollow Creek in general, and become familiar with the characteristics of the study reach within the project area specifically. Water quality monitoring will be conducted at different times during the day and multiple times throughout each study year to capture diurnal and seasonal variation in water quality parameters. The study reach will be divided into four even segments, with five standardized monitoring sites established at the boundaries of each of the study segments (Exhibit 2). Although these reaches will extend outside the Lindon Hollow Creek Restoration Area, they will be valuable in establishing a baseline, and tracking long term changes in the system prior to, and following restoration activities. Water quality parameters will be collected from these standardized sites using four methods: longitudinal spot sampling using a handheld water quality sonde, long-term sampling using a deployed water quality sonde, high flow events using auto-samplers, and depth-integrated nutrient grab samples. Each methodology is described in more detail below.

Longitudinal Spot Sampling

Standard water quality parameters (water temperature, dissolved oxygen, conductivity, total dissolved solids, salinity, pH, and turbidity) will be collected from each of the five standardized sites using a handheld YSI EXO3 water quality sonde. We will collect these parameters every other month for 6 months to establish baseline conditions, and then every other month throughout the remainder of the monitoring study. Additionally, we will collect these parameters following 3 rain events each year. Frozen stream water may prohibit winter spot sampling. Therefore, BIO-WEST will investigate conditions during each scheduled monitoring event. If possible, we will break through any ice to sample the liquid water underneath. If ice is prohibitive, the conditions will be recorded as such.



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Long-Term Deployment

A water quality sonde (YSI EXO3) will be deployed centrally on site for one full week each season (4 times annually). BIO-WEST will program the long-term sonde to collect each of the standard water quality parameters listed above twice per hour to develop a time series that captures diurnal variation within each season. We will alternate the long-term sonde deployment with months when we are spot sampling (e.g., if we spot sample in September and then again in November, we will deploy the sonde in October). BIO-WEST will construct a lockable housing to enclose the sonde while deployed on site. Frozen stream water may prohibit winter deployment. Therefore, BIO-WEST will investigate conditions early during winter the first year to determine flows. If flows are low, it may be necessary to deploy the sonde early during winter before conditions freeze through. If flows appear high enough to prevent a freeze at depth, we will plan to break through any ice and deploy the sonde during the scheduled month at a depth lower than the ice layer.

Nutrient Grab Samples

Depth integrated nutrient grab samples will be collected from three sites (site inflow, middle, site outflow) during each of the longitudinal spot sampling efforts. The samples will put on ice while sampling, and then taken to the lab and analyzed for Ammonia, Nitrate, total suspended solids, total phosphorus, Coliform, E. coli, and biological oxygen demand after each monitoring effort. As noted above, frozen stream water may prohibit nutrient grab sampling. If possible, the sampler will break through any ice to sample the liquid water underneath. But, if ice is prohibitive, the conditions will be recorded as such. **Lindon City has indicated the ability to perform the grab samples in the field. BIO-WEST will coordinate the sampling effort and manage the data Lindon City collects. Thus, the cost estimate was reduced to include only data format and management for this subtask.**

Rain Chasing, Auto Sampling

Lindon City has also indicated Paul Miller has been conducting rain chasing sampling events. BIO-WEST will work with Paul to schedule nutrient grab sampling following 3 rain events each year. **This cost was also reduced to include only data format and management for this subtask.**

This estimate for this task assumes five water quality and grab sample study sites, and one long-term deployment site located centrally, as outlined above. The following task-specific cost is associated with the technical approach described above and are intended to reflect the maximum cost for completing annual water quality sampling, data entry, laboratory time, travel, data analysis, and reporting. We estimate one experienced ecologist can complete each of the sampling efforts in one day. Additional sampling events, if determined necessary, would require additional funding.

Task Cost – \$85,260 (This cost has been reduced from \$58,854 annual to \$42,630 annual for a total of \$85,260 for two years instead of a 3-4 year period).

Task 4. Macroinvertebrate Sampling

Site Establishment

Prior to any survey work, our team will establish and mark study segments, and become familiar with available habitats in the project area. Three study segments will be identified within the restoration area in the lower, middle, and upper portions of the property (Exhibit 2), with each study segment being at least 100 meters in length. The boundaries for each study segment will be marked in the field and with GPS waypoints. Standard water quality parameters (water temperature, dissolved oxygen, specific conductance, pH) will also be measured using a handheld sonde to familiarize the team with general water quality conditions at time of sampling.



BIO-WEST, Inc.

Macroinvertebrate surveys will both be conducted during two seasonal sampling events within a one-year period (expected timeframe Fall 2024 and Spring 2025) to provide data on seasonality the macroinvertebrate community. Detailed macroinvertebrate sampling methods are provided below.

Seasonal Macroinvertebrate Sampling

Macroinvertebrate sampling will be conducted at each study segment during each event. In wadable areas, data will be collected using a D-frame kick net (0.3-m wide, 500-micron mesh) using kicks or jabs as described in Barbour et al. (1999). One qualitative composite sample will be retained from each study segment during each seasonal event and persevered in a clearly labeled container with 95% ethanol. Three study segments and two events should result in a maximum of 6 individual macroinvertebrate samples.

In the laboratory, biologists will pick and identify approximately 500 organisms per sample. Organisms will be identified to lowest taxonomic level practical and to allow for calculation of the following metrics, as possible: total number of organisms; number of taxa; Shannon-Weaver diversity index; Forest Services Community Tolerance Quotient; Hilsenhoff Biotic Index; number of Ephemeroptera, Plecoptera, and Trichoptera; total number of EPT; percent Ephemeroptera, Plecoptera, and Trichoptera; percent EPT; number of chironomid taxa; percent chironomid taxa; dominant taxa; percent collectors/filterers, collector/gatherers, piercers, predators, scrapers, shredders.

This estimate assumes three study segments (lower, middle, and upper) as outlined above. Lastly, this scope and cost estimate assumes that BIO-WEST can obtain the appropriate sampling permits from the state of Utah in time to complete surveys in 2024.

Task Cost – \$10,208

Task 5. Weed Control Plan

Site inspections that have already been conducted at the mitigation site revealed a mix of native and non-native riparian shrubs and trees occur along Lindon Hollow Creek. The riparian areas along the creek contain Russian olive (*Elaeagnus angustifolia*), crack willow (*Salix fragilis*), and Siberian elm (*Ulmus pumilla*). Russian olive and crack willow are invasive riparian species that compromise the functionality of the riparian system by using large amounts of water and aggressively colonizing floodplains which displaces native riparian species with higher functional values. Of particular concern is common reed (*Phragmites australis*) which has invaded some low floodplain shelves along the creek. Common reed, usually referred to as phragmites, is an aggressive invader of wetlands and forms large monocultures that outcompete native wetland forbs and graminoids and alter ecosystem functions and services (Cranney 2016). The upland areas contain invasive species such as scotch thistle (*Onopordum acanthum*) and hoary cress (*Cardaria draba*). These species are highly competitive and also displace native scrub-shrub species. Most of these noxious and invasive, non-native weeds require a combination of mechanical and chemical control to manage and, hopefully, eradicate. Adapting a treatment program for these species can be cost and labor intensive and can require 5 to 10 years to implement in order for the native plant community to re-establish enough to compete with the invasive species. For instance, controlling phragmites stands requires strategic timing during the growing season in order to target the extensive underground root system that enables the species to spread laterally. According to the most current literature and field study results, phragmites stands should be mowed at least 1 month prior to herbicide applications. Applying an aquatic approved herbicide following mowing can be highly effective. After allowing 1-month for the herbicide to take effect, stands can then be mowed again, burned, cut, or trampled in fall or winter. Watering the stands can be an effective tool to help decompose the dense thatch that accumulates following treatment events and can be used as a pre-treatment tool to



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promote stand health resulting in effective herbicide uptake. Phragmites treatments will need to be repeated for at least 3 consecutive years in order to effectively control stands, but may require a longer timeframe for large extensive monocultures. Targeting stands that are adjacent to native vegetation communities will promote passive plant recruitment following control (Rohal et al. 2017).

BIO-WEST will draft a weed control plan to be implemented over a 3-to-5-year period. The weed control plan will target noxious weed species and undesirable species identified during the noxious weed mapping as threats to the overall ecosystem health of the project area. The weed control plan will consist of a treatment schedule with the appropriate timing in order to maximize efficacy on the target plants as much as practicable. Proposed treatments will include mechanical and chemical control methods.

Task Cost – \$4,200

Task 6. Revegetation Plan

BIO-WEST will develop a revegetation plan to be implemented following noxious weed control over a 3-to-5-year period. Components of the revegetation plan will include conducting a literature review for appropriate plant materials to use in order to encourage native plant succession. The plan will prioritize native plant species that have been shown to compete well with noxious weeds and other undesirable species identified on site. The revegetation plan will identify replanting zones for revegetation based on existing habitat types within the project area, accessibility, soil type, hydrology, and elevation. It is anticipated that a combination of revegetation techniques including broadcast seeding, drill seeding, installing native emergent wetland plant plugs, native willow cuttings, utilizing containerized plants and wetland sod mats could be used for revegetation. The restoration plan will develop strategies for implementing each of these revegetation techniques based on the noxious weed map and weed control plan. The revegetation plan will also prioritize the use of local plant materials that have been or will be collected from sites with similar climatic conditions as the project area. A plant list and planting plan (plant palettes) will be generated for the project area with planting type, spacing, quantities, and totals for each habitat type.

Task Cost - \$15,245

Task 7. Restoration and Habitat Management Plan

BIO-WEST will compile the results from the baseline conditions studies and draft a restoration and habitat Management Plan.

The baseline condition data from the stream surveys will be organized in tables and graphs to visually demonstrate any trends or patterns. The habitat mapping efforts will result in a map providing preliminary information about the individual habitat unit location, size, and frequency. The purpose of the mapping is not to have a detailed stream and habitat unit map, as preliminary observations suggest a lack of the in-stream habitats, but rather to have information about habitats present and their frequency, and mainly to identify locations that would benefit from the enhancement recommendations the most. The baseline conditions with an appropriate data analysis will be summarized in a technical memorandum that will be attached the restoration and habitat management plan.

In addition to the technical memorandum summarizing the baseline conditions, the hydraulic model built for the Lindon Hollow Creek Stream Restoration Area will be provided. Habitat enhancement plans as part of the



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restoration and habitat management plan will include a conceptual stream restoration plan and data analysis. Model results, maps, and reports will be compiled to support environmental permit/compliance requirements as necessary.

After each water quality monitoring effort, the data will be stored, formatted, controlled for quality, and prepared for presentation as tables and plots. These results available to share with interested parties at any time, and will be included in the restoration and habitat management plan. Quantitative statistics will be used to compare baseline data to post-restoration data, and then to compare both to water quality data as the reach stabilizes after restoration efforts have ceased.

The results of the macroinvertebrate sampling will be included in the restoration and habitat management plan as well. This will include sampling methods, locations, results, and discussion relative to the state of fish and macrobenthos at various sampling locations and factors influencing distribution and abundance of species.

The noxious weed management plan and revegetation plan will also be incorporated into the restoration and habitat management plan. The plan will include an implementation schedule with the above proposed tasks and recommendations for actions to be completed over a 3-to-5-year period based on the results of the baseline conditions sampling.

Task Cost - \$45,254

Assumptions:

- The task cost for completing water quality monitoring has been revised from an annual cost to a total cost for two years of sampling. This task assumes Lindon City has the capability to complete grab sampling at BIO-WEST's direction.
- Channel restoration for Lindon Hollow Creek (Grove Creek) will probably need a no-rise certificate and possibly a FEMA Letter of Map Revision (LOMR) or Conditional Letter of Map Revision (CLOMR) with an engineer stamp. The city has indicated they will work with an engineer to provide these services. BIO-WEST can work with the engineer if the restoration and habitat management plan is implemented.
- If the restoration and habitat management plan is implemented, permits will have to be obtained that may include a Utah State Stream Alteration Permit, and coordination with the US Army Corps of Engineers to ensure the project complies with Section 404 of the federal Clean Water Act. Plan implementation would also require coordination with the county floodplain manager.
- Due to the possible presence of June Sucker (*Chasmistes liorus*), federally endangered species, in Lindon Hollow Creek, a threatened and endangered species assessment may need to be conducted prior to plan implementation.
- This cost estimate and scope of work does not include construction contractor costs to implement the management plan. BIO-WEST can provide a scope and cost for a construction contractor in the event the plan is implemented, which would include construction oversight.



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Total Cost Estimate for Developing a Restoration and Habitat Management Plan

The total estimated project cost for all BIO-WEST proposed tasks is **\$201,018**. The baseline conditions studies would need to be completed and results analyzed in order to complete a final restoration and habitat management plan. The revegetation plan could be completed sooner, following the field work for the noxious weed mapping. BIO-WEST will coordinate and work closely with Lindon City, and Clegg Consult to schedule the baseline studies and provide data results as they are available. BIO-WEST will submit a draft restoration and habitat management plan to Lindon City and Clegg Consult for edits and comments and will incorporate these into a final restoration and habitat management plan for the city to implement. BIO-WEST can also provide an additional scope and cost for implementing the plan at that time. Plan implementation is anticipated to involve the components of the restoration and habitat management plan and would include stream restoration, construction oversight, noxious weed control and revegetation using appropriate native species.

Please feel free to contact me with any questions and/or comments you may have. I can be reached by phone at the office (435) 752-4202, by mobile phone (435) 881-0500, or by e-mail at ttaylor@bio-west.com. We appreciate your interest in BIO-WEST and hope to work with you on this project.

Sincerely,

Travis A. Taylor
Project Manager, Ecologist, BIO-WEST

Literature Cited

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- Cranney, Chad R., "Control of Large Stands of *Phragmites australis* in Great Salt Lake, Utah Wetlands" (2016). All Graduate Theses and Dissertations. 4988. <https://digitalcommons.usu.edu/etd/4988>
- Rohal, C., K. Hambrecht, C. Cranney, and K. Kettenring. 2017. How to restore *Phragmites*-invaded wetlands. Utah Agricultural Experiment Station Research Report 224, Logan, UT. 2pp.

12. Discussion Item: FY2026-27 Budget proposal. The City Council will review for discussion the FY2026-27 draft budget, fee schedule, compensation plans, and other budget related matters.

Sample Motion: No motion needed.

2026-27 FY BUDGET CALENDAR

Date	Item	Comment
January 14, 2026	Department Budget Requests Open	Department Heads can start working on their budget requests online
February 19, 2026	Budget Kickoff Meeting	Mayor, Council Members, City Administrator, and Department Heads invited to share thoughts and ideas regarding citywide initiatives, services, issues, and needs. City Council receives information and provides guidance for Department Heads and Finance Team
February 28, 2026	Department Budget Requests Due	Department Heads submit specific budget requests
March 10, 2026	Tentative Budget Completed	Distribute to City Council and Department Heads
March 16, 2026*	Budget Discussion and Adoption of Tentative Budget	Review Tentative Budget, upcoming issues and proposed changes to the Fee Schedule
Mar 17 - Apr 13, 2026	Refine Tentative Budget	City Administrator and Finance Team meet with Department Heads to discuss specific budget needs and refine department budgets based on resources, priorities, and City Council direction
April 14, 2026	First Draft of Proposed Budget Completed	Distribute to City Council and Department Heads
April 20, 2026	City Council Mtg Discussion	Discuss Proposed Budget; City Council will provide direction & recommendations
Apr 21 - May 11, 2026	Finalize Proposed Budget	Staff will incorporate City Council recommendations
May 12, 2026	Final Proposed Budget Completed	Distribute to City Council and Department Heads
May 18, 2026*	Public Hearing, Discussion, Adoption of Proposed Budget	Staff presentation of Proposed Budget, Budget Issues and Fee Schedule changes for discussion and adoption
May 19-Jun 8, 2026	Finalize Budget	Staff will incorporate final City Council recommendations
June 9, 2026	Final Budget Completed	Distribute to City Council and Department Heads
June 15, 2026*	Final Public Hearing Adoption of Final Budget	Staff presentation of Final Budget; Council votes on Budget Issues, sets Certified Tax Rate, and adopts Final Budget which also contains Fee Schedule, Compensation Programs and Financial Policies

*These dates comply with the requirements outlined in the Utah State Code for adopting budgets.



Lindon City Council

April 20, 2026

Agenda

- Review
- Estimated Revenues
 - Citywide Revenues
 - Utility Rate Changes
- Budgeted Expenditures
 - Personnel
 - Capital
- Fund Balances
- Questions

Review

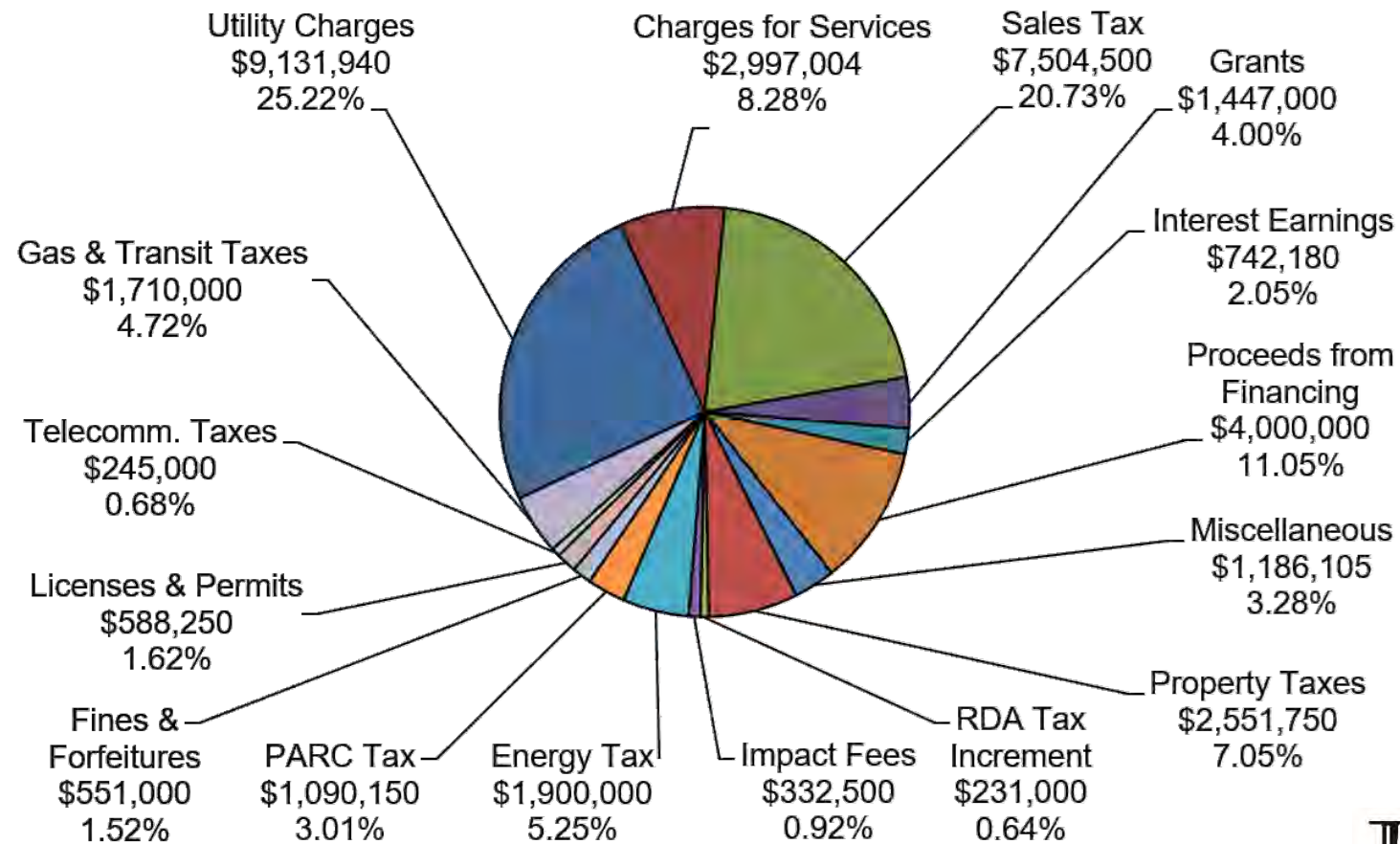
- Changes have been made to the Tentative Budget, based on meetings with Department Heads
- The local economy remains broadly resilient
 - Estimated sales tax, PARC tax and transit tax are still on target for 2026FY
 - Inflation rate is decreasing
 - The Consumer Price Index (CPI) average annual increase for 2025 was 2.7%
 - Unemployment rate is 4.1% in Utah County for Jan 2026
 - We will watch the economy and monitor revenue and expenses as they come in throughout the year
- This Work Session is for the City Council to provide feedback and direction to Staff for the Proposed Budget which will be presented at the City Council Meeting on May 18

Estimated Revenues

Where the Money Comes From

Total City Revenues = \$36,208,379

Net of fund balances and transfers



Fee Schedule Changes

- Utility Rate Increases
 - Water
 - Base: 5%
 - Usage: 4%
 - Sewer ***Rates are still being evaluated***
 - Base: ~~7%~~ 15%?
 - Usage: ~~10%~~ 20%?
 - Storm Water: 4%
 - Garbage 0% - City absorbing 6% contract increase
 - Recycling 5% - City absorbing remaining 1% of the 6% contract increase
 - Anderson Farms
 - Ground Water: 4%
 - Metered Secondary Water: 4%

SAMPLE UTILITY BILL CHANGE

	<u>Current</u>	<u>New</u>
Water Base	\$32.08	\$33.68
Water Usage	\$16.33	\$16.98
Sewer Base	\$28.40	\$32.66
Sewer Usage	\$30.80	\$36.96
Secondary Water	\$10.00	\$10.00
Garbage	\$12.43	\$12.43
Recycling	\$5.25	\$5.51
Storm Water	\$11.91	\$12.39
Franchise Tax	\$8.83	\$9.64
Total	<u>\$156.03</u>	<u>\$170.24</u>
Increase		\$14.22
		9.1%

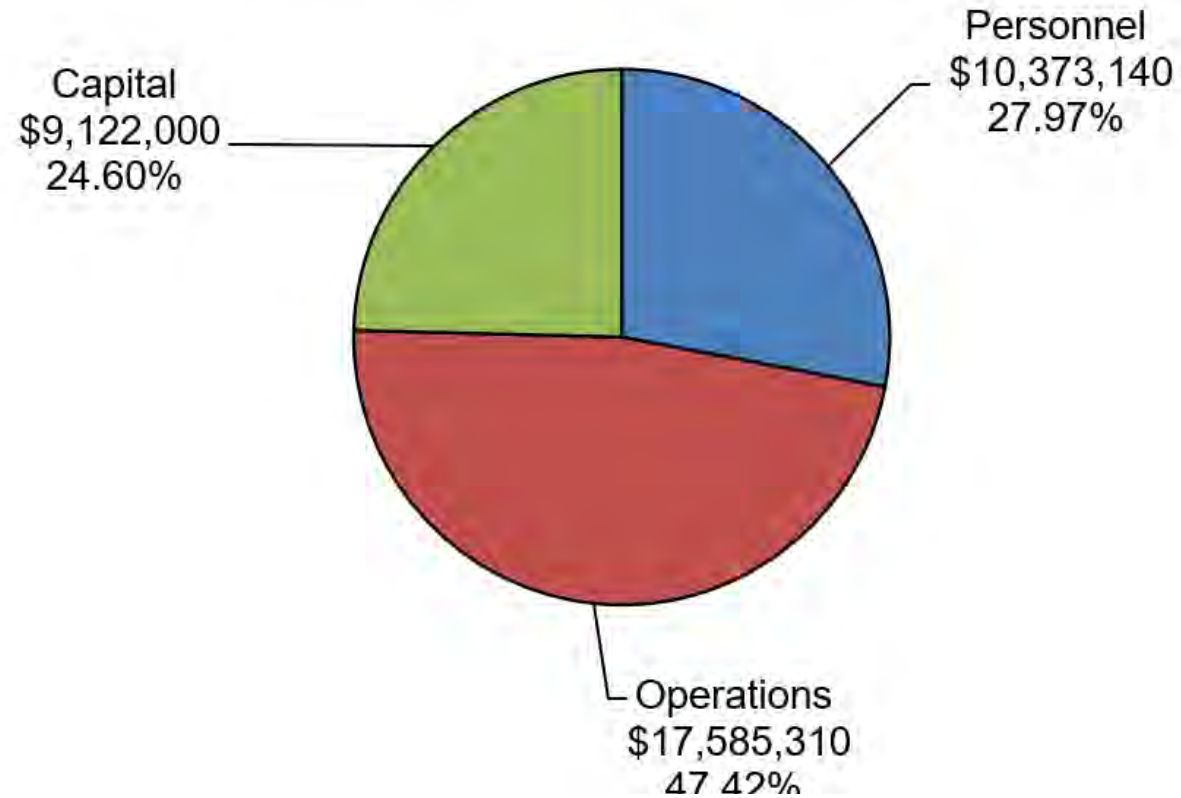
Billing example is based on a single family home between Geneva Road and the North Union Canal, using 8,000 gallons of culinary water on a 1" meter, and has pressurized irrigation, 1 garbage can, and 1 recycling can.

Budgeted Expenditures

Citywide Expenditures by Object

Total Expenditures = \$37,080,450

Net of fund balances and transfers



Budgeted Expenditures - Personnel

- Lindon City now uses the AVERAGE annual change in the Consumer Price Index (CPI) from January to December of the previous year as one factor for evaluating the Cost-of-Living Allowance (COLA) for employee wages

Annual Change

Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	AVG
3.0%	2.8%	2.4%	2.3%	2.4%	2.7%	2.7%	2.9%	3.0%	n/a	2.7%	2.7%	2.7%

- Proposed COLA increase
 - ~~2.7%~~ 2.4% wage increases
 - Effective July 4, 2026

Budgeted Expenditures - Personnel

- Merit increase of 1 step on the pay scale (2.6%)
 - Conditioned upon employee evaluation score
 - Effective January 2, 2027
 - Staff can bring this back to City Council in December 2026 for final approval
- COLA and Merit increases = 5.0%
- Cost of COLA and Merit increases (salary and benefits) = \$312,260
 - General Fund = \$253,700
 - Water Fund = \$20,040
 - Sewer Fund = \$8,625
 - Storm Water Fund = \$8,785
 - Recreation Fund = \$21,110

Budgeted Expenditures - Personnel

- Salary Study
 - 12 positions (affecting 21 employees) moving to higher ranges, but back steps (closest to the employee's current wage without decreasing their wage)
 - Increase in salaries and benefits = \$48,975
- Insurance Premiums
 - Medical insurance premiums will increase 5.1%
 - Dental insurance premiums will remain the same
 - Combined increase is 5.0%
- Increased Cost of Medical and Dental Premiums to the City:

General Fund	\$49,015
Water Fund	\$5,130
Sewer Fund	\$3,335
Storm Water Fund	\$2,000
Recreation Fund	\$2,690
Citywide Total	<u>\$62,170</u>

Budgeted Expenditures - Personnel

- Retirement
 - Non-police Tier 1 & Tier 2 employer contributions will decrease -1.0%
 - Non-police Tier 2 employee contributions will increase +0.49%
 - Reimbursed by the City
 - Police Tier 1 & Tier 2 employer contributions will decrease -0.5%
 - Police Tier 2 employee contributions will increase +1.25%
 - City is allowed to cover employee contributions to URS
 - Overall decrease to the cost for the City - \$33,000

Budgeted Expenditures - Operations

- Set up a new department in the General Fund for IT.
- ULGT increasing rates 10% for Liability, Automobile, Property, Railroad, and Workers Comp insurance premiums.
- Orem Fire, EMS and Dispatch costs are estimated to increase \$200k. We will be working with Orem City to renew the contract by 2028.
- There is a \$500k transfer from the General Fund to the Facilities Fund to save for the possible future purchase of Lindon Elementary.
- There is \$5k budgeted for the new Arts Committee in the Community Center budget.
- There is \$980k budgeted for road maintenance.
- Lindon City is required to share in Orem's Water Reclamation Facility improvements which are estimated to be about \$2.5M plus \$700k/year. We will meet with Orem City to get more information.

Budgeted Expenditures - Capital

- General Fund capital expenditures: \$82,000
 - \$20,000 for City Center ADA and security doors
 - \$30,000 for Public Works
 - \$10,000 for equipment
 - \$20,000 for building improvements
 - \$32,000 for Arena retaining wall
- Dedicated / restricted funds
 - Road Fund - \$2M for 400 W/400 N road construction
 - Park Impact Fees Fund - \$225,000 for Pheasant Brook Park shade & concrete work

Budgeted Expenditures - Capital

- Water Fund: \$4,715,000
 - \$3,670,000 for new well, well house, and waterline connections to the well
 - \$45,000 for improvements to secondary water system
 - \$1,000,000 for improvements to culinary water system
- Sewer Fund: \$60,000
 - \$60,000 for FLO-DAR flow meter
- Storm Water Fund: \$2,000,000
 - \$450,000 for street sweeper (will finance)
 - \$800,000 for main ditch channel improvements (offset by grant)
 - \$750,000 (20 South) ditch piping (offset by owner participation)
- Recreation Fund: \$40,000 for Aquatics Center improvements projects
 - \$10,000 for cashier window remodel
 - \$30,000 for ventilation system improvements for chemicals

Fund Balances

	Governmental Funds							Proprietary Funds						Total All Funds
	General	RDA	PARC Tax	Roads CIP	Parks CIP	Facilities CIP	Debt Svc	Water	Sewer	Garbage	Storm	Recreation	Telecomm.	
Beginning Balances	4,517,664	258,472	628,469	1,965,072	253,129	951,957	-	3,236,172	2,380,560	171,816	1,365,034	382,272	6,715	16,117,332
Revenues														
Program revenues														
Charges for services	3,051,049							3,864,370	2,997,400	790,650	1,479,520	1,055,205	30,000	13,268,194
Impact Fees	34,500			-	95,000			93,000	60,000		50,000			332,500
Grants and contributions	53,000							4,000,000				92,000		4,145,000
General revenues														
Property taxes	2,551,750													2,551,750
Sales tax	7,504,500													7,504,500
Other taxes	2,145,000	231,000	1,090,150	1,710,000										5,176,150
Other	803,705	8,500	30,000	1,106,500	-	40,000		210,200	154,200	5,180	842,000	30,000		3,230,285
Total revenues	16,143,504	239,500	1,120,150	2,816,500	95,000	40,000	-	8,167,570	3,211,600	795,830	2,371,520	1,177,205	30,000	36,208,379
Transfers In	-	325,000	-	-	-	500,000	811,690	-	-	-	-	1,846,250	-	3,482,940
Expenses														
General government	5,599,480	387,625												5,987,105
Public safety	6,463,525													6,463,525
Streets	668,330			1,120,000										1,788,330
Parks and recreation	954,285		501,800											1,456,085
Capital projects				2,000,000	225,000									2,225,000
Debt Service							811,690							811,690
Water								7,760,814						7,760,814
Sewer									3,606,178					3,606,178
Solid Waste										849,300				849,300
Storm Water Drainage											2,906,488			2,906,488
Recreation Fund												3,195,935		3,195,935
Telecomm. Fund													30,000	30,000
Total expenses	13,685,620	387,625	501,800	3,120,000	225,000	-	811,690	7,760,814	3,606,178	849,300	2,906,488	3,195,935	30,000	37,080,450
Transfers Out	3,187,940	200,000	95,000	-	-	-	-	-	-	-	-	-	-	3,482,940
Ending Balances	3,787,608	235,347	1,151,819	1,661,572	123,129	1,491,957	-	3,642,928	1,985,982	118,346	830,066	209,792	6,715	15,245,261
Percent Change	-16.2%	-8.9%	83.3%	-15.4%	-51.4%	56.7%	0.0%	12.6%	-16.6%	-31.1%	-39.2%	-45.1%	0.0%	-5.4%

26.1%

What's Next?

- The Proposed Budget will be presented at the May 18th City Council Meeting for adoption
- The Final Budget will be presented at the June 15th City Council Meeting for adoption

Budget Work Session

Any Questions?

2026-2027

PROPOSED BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
GENERAL FUND REVENUES					
Taxes					
Property Taxes	2,570,491	2,500,823	2,601,750	2,601,750	2,551,750
General Sales & Use Tax	6,800,451	7,330,412	7,214,500	7,214,500	7,504,500
Other Taxes	2,183,695	2,163,515	2,145,000	2,145,000	2,145,000
Licenses & Permits	456,844	708,461	443,250	588,250	588,250
Grants & Intergovernmental	87,871	59,233	60,000	53,000	53,000
Charges for Services	189,382	185,945	177,600	183,500	183,500
Fines & Forfeitures	548,748	630,034	651,000	551,000	551,000
Miscellaneous Revenue	2,943,355	1,083,264	3,081,830	3,088,860	803,705
Cemetery	146,070	117,205	93,160	123,160	118,160
Transfers & Contributions	1,083,045	1,220,508	1,977,450	2,004,450	1,644,639
Use of Fund Balance, General Fund	0	569,111	405,765	276,195	730,056
TOTAL GENERAL FUND REVENUES	17,009,952	16,568,512	18,851,305	18,829,665	16,873,560
GENERAL FUND EXPENDITURES					
Legislative	148,073	158,397	195,330	195,790	165,025
Judicial	619,886	635,334	700,270	674,220	725,400
Administrative	1,508,933	1,578,103	1,748,400	1,725,955	1,583,160
Legal Services	142,623	163,583	164,330	164,330	170,960
Engineering	240	0	500	500	500
Information Technology	0	0	0	0	290,400
Elections	18,345	0	41,000	9,000	0
Government Buildings	460,166	420,304	509,950	529,950	431,115
Police Services	4,482,795	3,518,087	5,500,425	5,632,445	3,906,105
Fire Protection Services	1,993,248	2,128,232	2,317,170	2,317,170	2,502,170
Animal Control Services	40,492	42,344	53,200	53,200	55,250
Streets	522,288	613,478	625,580	611,380	668,330
Public Works Administration	1,232,230	1,406,287	1,734,720	1,701,670	1,218,810
Parks	976,379	1,381,229	1,102,125	1,229,625	954,285
Library Services	27,161	30,056	32,000	32,000	32,000
Cemetery	337,348	69,620	44,900	55,300	44,500
Planning & Economic Developmnt	834,605	955,801	1,033,420	883,900	931,110
Transfers	2,936,446	3,446,453	3,041,485	3,005,325	3,187,940
Contributions	88,936	21,202	6,500	7,905	6,500
Appropriation, General Fund Bal.	639,758	0	0	0	0
TOTAL GENERAL FUND EXPENDITURES	17,009,952	16,568,512	18,851,305	18,829,665	16,873,560
REDEVELOPMENT AGENCY FUND					
STATE STREET DISTRICT REVENUES					
Tax Increment	0	0	0	0	0
Other	18,034	17,186	15,000	5,535	0
Use of Fund Balance	0	0	324,000	341,025	0
TOTAL STATE STREET DISTRICT REVENUES	18,034	17,186	339,000	346,560	0
STATE ST DISTRICT EXPENDITURES					
Operations	2,700	2,000	14,000	21,560	0
Capital	0	0	325,000	325,000	0
Appropriation to Fund Balance	15,334	15,186	0	0	0
TOTAL STATE ST DISTRICT EXPENDITURES	18,034	17,186	339,000	346,560	0
WEST SIDE DISTRICT REVENUES					
Other	1,089	1,039	800	640	0
Use of Fund Balance	0	0	0	0	0
TOTAL WEST SIDE DISTRICT REVENUES	1,089	1,039	800	640	0
WEST SIDE DISTRICT EXPENDITURES					
Operations	700	0	800	0	0
Appropriation to Fund Balance	389	1,039	0	640	0
TOTAL WEST SIDE DISTRICT EXPENDITURES	1,089	1,039	800	640	0

2026-2027

PROPOSED BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
DISTRICT #3 REVENUES					
Other	19,747	8,741	9,000	4,000	500
Use of Fund Balance	0	249,946	0	4,325	7,825
TOTAL DISTRICT #3 REVENUES	19,747	258,687	9,000	8,325	8,325
DISTRICT #3 EXPENDITURES					
Operations	12,693	258,687	8,325	8,325	8,325
Appropriation to Fund Balance	7,054	0	675	0	0
TOTAL DISTRICT #3 EXPENDITURES	19,747	258,687	9,000	8,325	8,325
700 NORTH CDA REVENUES					
Tax Increment	185,508	206,045	206,000	229,400	221,000
Other	4,110,232	8,486	8,000	8,000	8,000
Use of Fund Balance	416,477	13,260	29,500	6,100	16,600
TOTAL 700 NORTH CDA REVENUES	4,712,216	227,791	243,500	243,500	245,600
700 NORTH CDA EXPENDITURES					
Operations	94,717	227,791	243,500	243,500	245,600
Capital	4,617,499	0	0	0	0
Appropriation to Fund Balance	0	0	0	0	0
TOTAL 700 NORTH CDA EXPENDITURES	4,712,216	227,791	243,500	243,500	245,600
LINDON PARK CRA REVENUES					
Tax Increment	0	1,684	7,000	9,980	10,000
Other	0	21,810	325,000	288,840	325,000
Use of Fund Balance	700	761	0	0	0
TOTAL LINDON PARK CRA REVENUES	700	24,256	332,000	298,820	335,000
LINDON PARK CRA EXPENDITURES					
Operations	700	24,256	331,090	297,525	333,700
Capital	0	0	0	0	0
Appropriation to Fund Balance	0	0	910	1,295	1,300
TOTAL LINDON PARK CRA EXPENDITURES	700	24,256	332,000	298,820	335,000
PARC TAX FUND REVENUES					
PARC Tax	944,979	1,038,237	1,030,000	1,030,000	1,090,150
Other	63,342	49,795	30,000	30,000	30,000
Use of Fund Balance	200,873	0	451,500	494,655	0
TOTAL PARC TAX FUND REVENUES	1,209,194	1,088,032	1,511,500	1,554,655	1,120,150
PARC TAX FUND EXPENDITURES					
Operations	767,539	901,229	1,511,500	1,554,655	596,800
Capital	441,656	6,106	0	0	0
Appropriation to Fund Balance	0	180,698	0	0	523,350
TOTAL PARC TAX FUND EXPENDITURES	1,209,194	1,088,032	1,511,500	1,554,655	1,120,150
DEBT SERVICE REVENUES - transfers					
	423,996	812,192	811,835	811,835	811,690
DEBT SERVICE EXPENDITURES					
Principal	356,222	640,205	654,220	654,220	669,170
Interest	67,774	169,788	155,415	155,415	140,320
Paying Agent Fees	0	2,200	2,200	2,200	2,200
TOTAL DEBT SERVICE EXPENDITURES	423,996	812,192	811,835	811,835	811,690
CLASS C ROADS C.I.P. REVENUES					
Taxes	1,387,047	1,712,648	1,670,000	1,710,000	1,710,000
Impact Fees	0	2,475	0	0	0
Transfers In	500,000	1,500,000	0	0	0
Other	286,438	412,842	180,000	601,500	1,106,500
Use of Fund Balance	1,153,091	467,143	1,203,500	752,000	303,500
TOTAL CLASS C ROADS C.I.P. REVENUES	3,326,576	4,095,108	3,053,500	3,063,500	3,120,000

2026-2027

PROPOSED BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
CLASS C ROADS C.I.P. EXPENDITURES					
Operations	74,470	424,731	153,500	903,500	1,120,000
Capital	3,252,106	3,670,377	2,900,000	2,160,000	2,000,000
Appropriation to Fund Balance	0	0	0	0	0
TOTAL CLASS C ROADS C.I.P. EXPENDITURES	3,326,576	4,095,108	3,053,500	3,063,500	3,120,000
FACILITIES C.I.P. REVENUES					
Transfers In	200,000	750,000	750,000	750,000	500,000
Other	0	39,197	40,000	40,000	40,000
Use of Fund Balance	0	0	500,000	500,000	0
TOTAL FACILITIES C.I.P. REVENUES	200,000	789,197	1,290,000	1,290,000	540,000
FACILITIES C.I.P. EXPENDITURES					
Operations	0	460,000	0	0	0
Capital	0	9,883	1,290,000	1,290,000	0
Appropriation to Fund Balance	200,000	319,314	0	0	540,000
TOTAL FACILITIES C.I.P. EXPENDITURES	200,000	789,197	1,290,000	1,290,000	540,000
PARKS C.I.P. REVENUES					
Impact Fees	370,034	482,529	170,000	95,000	95,000
Transfers In	0	0	500,000	500,000	0
Use of Fund Balance	1,496,874	0	1,455,000	1,577,000	130,000
TOTAL PARKS C.I.P. REVENUES	1,866,907	482,529	2,125,000	2,172,000	225,000
PARKS C.I.P. EXPENDITURES					
Operations	0	0	0	0	0
Capital	1,866,907	0	2,125,000	2,172,000	225,000
Appropriation to Fund Balance	0	482,529	0	0	0
TOTAL PARKS C.I.P. EXPENDITURES	1,866,907	482,529	2,125,000	2,172,000	225,000
WATER FUND REVENUES					
Utility Fees	3,402,478	3,683,550	3,725,000	3,730,600	3,864,370
Impact Fees	144,226	194,173	93,000	93,000	93,000
Other	1,303,236	522,396	4,255,200	255,200	4,210,200
Use of Fund Balance	0	0	0	0	0
TOTAL WATER FUND REVENUES	4,849,940	4,400,119	8,073,200	4,078,800	8,167,570
WATER FUND EXPENDITURES					
Personnel	434,491	521,205	594,610	594,610	599,550
Operations	-4,305,288	592,660	2,420,885	2,474,885	2,446,264
Capital	7,203,326	2,289,021	4,725,000	607,000	4,715,000
Appropriation to Fund Balance	1,517,411	997,233	332,705	402,305	406,756
TOTAL WATER FUND EXPENDITURES	4,849,940	4,400,119	8,073,200	4,078,800	8,167,570
SEWER FUND REVENUES					
Utility Fees	2,186,006	2,367,523	2,550,000	2,550,000	2,997,400
Impact Fees	76,680	193,694	60,000	76,000	60,000
Other	1,130,152	252,075	104,200	104,200	154,200
Use of Fund Balance	328,651	210,143	121,360	60,310	394,578
TOTAL SEWER FUND REVENUES	3,721,489	3,023,434	2,835,560	2,790,510	3,606,178
SEWER FUND EXPENDITURES					
Personnel	261,897	267,782	282,500	282,500	309,830
Operations	336,175	1,950,403	1,973,060	2,007,260	3,236,348
Capital	1,595,770	25,777	580,000	500,750	60,000
Appropriation to Fund Balance	1,527,647	779,473	0	0	0
TOTAL SEWER FUND EXPENDITURES	3,721,489	3,023,434	2,835,560	2,790,510	3,606,178

2026-2027

PROPOSED BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
WASTE COLLECTION REVENUES					
Utility Fees	738,525	780,096	775,000	775,000	790,650
Other	0	5,347	5,100	5,100	5,180
Transfers In	10,000	10,000	0	0	0
Use of Fund Balance	0	0	12,520	12,520	53,470
TOTAL WASTE COLLECTION REVENUES	748,525	795,443	792,620	792,620	849,300
WASTE COLLECTION EXPENDITURES					
Operations	697,188	731,069	792,620	792,620	849,300
Appropriation to Fund Balance	51,337	64,374	0	0	0
TOTAL WASTE COLLECTION EXPENDITURES	748,525	795,443	792,620	792,620	849,300
STORM WATER DRAINAGE REV.					
Utility Fees	1,336,186	1,370,629	1,422,620	1,422,620	1,479,520
Impact Fees	55,894	82,859	50,000	50,000	50,000
Other	474,830	231,964	840,000	931,245	842,000
Use of Fund Balance	0	0	216,785	754,740	534,968
TOTAL STORM WATER DRAINAGE REV.	1,866,910	1,685,451	2,529,405	3,158,605	2,906,488
STORM WATER DRAINAGE EXP.					
Personnel	213,296	231,039	280,640	280,640	284,570
Operations	539,859	-113,282	783,765	814,815	621,918
Capital	582,585	1,176,667	1,465,000	2,063,150	2,000,000
Appropriation to Fund Balance	531,170	391,028	0	0	0
TOTAL STORM WATER DRAINAGE EXP.	1,866,910	1,685,451	2,529,405	3,158,605	2,906,488
RECREATION FUND REVENUES					
Interest/Miscellaneous	92,631	72,631	60,000	137,000	30,000
Admission	651,165	671,417	527,500	527,500	527,500
Programs	282,957	266,327	250,575	250,575	275,575
Rentals	208,856	300,682	252,130	252,130	252,130
Grants and Contributions	68,600	74,599	67,000	88,690	92,000
Transfers In	1,103,550	1,422,450	1,869,650	1,932,060	1,846,250
Use of Fund Balance	72,758	56,846	330,010	260,645	172,480
TOTAL RECREATION FUND REVENUES	2,480,517	2,864,951	3,356,865	3,448,600	3,195,935
RECREATION FUND EXPENDITURES					
Personnel	971,573	1,090,882	1,230,130	1,230,130	1,266,450
Operations	1,061,225	1,153,088	1,696,735	1,765,970	1,889,485
Capital	447,719	620,981	430,000	452,500	40,000
Appropriation to Fund Balance	0	0	0	0	0
TOTAL RECREATION FUND EXPENDITURES	2,480,517	2,864,951	3,356,865	3,448,600	3,195,935
TELECOMMUNICATIONS FUND REV.					
Customer Connection Fee	36,696	34,365	32,000	32,000	30,000
Other	0	-	-	-	-
Use of Fund Balance	7,472	8,153	-	-	-
TOTAL TELECOMMUNICATIONS FUND REV.	44,167	42,518	32,000	32,000	30,000
TELECOMMUNICATIONS FUND EXP.					
Operations	44,167	42,518	32,000	32,000	30,000
Appropriation to Fund Balance	0	-	-	-	-
TOTAL TELECOMMUNICATIONS FUND EXP.	44,167	42,518	32,000	32,000	30,000
TOTAL CITY BUDGET	42,499,962	37,176,445	46,187,090	42,920,635	42,034,796

SUMMARY OF CHANGES IN FUND BALANCES

	Governmental Funds							Proprietary Funds						Total All Funds
	General	RDA	PARC Tax	Roads CIP	Parks CIP	Facilities CIP	Debt Svc	Water	Sewer	Garbage	Storm	Recreation	Telecomm.	
Beginning Balances	4,517,664	258,472	628,469	1,965,072	253,129	951,957	-	3,236,172	2,380,560	171,816	1,365,034	382,272	6,715	16,117,332
Revenues														
Program revenues														
Charges for services	3,051,049							3,864,370	2,997,400	790,650	1,479,520	1,055,205	30,000	13,268,194
Impact Fees	34,500			-	95,000			93,000	60,000		50,000			332,500
Grants and contributions	53,000							4,000,000			-	92,000		4,145,000
General revenues														
Property taxes	2,551,750													2,551,750
Sales tax	7,504,500													7,504,500
Other taxes	2,145,000	231,000	1,090,150	1,710,000										5,176,150
Other	803,705	8,500	30,000	1,106,500	-	40,000		210,200	154,200	5,180	842,000	30,000	-	3,230,285
Total revenues	16,143,504	239,500	1,120,150	2,816,500	95,000	40,000	-	8,167,570	3,211,600	795,830	2,371,520	1,177,205	30,000	36,208,379
Transfers In	-	325,000	-	-	-	500,000	811,690	-	-	-	-	1,846,250	-	3,482,940
Expenses														
General government	5,599,480	387,625												5,987,105
Public safety	6,463,525													6,463,525
Streets	668,330			1,120,000										1,788,330
Parks and recreation	954,285		501,800											1,456,085
Capital projects		-		2,000,000	225,000	-								2,225,000
Debt Service							811,690							811,690
Water								7,760,814						7,760,814
Sewer									3,606,178					3,606,178
Solid Waste										849,300				849,300
Storm Water Drainage											2,906,488			2,906,488
Recreation Fund												3,195,935		3,195,935
Telecomm. Fund													30,000	30,000
Total expenses	13,685,620	387,625	501,800	3,120,000	225,000	-	811,690	7,760,814	3,606,178	849,300	2,906,488	3,195,935	30,000	37,080,450
Transfers Out	3,187,940	200,000	95,000	-	-	-	-	-	-	-	-	-	-	3,482,940
Ending Balances	3,787,608	235,347	1,151,819	1,661,572	123,129	1,491,957	-	3,642,928	1,985,982	118,346	830,066	209,792	6,715	15,245,261
Percent Change	-16.2%	-8.9%	83.3%	-15.4%	-51.4%	56.7%	0.0%	12.6%	-16.6%	-31.1%	-39.2%	-45.1%	0.0%	-5.4%

GENERAL FUND:

	Fund Bal.	% of Rev.
6/30/2026	4,517,664	31.58%
6/30/2027	3,787,608	26.12%

GENERAL FUND LIMITS:

ending max	5,074,603	35.0%
ending min	724,943	5.0%

Example General Fund Balance Levels based on projected revenues for:

	2025-2026	2026-2027
35%	5,007,361	5,074,603
30%	4,292,024	4,349,660
25%	3,576,686	3,624,716
20%	2,861,349	2,899,773
15%	2,146,012	2,174,830

2026-2027

PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
GENERAL FUND REVENUES					
TAXES					
Gen. Property Taxes - Current	2,264,548	2,248,206	2,300,000	2,300,000	2,300,000
Fees in Lieu of Prop. Tax	124,736	116,997	125,000	125,000	125,000
Prior Year Taxes	178,727	132,690	175,000	175,000	125,000
Penalties and Interest	2,480	2,929	1,750	1,750	1,750
General Sales & Use Tax	6,794,833	7,323,253	7,210,000	7,210,000	7,500,000
Room Tax	5,618	7,159	4,500	4,500	4,500
Telecommunications Tax	259,523	200,862	215,000	215,000	215,000
Cable Franchise Tax	33,739	23,111	30,000	30,000	30,000
Energy Franchise Tax	1,890,432	1,939,543	1,900,000	1,900,000	1,900,000
TOTAL TAXES	11,554,637	11,994,750	11,961,250	11,961,250	12,201,250
LICENSES AND PERMITS					
Business Licenses & Permits	75,220	89,085	87,500	87,500	87,500
Alarm Permits & False Alarms	50	75	-	-	-
Building Permits	287,437	448,543	270,000	350,000	350,000
1% State Fee - Bldg Permits	361	1,170	500	500	500
Building Bonds Forfeited	6,000	(1,000)	-	-	-
Plan Review Fee	87,595	170,298	85,000	150,000	150,000
Animal License	180	290	250	250	250
TOTAL LICENSES AND PERMITS	456,844	708,461	443,250	588,250	588,250
GRANTS & INTERGOVERNMENTAL					
CDBG Grants	-	-	-	-	-
Federal Grants	-	-	-	-	-
State Liquor Fund Allotment	15,459	17,364	18,000	18,000	18,000
Police Misc. Grants	32,912	38,369	35,000	35,000	35,000
Emergency Mgmt Program Grant	14,000	3,500	7,000	-	-
State Grants	25,500	-	-	-	-
TOTAL GRANTS & INTERGOVERNMENTAL	87,871	59,233	60,000	53,000	53,000
CHARGES FOR SERVICES					
Community Development Fees	33,995	41,560	37,000	37,000	37,000
Planning Admin Fee	4,809	6,947	6,100	12,000	12,000
PW Inspection Fees	-	-	-	-	-
Construction Services Fee	41,915	19,074	20,000	20,000	20,000
Re-Inspection Fee	140	-	-	-	-
Park & Public Property Rental	40,443	32,542	40,000	40,000	40,000
Police Impact Fees	12,626	20,203	17,800	17,800	17,800
Fire Impact Fee	11,228	18,904	16,700	16,700	16,700
Fire Safety Inspection	44,226	46,715	40,000	40,000	40,000
TOTAL CHARGES FOR SERVICES	189,382	185,945	177,600	183,500	183,500
FINES & FORFEITURES					
Court Fines	526,458	593,886	618,000	518,000	518,000
Traffic School Fees	22,291	36,148	33,000	33,000	33,000
TOTAL FINES & FORFEITURES	548,748	630,034	651,000	551,000	551,000
MISCELLANEOUS REVENUE					
Interest Earnings	1,131,619	252,511	172,000	157,000	157,000
Credit for E911 Tax to Orem	74,749	74,750	74,750	74,750	74,750
Police Misc. Revenue	101,808	141,402	100,000	150,000	150,000
Lindon Youth Court	450	705	600	600	600
CC Pmt Service Fees	29,539	28,526	28,000	28,000	28,000
Misc Attorney Fees	8,579	12,702	10,000	10,000	10,000
Centennial Revenue	38,098	12,184	-	-	-
Donations	-	6,214	-	-	-
Sale of Surplus Items	40,323	9,356	19,000	150,000	150,000
Fixed Asset Disposal Gain/Loss	255,400	-	1,114,455	1,114,455	-
Misc. Park Revenue	-	268,173	255,145	42,880	-
Sundry Revenue	4,973	14,780	5,000	5,000	5,000
Lease Revenue-Bldg	70,493	32,970	38,355	38,355	38,355
Lease Revenue	148,686	228,992	190,000	190,000	190,000
Funds from Financing Sources	1,038,640	-	1,074,525	1,127,820	-
TOTAL MISCELLANEOUS REVENUE	2,943,355	1,083,264	3,081,830	3,088,860	803,705

2026-2027

PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
CEMETERY					
Sale of Burial Plots	124,110	99,870	75,000	100,000	100,000
Transfer Fees	160	260	160	160	160
Interment Fees	18,800	14,300	15,000	20,000	15,000
Headstone Inspection Fee	3,000	2,775	3,000	3,000	3,000
TOTAL CEMETERY	146,070	117,205	93,160	123,160	118,160
TRANSFERS AND CONTRIBUTIONS					
Admin Costs from RDA	23,800	26,180	28,000	28,000	30,100
Transfer from PARC Tax Fund	-	-	-	-	-
Admin Costs from Water	-	-	298,000	298,000	309,150
PW Admin Dept cost share-Water	308,058	351,567	433,680	442,680	304,703
Admin Costs from Sewer	-	-	204,000	204,000	239,790
PW Admin Dept cost share-Sewer	308,058	351,567	433,680	442,680	304,703
Admin Costs frm Solid Waste Fd	28,400	29,400	31,000	31,000	31,630
Admin Costs from Storm Drain	105,672	108,528	113,810	113,810	118,360
PW Admin Dept cost share-Storm	308,058	351,567	433,680	442,680	304,703
Admin Costs from Telecomm Fd	1,000	1,700	1,600	1,600	1,500
Use of Fund Balance	-	569,111	405,765	276,195	730,056
TOTAL TRANSFERS AND CONTRIBUTIONS	1,083,045	1,789,619	2,383,215	2,280,645	2,374,695
TOTAL GENERAL FUND REVENUES	17,009,952	16,568,512	18,851,305	18,829,665	16,873,560
GENERAL FUND EXPENDITURES					
DEPT: LEGISLATIVE					
PERSONNEL					
Salaries & Wages	85,046	85,713	88,160	88,160	87,760
Planning Commission Allowance	17,600	17,200	20,000	20,000	20,000
Benefits - FICA	7,862	7,873	8,280	8,280	8,250
Benefits - Retirement	-	-	-	460	-
Benefits - Workers Comp.	573	511	620	620	700
TOTAL PERSONNEL	111,080	111,297	117,060	117,520	116,710
OPERATIONS					
Software Maint & Subscriptions	-	-	-	-	-
Travel & Training	4,901	6,367	10,000	10,000	10,000
Miscellaneous Expense	2,838	3,237	3,200	3,200	3,200
Mountainland Assoc of Govt	4,565	7,771	8,600	8,600	8,600
Utah Lake Commission	(930)	-	-	-	-
Utah League of Cities & Towns	15,618	16,580	16,470	16,470	16,515
Chamber of Commerce	10,000	10,000	10,000	10,000	10,000
Timpanogos School District	-	3,145	30,000	30,000	-
TOTAL OPERATIONS	36,993	47,100	78,270	78,270	48,315
TOTAL LEGISLATIVE	148,073	158,397	195,330	195,790	165,025
DEPT: JUDICIAL					
PERSONNEL					
Salaries & Wages	236,134	243,477	273,300	273,300	282,560
Salaries & Wages - Overtime	-	-	-	-	-
Benefits - FICA	17,882	18,387	20,910	20,910	21,620
Benefits - LTD	523	424	530	530	450
Benefits - Life	115	85	170	170	110
Benefits - Insurance Allowance	24,538	21,996	23,650	23,650	24,820
Benefits - Retirement	33,148	31,152	33,680	33,680	34,350
Benefits - Workers Comp.	663	590	630	630	720
TOTAL PERSONNEL	313,003	316,110	352,870	352,870	364,630
OPERATIONS					
Membership Dues & Subscriptions	700	350	450	450	450
Software Maint & Subscriptions	-	696	700	700	700
Travel & Training	3,576	3,319	4,550	3,000	3,600
Office Supplies	2,626	3,796	3,275	3,275	3,450
Operating Supplies & Maint	-	-	600	600	700
Employee Recognition	75	226	265	265	250
Telephone	1,753	1,789	1,750	1,750	1,750
Gasoline	-	-	100	100	250
Professional & Tech Services	87,100	71,498	94,500	65,000	90,000
Insurance	3,517	2,841	3,910	3,910	4,100

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PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Court Surcharges & Fees	204,448	234,709	232,400	232,400	244,020
Bailiff & Transport Services	-	-	-	5,000	10,000
Purchase of Equipment	3,087	-	4,900	4,900	1,500
TOTAL OPERATIONS	306,883	319,224	347,400	321,350	360,770
TOTAL JUDICIAL	619,886	635,334	700,270	674,220	725,400

DEPT: ADMINISTRATION

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
PERSONNEL					
Salaries & Wages	827,070	811,586	884,560	899,405	878,160
Salaries & Wages - Overtime	-	217	-	-	-
Benefits - FICA	61,452	60,451	67,670	68,805	67,180
Benefits - LTD	3,132	2,629	3,010	3,210	2,820
Benefits - Life	691	593	920	975	610
Benefits - Insurance Allowance	146,524	150,680	162,610	183,010	184,950
Benefits - Retirement	140,697	135,437	141,500	150,410	145,640
Benefits - Workers Comp.	1,844	1,605	1,480	1,490	1,670
TOTAL PERSONNEL	1,181,411	1,163,197	1,261,750	1,307,305	1,281,030
OPERATIONS					
Membership Dues & Subscriptions	4,317	1,733	1,600	1,600	1,600
Software Maint & Subscriptions	-	143,398	200,000	200,000	83,000
Uniform Expense	-	-	560	560	560
Travel & Training	8,900	6,608	10,000	10,000	10,000
Tuition Reimbursement Program	219	-	1,500	1,500	1,500
Office Supplies	8,206	10,532	9,000	9,000	9,000
Operating Supplies & Maint	1,213	1,345	2,000	2,000	2,000
Employee Recognition	395	664	720	720	720
Telephone	8,705	9,582	10,000	10,000	10,000
Gasoline	1,376	3,318	5,500	5,500	5,500
Employee Recognition-Citywide	3,275	3,710	5,000	5,000	5,000
Professional & Tech Services	185,714	55,732	80,000	75,000	75,000
CC Merchant Fees	86,493	104,157	90,000	90,000	90,000
Insurance	8,143	3,522	4,770	4,770	5,250
Other Services	-	-	-	-	-
Purchase of Equipment	3,664	7,457	3,000	3,000	3,000
TOTAL OPERATIONS	320,619	351,756	423,650	418,650	302,130
CAPITAL OUTLAY					
Purchase of Capital Asset	6,903	63,150	63,000	-	-
TOTAL CAPITAL OUTLAY	6,903	63,150	63,000	-	-
TOTAL ADMINISTRATION	1,508,933	1,578,103	1,748,400	1,725,955	1,583,160

DEPT: LEGAL SERVICES

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
PERSONNEL					
Salaries & Wages	101,323	104,155	114,320	114,320	119,020
Benefits - FICA	7,595	7,795	8,750	8,750	9,110
Benefits - LTD	326	276	360	360	280
Benefits - Life	47	42	110	110	40
Benefits - Insurance Allowance	11,940	12,602	13,670	13,670	14,340
Benefits - Retirement	15,668	15,344	16,350	16,350	16,550
Benefits - Workers Comp.	600	533	550	550	630
TOTAL PERSONNEL	137,500	140,748	154,110	154,110	159,970
OPERATIONS					
Membership Dues & Subscriptions	523	225	530	530	550
Software Maint & Subscriptions	-	132	200	200	250
Travel & Training	871	831	2,160	2,160	2,250
Office Supplies	11	34	415	415	450
Operating Supplies & Maint	-	-	285	285	270
Employee Recognition	20	23	90	90	90
Telephone	879	846	840	840	880
Gasoline	-	-	-	-	-
Professional & Tech Services	2,206	20,746	5,000	5,000	5,500
Purchase of Equipment	615	(0)	700	700	750
TOTAL OPERATIONS	5,123	22,836	10,220	10,220	10,990
TOTAL LEGAL SERVICES	142,623	163,583	164,330	164,330	170,960

DEPT: ENGINEERING

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Professional & Tech Services	240	-	500	500	500
TOTAL ENGINEERING	240	-	500	500	500

2026-2027

PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
DEPT: INFORMATION TECHNOLOGY					
PERSONNEL					
Salaries & Wages	-	-	-	-	109,340
Benefits - FICA	-	-	-	-	8,360
Benefits - LTD	-	-	-	-	410
Benefits - Life	-	-	-	-	80
Benefits - Insurance Allowance	-	-	-	-	28,670
Benefits - Retirement	-	-	-	-	19,100
Benefits - Workers Comp.	-	-	-	-	60
TOTAL PERSONNEL	-	-	-	-	166,020
OPERATIONS					
Membership Dues & Subscriptions	-	-	-	-	500
Software Maint & Subscriptions	-	-	-	-	87,000
Travel & Training	-	-	-	-	2,000
Office Supplies	-	-	-	-	500
Operating Supplies & Maint	-	-	-	-	5,000
Employee Recognition	-	-	-	-	80
Telephone	-	-	-	-	1,200
Gasoline	-	-	-	-	500
Professional & Tech Services	-	-	-	-	25,000
Insurance & Surety Bond	-	-	-	-	600
Purchase of Equipment	-	-	-	-	2,000
TOTAL OPERATIONS	-	-	-	-	124,380
CAPITAL OUTLAY					
Purchase of Capital Asset	-	-	-	-	-
TOTAL CAPITAL OUTLAY	-	-	-	-	-
TOTAL INFORMATION TECHNOLOGY	-	-	-	-	290,400
DEPT: ELECTIONS					
Elections Supplies & Services	18,345	-	41,000	9,000	-
TOTAL ELECTIONS	18,345	-	41,000	9,000	-
DEPT: GOVERNMENT BUILDINGS					
PERSONNEL					
Salaries & Wages	84,260	88,726	94,120	94,120	97,690
Benefits - FICA	6,267	6,607	7,200	7,200	7,470
Benefits - LTD	344	306	330	330	320
Benefits - Life	95	85	100	100	80
Benefits - Insurance Allowance	23,881	25,204	27,330	27,330	28,670
Benefits - Retirement	5,086	4,443	6,330	6,330	5,600
Benefits - Workers Comp.	598	528	560	560	640
TOTAL PERSONNEL	120,531	125,898	135,970	135,970	140,470
OPERATIONS					
Membership Dues & Subscriptions	210	-	700	700	700
Software Maint & Subscriptions	-	29,672	1,000	1,000	1,000
Uniform Expense	-	-	150	150	150
Travel & Training	-	-	1,000	1,000	1,000
Office Supplies	185	38	-	-	-
Operating Supplies & Maint	22,363	31,550	27,500	27,500	27,500
Employee Recognition	-	96	80	80	80
Utilities	60,571	68,875	65,000	65,000	65,000
Telephone	325	330	400	400	400
Gasoline	1,160	710	1,500	1,500	1,500
Professional & Tech Services	34,386	24,607	30,000	30,000	30,000
Rental Property Maintenance	15,259	6,653	15,000	15,000	15,000
Insurance	14,923	14,009	16,650	16,650	18,315
Other Services	64,826	60,756	80,000	80,000	80,000
Purchase of Equipment	32,703	-	10,000	30,000	30,000
TOTAL OPERATIONS	246,910	237,296	248,980	268,980	270,645
CAPITAL OUTLAY					
Building Improvements	81,505	57,110	125,000	125,000	20,000
Purchase of Capital Asset	11,220	-	-	-	-
TOTAL CAPITAL OUTLAY	92,725	57,110	125,000	125,000	20,000
TOTAL GOVERNMENT BUILDINGS	460,166	420,304	509,950	529,950	431,115

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PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
DEPT: POLICE SERVICES					
PERSONNEL					
Salaries & Wages	1,608,298	1,685,481	1,723,770	1,722,130	1,833,990
Salaries & Wages, X-ing Guard	13,903	14,399	24,000	20,000	18,000
Salaries & Wages - Overtime	157,067	163,274	160,000	260,000	175,000
Salaries - Temp Employees	8,646	13,641	21,700	21,700	30,500
Benefits - FICA	135,900	142,328	146,910	146,785	157,480
Benefits - LTD	6,909	6,171	6,630	6,630	6,290
Benefits - Life	1,761	1,557	2,040	2,040	1,390
Benefits - Insurance Allowance	338,125	358,257	382,410	364,280	425,530
Benefits - Retirement	439,048	449,104	475,880	476,620	480,510
Benefits - Workers Comp.	12,368	10,559	10,460	10,490	12,370
TOTAL PERSONNEL	2,722,024	2,844,771	2,953,800	3,030,675	3,141,060
OPERATIONS					
Membership Dues & Subscriptions	3,074	1,435	3,100	3,100	3,100
Software Maint & Subscriptions	-	5,634	5,200	5,200	5,700
Uniform Expense	19,583	14,950	17,000	17,000	17,000
Travel & Training	16,503	11,316	18,000	16,500	18,000
Office Supplies	7,022	7,668	7,200	7,200	7,800
Operating Supplies & Maint	8,827	17,257	20,500	18,000	18,000
Employee Recognition	3,256	3,524	4,000	4,000	4,000
Telephone	25,215	26,747	27,000	27,000	27,000
Gasoline	41,158	33,843	50,000	45,000	45,000
Professional & Tech Services	134,831	118,195	144,200	144,200	140,000
Dispatch, Orem City	147,336	156,291	149,745	149,745	164,745
K9 Supplies and Services	-	15,967	1,500	3,300	2,000
Special Department Supplies	10,394	10,490	11,500	11,500	12,500
Insurance	6,994	15,611	16,000	16,000	18,000
Equipment Rental	-	-	-	-	-
Vehicle Lease	-	-	719,455	719,455	-
Other Services	-	-	-	-	-
Risk Management	120	1,294	1,000	1,000	1,000
Emergency Management	1,662	2,012	2,000	2,000	2,000
Miscellaneous Expense	-	-	1,000	1,000	1,000
Youth Court Expenses	50	85	500	500	150
N.O.V.A. Expense	2,004	2,406	2,500	2,500	2,500
Use of USAAV Funds	-	450	18,000	18,000	18,000
Public Outreach	1,824	5,051	3,500	3,500	3,500
Purchase of Equipment	110,908	41,721	59,200	59,200	55,000
Vehicle Lease Principal	181,369	137,819	190,000	199,050	162,070
Vehicle Lease Interest	-	43,549	-	-	36,980
TOTAL OPERATIONS	722,130	673,316	1,472,100	1,473,950	765,045
CAPITAL OUTLAY					
Purchase of Capital Asset	-	-	-	-	-
Vehicles	1,038,640	-	1,074,525	1,127,820	-
TOTAL CAPITAL OUTLAY	1,038,640	-	1,074,525	1,127,820	-
TOTAL POLICE SERVICES	4,482,795	3,518,087	5,500,425	5,632,445	3,906,105
DEPT: FIRE PROTECTION SERVICES					
Orem Fire/EMS	1,808,893	1,927,341	2,250,530	2,250,530	2,435,530
Dispatch	147,336	156,291	16,640	16,640	16,640
Orem Fire Inspections	37,019	44,600	50,000	50,000	50,000
TOTAL FIRE PROTECTION SERVICES	1,993,248	2,128,232	2,317,170	2,317,170	2,502,170
DEPT: ANIMAL CONTROL SERVICES					
Operating Supplies & Maint	-	-	1,000	1,000	1,000
North Ut County Animal Shelter	40,312	42,054	51,950	51,950	54,000
NUC Shelter-remit license fees	180	290	250	250	250
Deer Management	-	-	-	-	-
TOTAL ANIMAL CONTROL SERVICES	40,492	42,344	53,200	53,200	55,250
DEPT: STREETS					
PERSONNEL					
Salaries & Wages	152,384	161,308	168,940	168,940	173,070
Salaries & Wages - Overtime	3,118	3,476	6,000	6,000	6,000
Benefits - FICA	11,801	12,441	13,390	13,390	13,700
Benefits - LTD	651	617	650	650	630

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PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Benefits - Life	208	189	210	210	240
Benefits - Insurance Allowance	46,353	49,764	54,140	54,140	64,520
Benefits - Retirement	29,738	30,363	31,250	31,250	30,650
Benefits - Workers Comp.	1,372	1,189	1,110	1,110	1,280
TOTAL PERSONNEL	245,624	259,348	275,690	275,690	290,090
OPERATIONS					
Membership Dues & Subscriptions	61	-	200	200	200
Software Maint & Subscriptions	-	2,246	2,250	2,250	2,250
Uniform Expense	1,198	1,329	1,560	1,560	1,610
Travel & Training	1,190	224	1,300	1,300	1,300
Office Supplies	192	90	250	250	250
Operating Supplies & Maint	32,625	48,252	40,000	68,000	43,000
Vehicle and Equipment Maint.	33,152	25,774	23,000	23,000	25,000
Employee Recognition	138	110	160	160	160
Utilities	3,230	3,106	3,300	3,300	3,600
Telephone	1,234	1,994	2,220	2,220	2,220
Gasoline	10,699	10,215	12,500	12,500	13,000
Professional & Tech Services	6,797	1,651	3,750	3,750	1,900
Street-side Landscaping	64,118	73,667	82,700	110,000	110,000
Special Snow Removal	31,597	20,884	50,000	-	50,000
Right of Way Maintenance	49,686	55,962	60,000	60,000	60,000
Special Dept Supplies	14,443	38,277	25,000	25,000	30,000
Insurance	10,209	12,899	13,000	14,500	16,000
Equipment Rental	2,616	2,735	4,200	4,200	4,200
Other Services	4,508	69	-	-	50
Purchase of Equipment	370	2,386	3,500	3,500	3,500
TOTAL OPERATIONS	268,064	301,872	328,890	335,690	368,240
CAPITAL OUTLAY					
New Sidewalks/ADA Ramps	-	-	-	-	-
Purchase of Capital Asset	8,600	52,259	21,000	-	10,000
TOTAL CAPITAL OUTLAY	8,600	52,259	21,000	-	10,000
TOTAL STREETS	522,288	613,478	625,580	611,380	668,330
DEPT: PUBLIC WORKS ADMINISTRATION					
PERSONNEL					
Salaries & Wages	632,826	702,698	724,500	724,500	698,330
Salaries & Wages - Overtime	2,586	722	6,000	6,000	6,000
Salaries - Temp Employees	47,167	7,892	25,000	25,000	25,000
Benefits - FICA	51,016	53,222	57,810	57,810	55,810
Benefits - LTD	2,775	2,455	2,710	2,710	2,320
Benefits - Life	618	542	830	830	450
Benefits - Insurance Allowance	134,305	143,470	152,630	152,630	145,790
Benefits - Retirement	121,616	124,499	130,470	130,470	119,050
Benefits - Workers Comp.	4,671	4,027	3,710	3,710	4,200
TOTAL PERSONNEL	997,579	1,039,526	1,103,660	1,103,660	1,056,950
OPERATIONS					
Membership Dues & Subscriptions	10,634	1,208	800	800	650
Software Maint & Subscriptions	-	18,615	16,000	14,950	14,950
Uniform Expense	1,443	2,012	1,660	1,660	1,550
Travel & Training	3,800	4,990	4,300	4,300	5,200
Office Supplies	2,378	2,921	2,500	2,500	2,500
Operating Supplies & Maint	7,637	42,817	25,000	25,000	19,500
Vehicle and Equipment Maint.	5,995	14,456	7,000	7,000	7,000
Employee Recognition	759	181	600	600	600
Telephone/Cell Phone	4,913	5,847	7,000	7,000	6,000
Gasoline	8,186	4,273	9,000	7,000	6,500
Professional & Tech Services	36,603	7,005	40,500	18,000	30,000
Insurance	3,493	6,206	6,200	6,200	6,820
Other Services	-	15,554	20,000	20,000	18,680
Purchase of Equipment	7,601	1,163	12,500	5,000	21,910
TOTAL OPERATIONS	93,442	127,250	153,060	120,010	141,860
CAPITAL OUTLAY					
Building Improvements	-	135,297	125,000	125,000	20,000
Purchase of Capital Asset	141,209	104,213	353,000	353,000	-
TOTAL CAPITAL OUTLAY	141,209	239,510	478,000	478,000	20,000
TOTAL PUBLIC WORKS ADMINISTRATION	1,232,230	1,406,287	1,734,720	1,701,670	1,218,810

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PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
DEPT: PARKS					
PERSONNEL					
Salaries & Wages	162,927	205,379	206,900	206,900	214,930
Salaries & Wages - Overtime	8,805	4,381	10,000	10,000	10,000
Salaries - Temp Employees	16,932	15,803	19,000	19,000	19,000
Benefits - FICA	13,785	16,350	18,060	18,060	18,670
Benefits - LTD	723	735	790	790	770
Benefits - Life	171	198	250	250	240
Benefits - Insurance Allowance	21,924	39,542	42,480	42,480	44,260
Benefits - Retirement	32,944	37,039	39,900	39,900	37,680
Benefits - Workers Comp.	1,266	1,257	1,370	1,370	1,560
TOTAL PERSONNEL	259,477	320,684	338,750	338,750	347,110
OPERATIONS					
Membership Dues & Subscriptions	1,484	1,280	1,700	1,700	1,700
Software Maint & Subscriptions	-	714	2,000	10,000	10,500
Uniform Expense	421	567	600	600	600
Travel & Training	2,362	2,136	4,600	4,600	4,000
Office Supplies	87	147	200	200	200
Operating Supplies & Maint	93,261	107,403	102,500	112,500	94,500
Miscellaneous Expense	2,173	376	10,000	-	-
Employee Recognition	45	189	200	200	200
Trails Maintenance	10,053	52,513	25,000	25,000	25,000
Utilities	4,533	7,633	6,000	6,000	6,000
Telephone	5,184	5,675	2,200	6,700	6,000
Gasoline	6,260	7,744	6,000	6,000	6,000
Professional & Tech Services	79,224	318,948	148,000	282,000	75,000
Parks Maintenance Contract	207,155	217,333	223,875	223,875	223,875
Special Dept Supplies	-	15,460	65,000	45,000	45,000
Insurance	12,214	14,552	15,000	16,000	17,600
Equipment Rental	1,696	1,101	5,000	2,000	2,000
Other Services	135	768	12,000	12,000	12,000
Tree City USA Expenses	964	1,871	2,500	2,500	2,500
Tree Purchases & Services	15,922	23,625	30,000	30,000	30,000
Purchase of Equipment	144,263	199	27,000	12,000	12,500
TOTAL OPERATIONS	587,437	780,235	689,375	798,875	575,175
CAPITAL OUTLAY					
Park Improvements	59,369	52,072	32,000	92,000	32,000
Purchase of Capital Asset	70,096	112,682	42,000	-	-
Trails Construction & Improvmt	-	115,555	-	-	-
TOTAL CAPITAL OUTLAY	129,465	280,310	74,000	92,000	32,000
TOTAL PARKS	976,379	1,381,229	1,102,125	1,229,625	954,285
DEPT: LIBRARY SERVICES					
Library Card Reimbursement	27,161	30,056	32,000	32,000	32,000
TOTAL LIBRARY SERVICES	27,161	30,056	32,000	32,000	32,000
DEPT: CEMETERY					
OPERATIONS					
Operating Supplies & Maint	8,729	11,100	10,000	10,000	10,000
Professional & Tech Services	15,329	40,291	8,000	18,000	7,200
Grounds Maintenance Contract	8,868	12,091	13,600	13,600	13,600
Special Dept Supplies	394	-	500	500	500
Insurance	-	3,714	3,800	4,200	4,200
Equipment Rental	4,100	2,424	4,000	4,000	4,000
Purchase of Equipment	1,753	-	5,000	5,000	5,000
TOTAL OPERATIONS	39,173	69,620	44,900	55,300	44,500
CAPITAL OUTLAY					
Improvements Other than Bldgs	-	-	-	-	-
Office/Warehouse	298,175	-	-	-	-
TOTAL CAPITAL OUTLAY	298,175	-	-	-	-
TOTAL CEMETERY	337,348	69,620	44,900	55,300	44,500
DEPT: COMMUNITY DEVELOPMENT					
PERSONNEL					
Salaries & Wages	533,248	506,758	552,970	552,970	582,840
Salaries & Wages - Overtime	-	-	3,000	3,000	3,000
Salaries - Interns & Temp Emp	-	-	-	-	-

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PROPOSED BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Benefits - FICA	40,283	38,314	42,530	42,530	44,820
Benefits - LTD	1,854	1,824	2,070	2,070	1,990
Benefits - Life	423	487	640	640	450
Benefits - Insurance Allowance	96,129	120,093	132,920	108,000	114,220
Benefits - Retirement	85,125	91,327	97,380	97,380	98,300
Benefits - Workers Comp.	3,251	2,461	2,650	2,650	3,080
TOTAL PERSONNEL	760,313	761,263	834,160	809,240	848,700
OPERATIONS					
Membership Dues & Subscriptions	4,513	2,028	4,600	3,000	3,500
Software Maint & Subscriptions	-	16,369	9,000	12,000	12,000
Uniform Expense	760	719	800	800	1,000
Travel & Training	5,742	6,004	8,000	8,000	9,000
Office Supplies	4,231	5,601	6,700	6,700	6,000
Operating Supplies & Maint	3,140	3,606	3,000	3,000	3,000
Employee Recognition	329	561	560	560	560
Telephone	6,127	7,499	7,200	7,200	7,500
Gasoline	3,767	3,147	4,700	4,700	4,500
Professional & Tech Services	29,690	1,987	10,000	10,000	15,000
Insurance	7,207	5,630	7,500	7,500	8,250
Master Plan	4,000	-	500	500	3,500
Miscellaneous Expense	334	582	800	800	700
Economic Development Expense	1,603	1,391	1,400	1,400	1,400
Purchase of Equipment	2,818	438	2,500	2,500	2,500
Historical Preservation Socy	30	12,676	6,000	6,000	4,000
TOTAL OPERATIONS	74,291	68,238	73,260	74,660	82,410
CAPITAL OUTLAY					
Purchase of Capital Asset	-	126,300	126,000	-	-
TOTAL CAPITAL OUTLAY	-	126,300	126,000	-	-
TOTAL PLANNING & ECON. DEVELOPMENT	834,605	955,801	1,033,420	883,900	931,110
DEPT: TRANSFERS AND CONTRIBUTIONS					
TRANSFERS					
Transfer to Road Fund	500,000	1,500,000	-	-	-
Trfr to Redevelopment	500,000	21,810	325,000	288,840	325,000
Trfr to Debt Serv - CDA 2023	67,774	255,988	255,615	255,615	255,520
Trfr to Debt Svc - UTOPIA	356,222	356,205	356,220	356,220	356,170
Trfr to CIP - Facilities Fd 41	200,000	750,000	750,000	750,000	500,000
Trfr to Sewer Fund	500,000	-	-	-	-
Trfr to Garbage Fd-Citywide Cleanup	10,000	10,000	-	-	-
Trfr to Recreation-Aquatics Bd	552,450	552,450	554,650	554,650	551,250
Trfr to Recreation Fund	250,000	-	800,000	800,000	1,200,000
TOTAL TRANSFERS	2,936,446	3,446,453	3,041,485	3,005,325	3,187,940
CONTRIBUTIONS					
Education Grants	1,150	2,000	2,000	2,785	2,000
Contrib - Miss Pleasant Grove	2,000	2,000	2,000	2,000	2,000
Youth Council	1,563	2,663	2,500	2,500	2,500
Lindon Centennial	84,222	14,538	-	620	-
Appropriate to Fund Balance, General Fund	639,758	-	-	-	-
TOTAL CONTRIBUTIONS	728,694	21,202	6,500	7,905	6,500
TOTAL TRANSFERS AND CONTRIBUTIONS	3,665,140	3,467,654	3,047,985	3,013,230	3,194,440
TOTAL GENERAL FUND EXPENDITURES	17,009,952	16,568,512	18,851,305	18,829,665	16,873,560

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PROPOSED BUDGET

LINDON

REDEVELOPMENT AGENCY FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
STATE STREET DISTRICT					
REVENUES					
State St - Interest Earnings	18,034	17,186	15,000	5,535	-
State St - Use of Fund Balance	-	-	324,000	341,025	-
TOTAL STATE ST REVENUES	18,034	17,186	339,000	346,560	-
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	2,700	2,000	14,000	-	-
Other Improvements	-	-	325,000	325,000	-
Trfr to Road Fund	-	-	-	-	-
Trfr to Rereation Fund	-	-	-	21,560	-
Appropriate to Fund Balance	15,334	15,186	-	-	-
TOTAL STATE ST EXPENDITURES	18,034	17,186	339,000	346,560	-
WEST SIDE DISTRICT					
REVENUES					
West Side - Interest Earnings	1,089	1,039	800	640	-
West Side - Use of Fnd Balance	-	-	-	-	-
TOTAL WEST SIDE REVENUES	1,089	1,039	800	640	-
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	700	-	800	-	-
Other Improvements	-	-	-	-	-
Appropriate to Fund Balance	389	1,039	-	640	-
TOTAL WEST SIDE EXPENDITURES	1,089	1,039	800	640	-
DISTRICT #3					
REVENUES					
District 3 - Interest Earnings	19,747	8,741	9,000	4,000	500
District 3 - Use of Fund Bal	-	249,946	-	4,325	7,825
TOTAL DISTRICT #3 REVENUES	19,747	258,687	9,000	8,325	8,325
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	12,693	8,687	8,325	8,325	8,325
Tax Participation Agreements	-	250,000	-	-	-
Other Improvements	-	-	-	-	-
Appropriate to Fund Balance	7,054	-	675	-	-
TOTAL DISTRICT #3 EXPENDITURES	19,747	258,687	9,000	8,325	8,325
700 NORTH CDA					
REVENUES					
700N CDA - Interest Earnings	31,232	8,486	8,000	8,000	8,000
700N CDA - Tax Increment	179,358	193,596	200,000	208,600	215,000
700N CDA - Prior Yr Tax Incr	6,150	12,449	6,000	20,800	6,000
700N CDA - Sundry Revenue	-	-	-	-	-
Bond Proceeds	3,579,000	-	-	-	-
Trfr from General Fund	500,000	-	-	-	-
700N CDA - Use of Fund Balance	416,477	13,260	29,500	6,100	16,600
TOTAL 700N CDA REVENUES	4,712,216	227,791	243,500	243,500	245,600
EXPENDITURES					
Miscellaneous Expense	40	66	-	-	-
Professional & Tech Services	70,877	2,525	15,500	15,500	15,500
Insurance	-	-	-	-	-
Other Improvements	-	-	-	-	-
Property Purchase	4,617,499	-	-	-	-
Admin Costs to General Fund	23,800	25,200	28,000	28,000	30,100
Trfr to Debt Service	-	200,000	200,000	200,000	200,000
Appropriate to Fund Balance	-	-	-	-	-
TOTAL 700N CDA EXPENDITURES	4,712,216	227,791	243,500	243,500	245,600

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PROPOSED BUDGET

LINDON

REDEVELOPMENT AGENCY FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
LINDON PARK CRA					
REVENUES					
Lindon Park CRA - Int Earnings	-	-	-	-	-
Lindon Park CRA - Tax Incr	-	1,684	7,000	9,980	10,000
LndnPk CRA - Prior Yr Tax Incr	-	-	-	-	-
Trfr from General Fund	-	21,810	325,000	288,840	325,000
Lindon Prk CRA - Use of Fd Bal	700	761	-	-	-
TOTAL 700N CDA REVENUES	700	24,256	332,000	298,820	335,000
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	700	-	-	-	-
Tax Participation Agrmt	-	23,276	331,090	297,525	333,700
Admin Costs to General Fund	-	980	-	-	-
Appropriate to Fund Balance	-	-	910	1,295	1,300
TOTAL 700N CDA EXPENDITURES	700	24,256	332,000	298,820	335,000

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PROPOSED BUDGET

LINDON

PARC TAX FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
PARC Tax	944,979	1,038,237	1,030,000	1,030,000	1,090,150
Interest Earnings	63,342	49,795	30,000	30,000	30,000
Use of Fund Balance	200,873	-	451,500	494,655	-
TOTAL PARC TAX FUND REVENUES	1,209,194	1,088,032	1,511,500	1,554,655	1,120,150
PARC TAX FUND EXPENDITURES					
DEPT: AQUATICS CENTER					
Operating Supplies & Maint	14,519	16,997	25,000	25,000	25,000
Pool Chemicals	79,871	92,003	75,000	95,000	95,000
Utilities - Electricity	26,006	48,407	46,000	46,000	46,000
Utilities - Gas	35,361	22,137	34,000	34,000	34,000
Utilities - Telephone	460	473	300	500	500
Utilities - Water/Sewer	115,310	137,187	165,000	140,000	140,000
Professional & Tech Services	16,985	-	-	-	-
Other Services	15,220	21,165	25,000	25,000	25,000
Purchase of Equipment	4,394	-	-	-	-
Trfr to Recreation-Capital Exp	166,100	275,000	430,000	470,850	-
TOTAL AQUATICS CENTER	474,226	613,369	800,300	836,350	365,500
DEPT: COMMUNITY CENTER					
Operating Supplies & Maint	7,171	6,367	-	-	-
Utilities - Electricity	5,453	10,090	11,000	11,000	11,000
Utilities - Gas	7,723	4,534	9,000	9,000	9,000
Utilities - Telephone	890	915	1,200	1,200	1,200
Utilities - Water/Sewer	6,327	6,709	7,500	7,500	7,500
Professional & Tech Services	-	-	-	-	-
Other Services	10,060	-	-	-	-
Purchase of Equipment	-	-	-	-	-
Trfr to Recreation-Capital Exp	50,000	50,000	-	-	10,000
TOTAL COMMUNITY CENTER	87,625	78,615	28,700	28,700	38,700
DEPT: VETERANS HALL					
Operating Supplies & Maint	-	-	-	1,685	-
Utilities - Electricity	277	315	600	600	600
Utilities - Gas	1,027	789	1,000	1,000	1,000
Utilities - Water/Sewer	937	930	900	1,570	1,000
Professional & Tech Services	4,160	-	-	-	-
Other Services	-	-	-	-	-
Building Improvements	-	-	-	-	-
TOTAL VETERANS HALL	6,401	2,035	2,500	4,855	2,600
DEPT: PARKS AND TRAILS					
Operating Supplies & Maint	37,502	30,329	25,000	25,000	25,000
Utilities - Electricity	4,445	6,419	5,000	5,000	5,000
Utilities - Water/Sewer	53,278	52,327	50,000	50,000	55,000
Professional & Tech Services	-	13,739	-	-	-
Other Services	13,063	-	-	-	-
Capital Outlay	441,656	6,106	-	-	-
Trfr to Parks CIP	-	-	500,000	500,000	-
TOTAL PARKS AND TRAILS	549,943	108,920	580,000	580,000	85,000
DEPT: GRANTS TO OTHER ENTITIES					
Grants to Other Entities	6,000	19,396	15,000	19,750	20,000
TOTAL GRANTS TO OTHER ENTITIES	6,000	19,396	15,000	19,750	20,000
DEPT: NON-DEPARTMENTAL					
Trfr to General Fund	-	-	-	-	-
Trfr to Recreation	85,000	85,000	85,000	85,000	85,000
Appropriate to Fund Balance	-	180,698	-	-	523,350
TOTAL NON-DEPARTMENTAL	85,000	265,698	85,000	85,000	608,350
TOTAL PARC TAX FUND EXPENDITURES	1,209,194	1,088,032	1,511,500	1,554,655	1,120,150

DEBT SERVICE FUND

	<u>2023-2024 Actual</u>	<u>2024-2025 Actual</u>	<u>2025-2026 Original Budget</u>	<u>2025-2026 Amended Budget</u>	<u>2026-2027 Budget</u>
REVENUES					
Trfr from RDA - 2023 CDA Bond	-	200,000	200,000	200,000	200,000
Trfr from Gen Fd - CDA 2023	67,774	255,988	255,615	255,615	255,520
Trfr from Gen Fd - UTOPIA	356,222	356,205	356,220	356,220	356,170
Use of Fund Balance	-	-	-	-	-
TOTAL DEBT SERVICE REVENUES	<u>423,996</u>	<u>812,192</u>	<u>811,835</u>	<u>811,835</u>	<u>811,690</u>
EXPENDITURES					
2023 700N CDA Bond Principal	-	284,000	298,000	298,000	313,000
2023 700N CDA Bond Interest	67,774	169,788	155,415	155,415	140,320
2023 700N CDA Bond Agent Fees	-	2,200	2,200	2,200	2,200
UTOPIA Backstop	356,222	356,205	356,220	356,220	356,170
Appropriate to Fund Balance	-	-	-	-	-
TOTAL DEBT SERVICE EXPENDITURES	<u>423,996</u>	<u>812,192</u>	<u>811,835</u>	<u>811,835</u>	<u>811,690</u>

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PROPOSED BUDGET

LINDON

**CAPITAL IMPROVEMENT
PROGRAM FUNDS**

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
CIP 11 - CLASS C ROADS					
REVENUES					
Road Fund Allotment	608,234	709,755	670,000	700,000	700,000
Transit Tax	778,813	1,002,893	1,000,000	1,010,000	1,010,000
Road Impact Fees	-	2,475	-	-	-
Interest Earnings PTIF Class C	285,899	207,357	180,000	106,500	106,500
Miscellaneous	539	205,485	-	-	-
Grant Proceeds	-	-	-	495,000	1,000,000
Transfer from General Fund	500,000	1,500,000	-	-	-
Use of Fund Balance	1,153,091	467,143	1,203,500	752,000	303,500
TOTAL ROAD FUND REVENUES	3,326,576	4,095,108	3,053,500	3,063,500	3,120,000
EXPENDITURES					
OPERATIONS					
Street Lights Utilities	43,889	49,641	60,000	60,000	60,000
Professional & Tech Services	1,050	15,250	39,500	39,500	35,000
Street Lights	29,531	166,051	54,000	54,000	25,000
Street Striping	-	33,072	-	20,000	20,000
Road & ROW Maintenance	-	160,718	-	730,000	980,000
Purchase of Equipment	-	-	-	-	-
Appropriate to Fund Balance	-	-	-	-	-
TOTAL OPERATIONS	74,470	424,731	153,500	903,500	1,120,000
CAPITAL OUTLAY					
Property Purchase-Right of Way	6,056	-	1,000,000	1,010,000	-
Class C Capital Improvements	3,246,051	3,670,377	1,900,000	1,150,000	2,000,000
TOTAL CAPITAL OUTLAY	3,252,106	3,670,377	2,900,000	2,160,000	2,000,000
TOTAL ROAD FUND EXPENDITURES	3,326,576	4,095,108	3,053,500	3,063,500	3,120,000
CIP 41 - FACILITIES					
REVENUES					
Interest Earnings	-	39,197	40,000	40,000	40,000
Transfer from General Fund	200,000	750,000	750,000	750,000	500,000
Use of Fund Balance	-	-	500,000	500,000	-
TOTAL FACILITIES CIP REVENUES	200,000	789,197	1,290,000	1,290,000	540,000
EXPENDITURES					
OPERATIONS					
Trfr to Recreation Fund	-	460,000	-	-	-
Appropriate to Fund Balance	200,000	319,314	-	-	540,000
TOTAL OPERATIONS	200,000	779,314	-	-	540,000
CAPITAL OUTLAY					
City Center Improvements	-	-	-	-	-
Cemetery Improvements	-	9,883	1,290,000	1,290,000	-
TOTAL CAPITAL OUTLAY	-	9,883	1,290,000	1,290,000	-
TOTAL FACILITIES CIP EXPENDITURES	200,000	789,197	1,290,000	1,290,000	540,000
CIP 47 - PARKS PROJECTS					
REVENUES					
City Wide Impact Fees	261,000	414,000	150,000	75,000	75,000
City Wide Interest Earned	109,034	68,529	20,000	20,000	20,000
Trfr from PARC Tax	-	-	500,000	500,000	-
Use of Fund Balance	1,496,874	-	1,455,000	1,577,000	130,000
TOTAL PARKS CIP REVENUES	1,866,907	482,529	2,125,000	2,172,000	225,000
EXPENDITURES					
OPERATIONS					
Professional & Tech Services	-	-	-	-	-
Appropriate to Fund Bal	-	482,529	-	-	-
TOTAL OPERATIONS	-	482,529	-	-	-
CAPITAL OUTLAY					
Pioneer Park	-	-	-	-	-
Pheasant Brook Park	17,261	-	250,000	-	225,000
Meadow Park Fieldstone	-	-	-	-	-
Hollow Park	-	-	-	-	-
Keeneland Park	-	-	-	-	-

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PROPOSED BUDGET

LINDON

CAPITAL IMPROVEMENT
PROGRAM FUNDS

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Anderson Farms Park	1,841,396	-	-	297,000	-
City Center Park	8,250	-	-	-	-
Fryer Park	-	-	-	-	-
Creekside Park	-	-	-	-	-
Property Purchase	-	-	1,875,000	1,875,000	-
Geneva Resort Park	-	-	-	-	-
Trail Purchase & Construction	-	-	-	-	-
TOTAL CAPITAL OUTLAY	1,866,907	-	2,125,000	2,172,000	225,000
TOTAL PARKS CIP EXPENDITURES	1,866,907	482,529	2,125,000	2,172,000	225,000

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PROPOSED BUDGET

LINDON

WATER FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Interest Earnings	49,623	169,175	170,000	170,000	125,000
Culinary Water Impact Fees	95,994	160,736	60,000	60,000	60,000
Interest, PTIF Cul Impact Fees	48,232	33,437	33,000	33,000	33,000
Hydrant Meter & Water Usage	10,110	10,301	10,000	10,000	10,000
Culinary Water Base Fees	1,477,094	1,548,786	1,623,800	1,623,800	1,688,750
Culinary Water Usage Fees	1,368,259	1,560,901	1,523,700	1,523,700	1,584,650
Ground Water Pumping Utility	60,294	60,663	62,400	68,000	70,720
Secondary Water User Fees	496,830	513,200	515,100	515,100	520,250
Water Line Inspection Fee	4,620	6,790	4,000	4,000	4,000
Water Main Line Assessment	-	-	-	-	-
Meter Installation - Culinary	-	-	-	20,000	20,000
Meter Installation - Secondary	52,921	97,080	35,000	15,000	15,000
Utility Application Fee	1,420	1,390	1,200	1,200	1,200
Utility Collection Fees	34,271	40,536	35,000	35,000	35,000
Fee in Lieu of Water Stock	14,368	24,487	-	-	-
Funds from Financing Sources	-	-	4,000,000	-	4,000,000
Grant Proceeds	500,979	13,155	-	-	-
Fixed Asset Disposal Gain/Loss	8,250	27,200	-	-	-
Contributions from Development	562,316	132,107	-	-	-
Water shares received	33,091	-	-	-	-
Sundry Revenue	31,267	175	-	-	-
Use of Impact Fees	-	-	-	-	-
Use of Fund Balance	-	-	-	-	-
TOTAL WATER FUND REVENUES	4,849,940	4,400,119	8,073,200	4,078,800	8,167,570
EXPENDITURES					
PERSONNEL					
Salaries & Wages	290,961	308,812	334,500	334,500	378,150
Salaries & Wages - Overtime	14,879	19,043	60,000	60,000	15,000
Benefits - FICA	23,455	26,060	30,200	30,200	30,080
Benefits - LTD	1,261	1,154	1,290	1,290	1,300
Benefits - Life	402	368	320	320	390
Benefits - Insurance Allowance	59,282	86,376	94,480	94,480	109,950
Benefits - Retirement	54,799	54,534	71,540	71,540	62,190
Benefit Expense	(71,880)	(71,117)	-	-	-
Actuarial Calc'd Pension Exp	59,139	93,888	-	-	-
Benefits - Workers Comp.	2,194	2,087	2,280	2,280	2,490
TOTAL PERSONNEL	434,491	521,205	594,610	594,610	599,550
OPERATIONS					
Membership Dues & Subscriptions	5,781	1,045	9,150	3,150	3,150
Software Maint & Subscriptions	-	40,847	50,000	50,000	52,390
Uniform Expense	3,607	4,887	3,880	3,880	4,130
Travel & Training	2,985	4,961	4,050	4,050	4,636
Office Supplies	26,103	28,228	29,000	29,000	29,000
Operating Supplies & Maint	258,723	353,654	240,000	355,000	40,000
Vehicle and Equipment Maint.	22,218	40,480	21,000	21,000	20,500
Employee Recognition	546	230	440	440	440
Utilities	275,639	396,408	350,000	350,000	350,000
Telephone	4,345	5,147	4,700	4,700	5,000
Gasoline	16,962	18,707	17,000	17,000	15,000
Professional & Tech Services	308,859	251,441	188,300	194,300	262,830
Services - Impact Fees	-	-	-	-	-
Bad Debt Expense	-	-	-	-	-
Special Dept Supplies	185,954	262,429	280,000	280,000	247,000
Insurance	21,387	23,022	24,500	24,500	26,950
Equipment Rental	4,469	5,664	5,000	5,000	5,000
Other Services	6,317	2,798	3,580	3,580	4,230
Purchase of Equipment	637	8,696	16,200	16,200	9,750
Large Maintenance Projects	-	-	-	-	310,000
Water Stock Assessment	237,235	218,886	300,000	230,000	300,000
Depreciation	662,363	789,770	-	-	-
CUP Water Principal	66,523	68,667	70,880	70,880	73,165
CUP Water Interest	74,988	72,815	71,525	71,525	69,240
Close Out to Balance Sheet	(6,798,988)	(2,357,687)	-	-	-
Admin Costs to General Fund	-	-	298,000	298,000	309,150
P.W. Admin Costs to Gen. Fund	308,058	351,567	433,680	442,680	304,703

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PROPOSED BUDGET

LINDON

WATER FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Appropriate to Impact Fee Bal	-	-	93,000	93,000	93,000
Appropriate to Fund Balance	1,517,411	997,233	239,705	309,305	313,756
TOTAL OPERATIONS	<u>(2,787,877)</u>	<u>1,589,893</u>	<u>2,753,590</u>	<u>2,877,190</u>	<u>2,853,020</u>
CAPITAL OUTLAY					
Purchase of Capital Asset	15,783	47,406	-	7,000	-
Wells - Capital Exp	170,598	1,992,769	3,680,000	600,000	3,670,000
Secondary Wtr Special Projects	1,682,582	80,561	45,000	-	45,000
Culinary Water Projects	5,334,362	168,285	1,000,000	-	1,000,000
Impact Fee Projects	-	-	-	-	-
TOTAL CAPITAL OUTLAY	<u>7,203,326</u>	<u>2,289,021</u>	<u>4,725,000</u>	<u>607,000</u>	<u>4,715,000</u>
TOTAL WATER FUND EXPENDITURES	<u>4,849,940</u>	<u>4,400,119</u>	<u>8,073,200</u>	<u>4,078,800</u>	<u>8,167,570</u>

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PROPOSED BUDGET

LINDON

SEWER FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Sewer Base Fees	1,079,693	1,174,456	1,252,000	1,252,000	1,439,800
Sewer Usage Fees	1,106,313	1,193,067	1,298,000	1,298,000	1,557,600
Interest Earnings	26,580	169,750	100,000	100,000	150,000
Sundry Revenue	-	-	-	-	-
Sewer Line Inspection Fee	4,340	6,650	4,200	4,200	4,200
Sewer Impact Fee	76,672	193,687	60,000	76,000	60,000
Interest PTIF Sewer Impact Fee	8	7	-	-	-
Contributions from Development	599,232	75,675	-	-	-
Trfr from General Fd	500,000	-	-	-	-
Use of Impact Fees	328,651	210,143	-	-	-
Use of Fund Balance	-	-	121,360	60,310	394,578
TOTAL SEWER FUND REVENUES	3,721,489	3,023,434	2,835,560	2,790,510	3,606,178
EXPENDITURES					
PERSONNEL					
Salaries & Wages	180,590	168,673	177,210	177,210	183,990
Salaries & Wages - Overtime	696	2,217	5,000	5,000	5,000
Benefits - FICA	12,106	12,930	13,940	13,940	14,460
Benefits - LTD	697	635	690	690	670
Benefits - Life	233	210	220	220	230
Benefits - Insurance Allowance	38,221	43,800	50,660	50,660	71,680
Benefits - Retirement	31,747	32,008	33,720	33,720	32,590
Benefit Expense	(19,899)	(19,688)	-	-	-
Actuarial Calc'd Pension Exp	16,386	25,992	-	-	-
Benefits - Workers Comp.	1,121	1,004	1,060	1,060	1,210
TOTAL PERSONNEL	261,897	267,782	282,500	282,500	309,830
OPERATIONS					
Membership Dues & Subscriptions	4,371	1,300	2,580	2,430	2,430
Software Maint & Subscriptions	-	4,896	15,000	15,000	14,600
Uniform Expense	1,107	1,583	1,560	1,560	1,610
Travel & Training	-	2,207	2,000	2,000	2,000
Office Supplies	192	90	1,000	1,000	1,000
Operating Supplies & Maint	59,512	63,628	64,500	85,000	64,500
Vehicle and Equipment Maint.	27,154	23,623	25,500	25,500	22,500
Employee Recognition	294	196	160	160	160
Utilities	28,671	32,529	31,000	31,000	31,000
Telephone	1,391	1,543	1,600	2,200	2,200
Gasoline	7,942	8,220	8,000	8,000	8,000
Professional & Tech Services	54,435	81,490	83,350	83,350	82,200
Bad Debt Expense	-	-	-	-	-
Special Dept Supplies	-	-	-	-	-
Insurance	10,504	9,956	11,000	11,250	12,375
Orem City Sewage Collection	654,493	615,788	675,000	675,000	675,000
Equipment Rental	2,300	2,871	4,200	4,200	4,200
Other Services	5,914	1,867	2,080	2,080	2,080
Purchase of Equipment	80	-	2,000	6,000	2,000
Large Maintenance Operations	-	-	-	-	450,000
Depreciation	670,799	722,954	-	-	-
Orem Sewer Plant Participation	110,965	110,965	110,965	110,965	1,010,965
Geneva Rd Proj. Bond Principal	158,000	162,000	166,000	166,000	170,000
Geneva Rd Proj Bond Interest	34,525	30,454	26,525	26,525	22,375
2017 Sewer Bond Principal	79,000	81,000	84,000	84,000	95,900
2017 Sewer Bond Interest	22,841	19,418	17,360	17,360	14,760
Close Out to Balance Sheet	(1,906,374)	(379,742)	-	-	-
Admin Costs to General Fund	-	-	204,000	204,000	239,790
P.W. Admin Costs to Gen. Fund	308,058	351,567	433,680	442,680	304,703
Appropriate to Impact Fee Bal	-	-	-	-	-
Appropriate to Fund Balance	1,527,647	779,473	-	-	-
TOTAL OPERATIONS	1,863,822	2,729,876	1,973,060	2,007,260	3,236,348
CAPITAL OUTLAY					
Purchase of Capital Asset	96,671	-	100,000	20,750	60,000
Special Projects	1,415,830	-	480,000	480,000	-
Infiltration Elimination	83,270	25,777	-	-	-
Impact Fee Projects	-	-	-	-	-
TOTAL CAPITAL OUTLAY	1,595,770	25,777	580,000	500,750	60,000
TOTAL SEWER FUND EXPENDITURES	3,721,489	3,023,434	2,835,560	2,790,510	3,606,178

2026-2027

PROPOSED BUDGET

LINDON

SOLID WASTE COLLECTION FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Waste Collection Fees	628,124	664,375	660,000	660,000	669,900
Interest Earnings	-	5,347	5,100	5,100	5,180
Recycling Collection Fees	110,401	115,720	115,000	115,000	120,750
Sundry Revenue	-	-	-	-	-
Transfer from General Fund for CW Cleanup	10,000	10,000	-	-	-
Use of Fund Balance	-	-	12,520	12,520	53,470
TOTAL SOLID WASTE REVENUES	748,525	795,443	792,620	792,620	849,300
EXPENDITURES					
Other Supplies & Services	-	-	-	-	-
Republic Collection Fees	339,738	361,007	380,020	380,020	410,420
Landfill	167,339	173,417	181,960	181,960	196,520
Republic Recycling Charges	122,074	124,644	138,640	138,640	149,730
North Pointe Punch Passes	10,658	8,926	12,000	12,000	12,000
City Wide Cleanup	28,661	33,642	45,000	45,000	45,000
Bad Debt Expense	-	-	-	-	-
Other Services	320	34	4,000	4,000	4,000
Admin Costs to General Fund	28,400	29,400	31,000	31,000	31,630
Appropriate to Fund Balance	51,337	64,374	-	-	-
TOTAL SOLID WASTE EXPENDITURES	748,525	795,443	792,620	792,620	849,300

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2026-2027

PROPOSED BUDGET

LINDON

STORM WATER DRAINAGE
SYSTEM FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Storm Water Utility	1,336,186	1,370,629	1,422,620	1,422,620	1,479,520
Interest Earned	-	107,219	90,000	90,000	90,000
Storm Water Impact Fee	55,894	82,859	50,000	50,000	50,000
Sundry Revenue	-	1,435	-	152,800	-
Grant Proceeds	-	61,554	750,000	688,445	302,000
Funds from Other Sources	-	-	-	-	450,000
Fixed Asset Disposal Gain/Loss	-	9,500	-	-	-
Contributions from Development	474,830	52,256	-	-	-
Use of Fund Balance	-	-	216,785	754,740	534,968
TOTAL STORM WATER REVENUES	1,866,910	1,685,451	2,529,405	3,158,605	2,906,488
EXPENDITURES					
PERSONNEL					
Salaries & Wages	136,844	159,673	177,260	177,260	180,570
Salaries & Wages - Overtime	657	1,614	5,000	5,000	5,000
Salaries - Temp Employees	1,418	-	1,500	1,500	1,500
Benefits - FICA	11,987	12,763	14,060	14,060	14,310
Benefits - LTD	707	580	690	690	740
Benefits - Life	220	188	220	220	220
Benefits - Insurance Allowance	35,666	20,526	47,030	47,030	49,040
Benefits - Retirement	29,929	25,305	33,820	33,820	32,000
Benefit Expense	(29,689)	(29,373)	-	-	-
Actuarial Calc'd Pension Exp	24,447	38,778	-	-	-
Benefits - Workers Comp.	1,110	984	1,060	1,060	1,190
TOTAL PERSONNEL	213,296	231,039	280,640	280,640	284,570
OPERATIONS					
Membership Dues & Subscriptions	331	440	1,000	1,000	1,300
Software Maint & Subscriptions	-	9,766	7,350	10,200	10,200
Uniform Expense	1,669	1,543	1,915	1,915	2,000
Travel & Training	2,148	1,263	2,000	2,500	2,500
Office Supplies	2,274	1,450	2,500	2,500	1,650
Operating Supplies & Maint	39,683	51,929	40,000	40,000	49,700
Vehicle and Equipment Maint.	27,091	24,240	22,500	32,000	23,500
Employee Recognition	168	236	240	240	240
Utilities	4,691	4,972	6,000	6,000	4,200
Telephone	2,059	2,277	1,920	1,920	2,700
Gasoline	9,852	9,461	10,000	10,000	8,900
Professional & Tech Services	164,747	24,260	115,950	125,000	50,950
Services - Impact Fees	-	-	-	-	12,000
Bad Debt Expense	-	-	-	-	-
Special Dept Supplies	-	-	-	-	-
Insurance	7,883	7,821	7,700	7,850	8,635
Equipment Rental	3,088	3,899	4,200	4,200	4,200
Other Services	5,146	811	3,400	3,400	3,200
Storm Water Mgmt Program	6,781	7,025	7,600	7,600	7,500
Purchase of Equipment	-	200	2,000	2,000	5,480
Large Maintenance Operations	-	-	-	-	-
Depreciation	419,815	451,699	-	-	-
Close out to Balance Sheet	(571,296)	(1,176,667)	-	-	-
Admin Costs to General Fund	105,672	108,528	113,810	113,810	118,360
P.W. Admin Costs to Gen. Fund	308,058	351,567	433,680	442,680	304,703
Appropriate to Fund Balance	531,170	391,028	-	-	-
TOTAL OPERATIONS	1,071,029	277,746	783,765	814,815	621,918
CAPITAL OUTLAY					
Purchase of Capital Asset	-	-	200,000	280,000	450,000
Special Projects	582,585	1,176,667	1,265,000	1,783,150	1,550,000
Impact Fee Projects	-	-	-	-	-
TOTAL CAPITAL OUTLAY	582,585	1,176,667	1,465,000	2,063,150	2,000,000
TOTAL STORM WATER EXPENDITURES	1,866,910	1,685,451	2,529,405	3,158,605	2,906,488

2026-2027

PROPOSED BUDGET

LINDON

RECREATION FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Interest Earnings	17,632	61,355	60,000	60,000	30,000
Daily Admission	340,877	355,757	275,000	275,000	275,000
Flow Rider Daily Admission	53,664	57,172	45,000	45,000	45,000
Pool Punch Pass	84,533	73,697	80,000	80,000	80,000
Water Aerobics	821	839	1,000	1,000	1,000
Concessions	169,832	182,582	125,000	125,000	125,000
Merchandise	1,438	1,370	1,500	1,500	1,500
Swim Classes	63,225	58,583	60,000	60,000	60,000
Swim Team	45,430	39,977	34,700	34,700	34,700
Flow Rider Lessons	6,570	8,345	6,200	6,200	6,200
Private Pool Rentals	150,820	215,710	202,000	202,000	202,000
Party Room Rentals	5,275	6,920	4,630	4,630	4,630
Recreation Center Classes	20,668	21,400	25,000	25,000	25,000
Special Event Revenue	3,675	1,388	3,675	3,675	3,675
Recreation Sports Fees	111,862	119,930	109,000	109,000	109,000
Lindon Days Revenue	31,565	8,787	5,000	5,000	30,000
CC Pmt Service Fees	-	6,784	7,000	7,000	7,000
Till Adjustments	(37)	1,133	-	-	-
Community Center Donations	4,450	2,035	1,500	1,500	1,500
MAG Senior Lunch Donations	8,652	6,587	10,000	10,000	10,000
Community Center Rental	52,761	78,052	45,500	45,500	45,500
Grant Proceeds	55,498	65,977	55,500	77,190	80,500
Fixed Asset Disposal Gain/Loss	24,913	-	-	-	-
Capital Contrib from Gen Fd	50,092	-	-	-	-
Sundry Revenue	(8)	11,276	-	77,000	-
Trfr from CIP 41 Facilities	-	460,000	-	-	-
Transfer from PARC Tax Fund	301,100	410,000	515,000	555,850	95,000
Transfer from RDA	-	-	-	21,560	-
Trfr from GF-Aquatic Ctr Bond	552,450	552,450	554,650	554,650	551,250
Transfer from General Fund	250,000	-	800,000	800,000	1,200,000
Use of Fund Balance	72,758	56,846	330,010	260,645	172,480
TOTAL RECREATION FUND REVENUES	2,480,517	2,864,951	3,356,865	3,448,600	3,195,935
DEPT: AQUATICS FACILITY					
PERSONNEL					
Salaries & Wages	129,097	144,913	151,540	151,540	158,230
Salaries & Wages - Overtime	142	-	-	-	-
Salaries - Seasonal Help	477,211	533,954	635,000	635,000	635,000
Benefits - FICA	46,874	51,901	60,410	60,410	60,930
Benefits - LTD	551	545	590	590	570
Benefits - Life	141	135	200	200	220
Benefits - Insurance Allowance	16,040	33,224	41,270	41,270	43,300
Benefits - Retirement	23,181	19,610	27,640	27,640	27,810
Benefit Expense	(15,915)	(15,746)	-	-	-
Actuarial Calc'd Pension Exp	13,105	20,787	-	-	-
Benefits - Workers Comp.	4,237	3,819	4,680	4,680	5,190
TOTAL PERSONNEL	694,664	793,143	921,330	921,330	931,250
OPERATIONS					
Membership Dues & Subscriptions	11,748	1,439	1,290	2,200	2,200
Software Maint & Subscriptions	-	22,066	20,000	20,000	21,970
Uniform Expense	4,935	6,559	17,350	12,000	15,350
Travel & Training	(890)	12,384	6,125	6,125	6,950
Health/Safety Licenses & Fees	8,452	9,800	13,845	13,845	14,025
Office Supplies	3,716	3,617	5,000	5,000	4,600
Operating Supplies & Maint	136,170	238,166	167,500	167,500	282,500
Employee Recognition	3,598	7,547	6,200	4,000	4,000
Concessions Expenses	107,855	105,079	100,000	135,000	141,500
Utilities	61,367	70,544	70,000	70,000	70,000
Telephone	1,197	1,670	2,600	2,600	2,600
Gasoline	1,440	418	1,000	1,000	1,000
CC Merchant Fees	50,930	64,912	50,000	50,000	50,000
Professional & Tech Svcs	27,860	21,901	32,200	32,200	29,100
Aquatics Ctr. Program Expenses	9,122	9,677	10,020	10,020	15,100
Insurance	12,106	12,020	13,440	13,440	14,790
Equipment Rental	267	1,952	2,000	2,000	3,000
Other Services	12,251	33,287	23,000	23,000	40,500

2026-2027

PROPOSED BUDGET

LINDON

RECREATION FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Purchase of Equipment	19,031	23,506	36,400	76,440	36,800
Large Maintenance Operations	-	-	-	-	-
TOTAL OPERATIONS	471,156	646,544	577,970	646,370	755,985
CAPITAL OUTLAY					
Improvements	383,888	504,710	430,000	452,500	40,000
Purchase of Capital Asset	-	47,406	-	-	-
TOTAL CAPITAL OUTLAY	383,888	552,116	430,000	452,500	40,000
TOTAL AQUATICS FACILITY	1,549,707	1,991,803	1,929,300	2,020,200	1,727,235

DEPT: COMMUNITY CENTER

PERSONNEL					
Salaries & Wages	210,022	230,498	231,610	231,610	255,790
Salaries & Wages - Overtime	-	2,684	3,000	3,000	3,000
Salaries - Temp Employees	20,162	16,285	22,000	22,000	22,000
Benefits - FICA	17,451	18,711	19,640	19,640	21,490
Benefits - LTD	357	317	340	340	330
Benefits - Life	73	60	120	120	140
Benefits - Insurance Allowance	12,270	12,944	13,940	13,940	14,630
Benefits - Retirement	14,947	14,791	16,640	16,640	16,000
Benefits - Workers Comp.	1,627	1,448	1,510	1,510	1,820
TOTAL PERSONNEL	276,909	297,740	308,800	308,800	335,200
OPERATIONS					
Membership Dues & Subscriptions	8,447	1,052	1,030	1,030	3,150
Software Maint & Subscriptions	-	25,668	16,000	16,000	10,780
Uniform Expense	121	417	825	1,670	900
Recreation Uniforms	13,596	24,223	30,000	30,000	37,600
Travel & Training	3,506	5,770	12,460	12,460	14,150
Licenses & Fees	476	-	500	500	500
Office Supplies	7,883	5,205	2,800	5,600	5,600
Operating Supplies & Maint	45,338	66,485	45,000	45,000	59,520
Employee Recognition	249	1,261	1,200	1,200	1,200
Utilities	13,300	14,624	17,500	17,500	17,500
Telephone	1,421	1,420	2,500	2,500	2,500
Gasoline	378	482	2,000	1,000	1,000
CC Merchant Fees	5,941	28,298	24,000	24,000	24,000
Professional & Tech Svcs	6,190	4,724	10,500	15,000	12,000
Recreation Program Expenses	30,064	20,206	16,100	16,100	24,800
Comm. Ctr. Program Expenses	7,318	12,514	10,000	10,000	13,500
Senior Ctr. Program Expenses	8,752	10,790	27,000	27,000	10,700
Little Miss Lindon	5,988	8,170	8,600	8,600	8,600
LML Parade Float	4,473	10,421	6,000	6,000	6,700
Lindon Cares	43,332	55,907	75,000	75,000	85,000
Lindon Days	41,436	59,434	50,000	60,690	57,200
Other Community Events	27,121	35,759	35,600	35,600	35,600
Comm. Ctr Arts Committee	-	-	-	-	5,000
Insurance	10,590	10,989	12,500	12,500	13,750
Other Services	33,588	37,353	45,000	45,000	38,000
Purchase of Equipment	17,400	-	27,000	10,000	8,000
Large Maintenance Operations	-	-	-	-	-
TOTAL OPERATIONS	336,907	441,174	479,115	479,950	497,250
CAPITAL OUTLAY					
Building Improvements	54,631	26,765	-	-	-
Purchase of Capital Asset	9,200	42,100	-	-	-
TOTAL CAPITAL OUTLAY	63,831	68,865	-	-	-
TOTAL COMMUNITY CENTER	677,647	807,778	787,915	788,750	832,450
NON-DEPARTMENTAL					
OPERATIONS					
Depreciation Expense	463,709	483,384	-	-	-
2015 Refunding Principal	420,000	435,000	455,000	455,000	470,000
2015 Refunding Interest	209,925	192,725	182,900	182,900	164,400
2015 Refunding Agent Fees	1,750	1,750	1,750	1,750	1,850
Premium Amortizatn Series 2015	(33,734)	(33,734)	-	-	-
Loss Amortization Series 2015	42,224	42,224	-	-	-
Close Out to Balance Sheet	(850,711)	(1,055,979)	-	-	-
Appropriate to Fund Balance	-	-	-	-	-
TOTAL OPERATIONS	253,163	65,370	639,650	639,650	636,250

2026-2027

PROPOSED BUDGET

LINDON

RECREATION FUND

	<u>2023-2024 Actual</u>	<u>2024-2025 Actual</u>	<u>2025-2026 Original Budget</u>	<u>2025-2026 Amended Budget</u>	<u>2026-2027 Budget</u>
TOTAL NON-DEPARTMENTAL	<u>253,163</u>	<u>65,370</u>	<u>639,650</u>	<u>639,650</u>	<u>636,250</u>
TOTAL RECREATION FUND EXPENDITURES	<u>2,480,517</u>	<u>2,864,951</u>	<u>3,356,865</u>	<u>3,448,600</u>	<u>3,195,935</u>

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2026-2027

PROPOSED BUDGET

LINDON

TELECOMMUNICATIONS FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Customer Connction Fee	36,696	34,365	32,000	32,000	30,000
Contributions from Development	-	-	-	-	-
Sundry Revenue	-	-	-	-	-
Use of Fund Balance	7,472	8,153	-	-	-
TOTAL TELECOMMUNICATIONS REVENUES	44,167	42,518	32,000	32,000	30,000
EXPENDITURES					
UTOPIA Customer Services	35,014	32,665	30,400	30,400	28,500
Depreciation	8,153	8,153	-	-	-
Admin Costs to General Fund	1,000	1,700	1,600	1,600	1,500
Appropriate to Fund Balance	-	-	-	-	-
TOTAL TELECOMMUNICATIONS EXPENDITURES	44,167	42,518	32,000	32,000	30,000

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

Sample Motion: I move to enter a closed session to discuss potential purchase or sale of real property.

(Roll call vote needed to enter a closed session)

(To close the Closed Session)

Sample motion: I move to close the Closed Session and reconvene the regular open meeting.

ADJOURN