

2 The Lindon City Council regularly scheduled meeting on **Monday, April 20, 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: Jake Hoyt, Councilmember
10 Pledge of Allegiance: Venna Orme

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

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

26 2. **Presentations and Announcements:**

28 a) **2025-2026 Lindon Youth Council Update** - The 2025-2026 Youth Council
29 presented an update on their activities throughout the year. A video
30 presentation showcased their participation in various events including
31 Memorial Day activities, Lindon Days, and multiple other events. The youth
32 council was recognized for winning their policy proposal debate at the capital,
33 being one of only six councils selected.

34
35 Councilmember Stewart praised the group as remarkable, expressing gratitude
36 to advisors LaDawn Edwards and Sharon Drake. Councilmember Stewart
37 announced that 22 youth had been interviewed for the new cohort, with 12
38 being returning members from the current group.

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

42 4. **COUNCIL REPORTS:**

44 **Councilmember Jacobs** – *Councilmember Jacobs was absent.*

2

Councilmember Hoyt – Councilmember Hoyt shared updates from Director Heath Bateman regarding Lindon Days sponsorship momentum and encouraging council members and staff to reach out to local businesses for support. He provided a police department update mentioning the preparedness fair held on April 11th, lunch events at Timpanogos Academy, and various arrests and activities.

8

Councilmember Broderick – Councilmember Broderick provided a comprehensive water conservation update, emphasizing the severe drought conditions affecting Utah. He noted that 100% of the state is in drought, with 84% in severe drought and 60% in extreme drought. Councilmember Broderick encouraged residents to delay watering until May 15th, watch sprinklers during rain, avoid watering between 10 AM and 6 PM, sweep rather than spray driveways and sidewalks, and maintain sprinkler systems properly. He stressed that current water conservation practices might be needed through July and August.

16

Councilmember Stewart – Councilmember Stewart reported on behalf of Councilmember Jacobs noting the Arbor Day celebration scheduled for Friday at 6 PM at the community center and highlighted a new art display featuring Utah filmmaking history from the 1920s. Councilmember Stewart also noted that parks would begin plumbing and cleaning operations, with sprinkler systems not turning on regularly until May 4th due to drought conditions.

18

20

22

Councilmember Hooley – Councilmember Hooley reported on Communities that Care programming and their grant applications. He praised the historical commission's work, noting their successful projects and service activities. Councilmember Hooley mentioned that the commission expressed gratitude for council support, contrasting their positive relationship with other cities where commissions face "acrimony and problems" with their councils. He also noted the tree board's upcoming Arbor Day celebration.

24

26

28

Mayor Lundberg – Mayor Lundberg highlighted several items including the successful preparedness fair, upcoming September city drill planning, attendance at UVU's "thriving cities" event with City Administrator Cowie, the junior rodeo royalty competition scheduled for May 2nd, and the "HABs Happen" public relations campaign for Utah Lake harmful algal blooms. She also announced an upcoming joint training with planning commissioners scheduled for Tuesday, April 28th at 6 PM.

30

32

34

5. **Administrator's Report**

36

- 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)

38

40

- 2 • April 22-24, ULCT conference in St George
- 3 • Arbor Day celebration, Friday, April 24th @ 6pm at Community Center
- 4 • Monday, June 15th, 12:30pm to 2pm, Joint lunch meeting w/Orem City
- 5 Council at Orem City Hall
- 6 • Misc. Items.

8 **6. Approval of Minutes** – The minutes of the regular City Council meeting of April
9 6, 2026.

10 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
11 OF THE REGULAR CITY COUNCIL MEETING OF APRIL 6, 2026.

12 COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE VOTE WAS
13 RECORDED AS FOLLOWS:

14 COUNCILMEMBER HOYT AYE
15 COUNCILMEMBER HOOLEY AYE
16 COUNCILMEMBER BRODERICK AYE
17 COUNCILMEMBER STEWART AYE

18 THE MOTION CARRIED UNANIMOUSLY.

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

23 a) Proclamation for International Code Council Building Safety Month
24 presented to the council by Chief Building Inspector, Bryce McConkie.

25 COUNCILMEMBER STEWART MOVED TO APPROVE THE CONSENT
26 AGENDA ITEM AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED
27 THE MOTION. THE MOTION CARRIED.

30 **CURRENT BUSINESS**

32 **8. Review & Action: Development Agreement – Westland Development;**
33 **Resolution #2026-7- R.** This item was continued from the March 2, 2026
34 meeting. Troy Dana requests approval and amendment to the 2025 Development
35 Agreement to propose changes to the building design for the properties located at
36 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. The original development
37 agreement was never signed by the developer, and the developer is now
38 requesting to amend and continue the original agreement. The Planning
39 Commission recommended approval of the changes.

40 Community Development Director, Michael Florence, presented the updated
41 development agreement for the Westland Development project, located north of the
42 Hyundai dealership. The developer, represented by James Bullington, had worked with

2 staff over the past month and a half to address council concerns from the March meeting
regarding building designs facing 800 West.

4

6 Director Florence showed renderings comparing the original approved designs
with what was presented in March and the newly proposed designs. The updated proposal
features four concrete tilt-up buildings with three different colors, additional wall
8 variation, board-form texture pressed into concrete, canopies above and below windows,
and articulated entrances with brick treatments. He noted that the development will bring
10 92,000 square feet of commercial space in four separate buildings designed for
condominium ownership.

12

14 Mr. Bullington explained that units would be approximately 1,800 to 2,000 square
feet, targeting small business owners who want to own rather than lease. He cited pricing
around \$325 per square foot, resulting in units costing approximately \$580,000,
16 compared to larger 6,000 square foot units elsewhere costing around \$1.5 million. Mr.
Bullington provided examples of potential tenants, including dental office headquarters
18 with warehouse needs and service-oriented businesses like yoga studios that wouldn't fit
well in traditional warehouse areas. He emphasized the professional appearance and
20 quality construction of the project.

22 Mayor Lundberg expressed satisfaction with the compromise, noting that while
the construction material changed from the original proposal, the design met the spirit of
24 the aesthetic goals. Councilmember Hoyt praised the concept and use, comparing it
favorably to similar successful projects.

26

28 Director Florence confirmed that all other development agreement provisions
remained in place, including removed storage requirements and prohibition of outdoor
storage.

30

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

34 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2026-7-
R AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION.

36 THE VOTE WAS RECORDED AS FOLLOWS:

38 COUNCILMEMBER HOYT AYE

COUNCILMEMBER HOOLEY NAY

COUNCILMEMBER BRODERICK AYE

40 COUNCILMEMBER STEWART AYE

THE MOTION CARRIED UNANIMOUSLY.

42

44 *Councilmember Hooley voiced nay vote due to nay vote due to not being there fully on
design. Councilmember Hooley acknowledged the improvements but indicated he would
have preferred deeper facade modulation, more distinct materials, and greater pattern*

2 *variation to fully meet his aesthetic preferences; while noting it wasn't a significant*
4 *concern for him.*

6 **9. Presentation & Discussion: Cross Connection prevention program.**

8 Representatives from Lindon Public Works will present and review details of a
10 city initiated program that is occurring to educate property owners and inspect
12 properties to eliminate cross-connections between the culinary and secondary
14 water system.

16 Public Works Director, Juan Garrido, and Water Superintendent, Matt Winward,
18 presented the cross-connection prevention program. Director Garrido explained that
20 cross-connections occur when pressure drops in the water system, potentially causing
22 contamination from sources like swimming pools, irrigation systems, or hose
24 connections. Such pressure drops can result from water leaks or firefighting activities. He
26 noted that the program aims to eliminate cross-connections that have contributed to past
28 boil orders, the last occurring about ten years ago around Christmas time. Since then, the
30 city has installed chlorination systems and monitoring stations to improve water safety.

32 Director Garrido stated that the state regulates water departments through a point
34 system, with potential state takeover if too many points accumulate. Lindon currently has
36 zero points after implementing their approved backflow prevention program. He noted
38 that the program includes five key components: legal authority through city ordinance,
40 public education, certified staff administrators, written records, and enforcement
42 procedures. The city has contracted with Hydro Corp for three years to handle
44 commercial, industrial, and institutional inspections, while water department staff will
conduct residential inspections.

Superintendent Winward explained that many older homes lack dual check valves
at meters, requiring retrofitting and installation of expansion tanks. He stated that new
construction already complies with International Plumbing Code requirements. The
program will identify homes with culinary-only irrigation systems that need backflow
preventers, which require annual testing by certified professionals.

The education component includes purchasing atmospheric vacuum breakers for
hose connections, distributing informational flyers, and working cooperatively with
residents to achieve compliance, noting that the enforcement process involves multiple
notices before any potential water service discontinuation.

Council members expressed appreciation for the educational approach and
commitment to working with residents. The presentation emphasized that this program
will help prevent future boil orders and protect the city's water supply.

**10. Review & Action: Drinking Water Source Protection ordinance change;
Ordinance #2026- 5-0; LCC 13.30.** The Council will review and consider

2 changes to LCC 13.30 regarding drinking water source protection areas and uses
4 allowed within those areas.

6 Community Development Director, Michael Florence, presented updates to the
8 drinking water source protection ordinance to modernize compliance with state
10 regulations. The ordinance aims to safeguard the areas around the city's four active wells
12 and springs located in Dry Canyon. Director Florence detailed the establishment of three
14 distinct protection zones within the ordinance: Zone 1 entails 100-foot radius restrictions
16 directly surrounding the wells, Zone 2 encompasses areas with a 250-day groundwater
18 travel time, and Zone 3 covers regions with a 3-year groundwater travel time. Each zone
20 is subject to different standards and allowable uses, ensuring that the risk of
22 contamination to the city's water supply is minimized.

24 He emphasized the necessity of updating the city's source protection plan every
26 five years, with the next revision due in the upcoming year. This update will incorporate
28 a comprehensive study of all wells, including the newly constructed cemetery well.
30 Director Garrido elaborated on the cemetery well, highlighting ongoing evaluations of
burial practices in proximity to the well. There are potential restrictions being considered
for traditional burials within the 100-foot radius surrounding the well in Zone 1.
However, the ordinance may permit the use of cremation columbariums within this
restricted area as they pose less risk to groundwater contamination.

24 The council discussed the importance of these updates to maintain the integrity of
26 the city's drinking water sources. Additionally, the updated ordinance will guide city
28 planning efforts near these sensitive areas and ensure continued cooperation with state
guidelines to protect public health.

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

32 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
34 #2026-5-O AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 COUNCILMEMBER HOYT AYE
38 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER STEWART AYE
THE MOTION CARRIED UNANIMOUSLY.

42 **11. Review & Action: Contract Modification with Bio-West.** The Council will
44 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

2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44

City Administrator, Adam Cowie, presented a contract modification with Bio-West for additional work on Lindon Hollow Creek drainage improvements. The project builds on previous ARPA grant funding. Director Garrido detailed the completed work at Creekside Park, including in-line detention improvements, beautification, velocity reduction, and sediment capture between 600 West and the park on 200 South. The contractor is scheduled to complete their portion by Friday, with remaining revegetation work including wetland turf, wildflowers, and pollinator plants.

He noted that the additional funding will extend improvements from Geneva Road to the Heritage Trail bridge. The project involves stream restoration, embankment repair, invasive species removal, and creation of recreational access points. Bio-West's role includes permitting assistance with Army Corps of Engineers, construction oversight, and compliance verification for federal funding requirements. Director Garrido emphasized Bio-West's expertise in natural stream rehabilitation and their existing relationships with qualified contractors. The work must be completed by the end of the calendar year, with final invoicing in mid-November.

Council members inquired about ongoing maintenance plans, with Director Garrido explaining annual monitoring, early-season weed spraying, and coordination with Orem and Pleasant Grove on broader wetland maintenance.

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

COUNCILMEMBER HOYT MOVED TO APPROVE THE CONTRACT MODIFICATION FOR BIO-WEST AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE
COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER STEWART AYE
THE MOTION CARRIED UNANIMOUSLY.

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.

Finance Director, Kristen Aaron, presented the proposed FY2026-27 budget for council discussion. She began by stating the budget reflects a plateauing economy with 4.1% unemployment and moderating inflation. Total projected revenue is approximately \$12 million, with major sources including sales tax (20%) and utility charges (25%).

2 **Personnel and Compensation**

4 Director Aaron outlined proposed personnel changes including a 2.4% COLA
increase effective July 4th and standard merit increases effective January 2nd. The
6 combined 5% increase would cost \$312,000 in salaries and benefits. Director Aaron
noted that while the CPI averaged 2.7%, the proposed 2.4% COLA is conservative.

8
10 Councilmember Hooley questioned the merit system's effectiveness, suggesting a
performance-based allocation model where top performers receive higher increases.
12 Councilmember Hoyt acknowledged the challenge of implementing true meritocracy in
government service, where salaries are publicly available and performance metrics differ
from private sector standards.

14
16 Director Aaron went on to note that the budget includes a salary study affecting
12 positions and 21 employees, with a \$49,000 increase to maintain competitive
positioning. She presented that insurance premiums will increase 5.1% for medical
18 coverage, while dental premiums remain locked, noting that the city continues paying the
full increase without passing costs to employees.

20
22 She then stated that Retirement contributions will see mixed changes, with overall
URS employer contributions decreasing 1% while some employee contributions increase.
24 The city continues reimbursing employee retirement contributions, resulting in a net
\$33,000 decrease in retirement costs.

26 **Utility Rate Increases**

28 She went on to present the proposed budget utility rate increases including 5% for
water base rates, 4% for water usage, and 4% for storm water. She explained that for
30 garbage and recycling, Republic Services requested 6% increases, but the city will absorb
the garbage increase and pass through only a 5% recycling increase (51 cents per can).

32
34 She then went on to address that the most significant challenge involves sewer
rate increases due to Orem's wastewater treatment plant improvements. Orem notified the
city of approximately \$700,000 annual pass-through costs for bonding, plus Lindon's
36 \$2.5 million share of cash improvements.

38 City Administrator, Adam Cowie, outlined multiple strategies to address sewer
costs, including across-the-board rate increases, transparent treatment plant fees, higher
40 rates for accessory apartments, meter-size-based commercial rates, and zone-based
pricing reflecting pump station costs. The budget includes 15-20% placeholder increases
42 while staff develops more detailed proposals.

2 Administrator Cowie emphasized the advantage of broadening the revenue base
4 with multiple smaller fees rather than large rate increases, following tax policy principles
of low rates with broad bases.

6 **Operations and Capital**

8 Director Aaron then presented that Operations include \$500,000 transfer to
10 facilities fund for potential Lindon Elementary purchase, \$5,000 for the new Arts
Committee, \$980,000 for road maintenance, and insurance increases of 10% across all
12 categories.

14 She noted that Fire, EMS, and dispatch services will increase an estimated
\$200,000, with contract renegotiation scheduled for 2027. The budget includes \$82,000
16 in general fund capital expenditures for ADA compliance, security doors, and arena
retaining wall improvements.

18 Major capital projects include \$2 million for 400 West/400 North road
20 construction (grant-offset), \$4.7 million for water system improvements including the
new well, and \$2 million for storm water improvements including a street sweeper and
22 main ditch channel work.

24 **Fund Balances**

26 She closed by noting that the proposed budget maintains a healthy general fund
balance of approximately \$3.8 million, representing 26% of budgeted revenues, well
28 within the state-required 5-35% range.

30 Council members expressed appreciation for the conservative budgeting approach
and requested continued work to minimize utility rate impacts on residents, particularly
32 those on fixed incomes. The budget approval process continues with formal presentation
on May 18th and final adoption on June 15th.

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

38 COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED
SESSION TO DISCUSS POTENTIAL PURCHASE OR SALE OF REAL PROPERTY.
40 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

42 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
44 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR OPEN MEETING.

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

8 COUNCILMEMBER HOYT AYE

COUNCILMEMBER HOOLEY AYE

10 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER STEWART AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **Adjourn** –

16 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 8:07 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL
18 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – May 4, 2026

22

24

Britni Laidler, City Recorder

26

28

Carolyn O. Lundberg, Mayor