The Lindon City Council regularly scheduled meeting on **Monday, May 4, 2026, at 6:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

<u>REGULAR SESSION</u> – 5:15 P.M.

Conducting:	Carolyn Lundberg, Mayor
Invocation:	Van Broderick, Councilmember
Pledge of Allegiance:	Steve Kaufusi

<u>PRESENT</u>	**<u>EXCUSED</u>**
Carolyn Lundberg, Mayor	
Lincoln Jacobs, Councilmember	
Jake Hoyt, Councilmember	
Van Broderick, Councilmember	
Steve Stewart, Councilmember	
Cole Hooley, Councilmember	
Michael Florence, Community Development Director	
Chase Adams, Assistant Finance Director	
Brian Haws, City Attorney	
Adam Cowie, City Administrator	
Britni Laidler, City Recorder	

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

2. **<u>Presentations and Announcements:</u>**

   a) *There were no announcements*.

3. **<u>Open Session for Public Comment</u>** – Mayor Lundberg called for any public comments. The following comments were made:

<u>Michelle Kaufusi-</u> former Mayor of Provo, introduced herself and announced her candidacy for Utah County Commission Seat A in the June 23rd primary election. She highlighted her history of collaboration with Lindon City and her continued desire to serve the public.

<u>David Spencer</u>-former Orem City Council member of 12 years, introduced himself as a candidate for Utah County Commission Seat B. He expressed a commitment to visiting every city in Utah County to understand local master and transportation plans, arguing that greater coordination among cities would strengthen the county's ability to secure state legislative funding. He also expressed strong support for first responders and noted his prior work on the interlocal fire services agreement among Lindon, Orem, and Vineyard.

Bryan Lazo- a resident of Orem, addressed the Council regarding themes of community safety, local focus on energy and resources, and the importance of protecting local sovereignty from the effects of global conflicts.

4. COUNCIL REPORTS:

Councilmember Jacobs – Councilmember Jacobs reported that park watering would soon commence; while noting it would be a conservative water year. He added that sports programs were active, with baseball leagues—including tee ball, coach pitch, machine pitch, and kid pitch—moving to City Center Park this season. He closed by noting that the city's summer kickoff event is scheduled for June 3rd.

Councilmember Hoyt – Councilmember Hoyt reported that the Police Department's K9 Sjef and Officer Harmon graduated at the top of their class from patrol dog school. He also reminded Council members to RSVP for the PD awards banquet on May 13th and announced that he and Parks & Recreation Director, Heath Bateman, had secured a sponsorship for the Lindon Days fireworks.

Councilmember Broderick – Councilmember Broderick reported on the value of the Utah League of Cities and Towns mid-year conference in St. George and noted that sod and trees were anticipated to be installed at the city cemetery later in the week, weather permitting.

Councilmember Stewart – Councilmember Stewart reported that the Youth Council had grown to 22 members. He announced that the incoming Youth Council would be introduced to the City Council at the May 18th meeting. He closed by noting that the Youth Council would also plant flowers at the city cemetery in preparation for the Memorial Day program on May 25th at 9:00 AM.

Councilmember Hooley – Councilmember Hooley reported that the Tree Commission and Arts Committee were active. He noted that the Arbor Day celebration was well-received, and that the nascent Arts Committee had recently held initial discussions with residents to explore its possible scope and formation.

Mayor Lundberg – Mayor Lundberg highlighted several community events and achievements, including the ribbon cutting for Next Gen Motors, the Lindon City Temple dedication which drew nearly 300,000 visitors, and a historical photography exhibit in Pleasant Grove featuring early images of the area. She also noted the ongoing work of the city's Historic Committee and museum and encouraged residents to participate in the Lindon Yard of the Summer nomination process.

5. Administrator's Report

- Sewer Treatment Fee update

- June Newsletter: Heath Bateman
- Monday, May 25th, Memorial Day program @ cemetery
- Aquatic Center opens Saturday, May 23rd.
- Monday, June 15th, 12:30pm to 2pm, Joint lunch meeting w/Orem City Council at Orem City Hall
- Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of April 20, 2026.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 20, 2026. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

    a) *There are no consent agenda items.*

CURRENT BUSINESS

8. **Review & Action: General Plan Amendment – MS Properties; Ordinance #2026-1-O.** (This item was continued from the March 2, 2026 City Council meeting). The City Council will review and consider a request by MS Properties to amend the Lindon City General Plan Street Master Plan Map to remove portions of 1200 W. and 200 N. from the Streets Master Plan Map and to allow roadway alignments to be determined at the time of future development. The Planning Commission recommended approval of the changes.

Councilmember Hoyt recused himself from the agenda item at this time.

Community Development Director, Michael Florence, presented this item, which had been continued from the March 2, 2026 meeting. The application, submitted by MS Properties (Martin Snow), requested removal of two road segments from the Lindon City General Plan Street Master Plan Map: a portion of 1200 West and a segment of 200 North. Director Florence explained that the three primary affected property owners—MS Properties, Utah Pacific Bridge and Steel (Clark Olsen), and Schaffer Industries/Shadow

Mountain (Clark Taylor)—had been given time since the last meeting to confer and seek common ground. He noted that an alternative configuration, a cul-de-sac accessed from Center Street North along Anderson Lane, had been discussed, and that current city code limits cul-de-sacs to 650 feet from the intersecting street to the terminus.

Martin Snow (MS Properties) explained that the original application grew out of a city-facilitated resolution to a property boundary dispute near the Ivory Homes development. The resolution involved MS Properties funding and dedicating right-of-way for the extension of Anderson Lane (1400 West), which Schafer Industries was also expected to construct in part during the summer. Mr. Snow emphasized that the proposed road alignments through his developed properties were impractical, presenting potential safety concerns due to the presence of existing buildings and operations. Mr. Snow further suggested that the road's impracticality was compounded by heavy traffic and large cranes moving through the area, rendering the area hazardous.

Clark Olsen (Utah Pacific Bridge and Steel) emphasized his strong opposition to the east-west road segment, citing a severe safety hazard. He described a scenario involving massive 200-foot girders and heavy crane operations close to the public right-of-way. Mr. Olsen stated he was open to a shortened cul-de-sac that did not bisect his northern parcels but stood firmly against a through-connection that would channel general traffic through the heart of his heavy industrial operations. Mr. Olsen revealed that the cul-de-sac option was initially proposed by Schaffer Industries but had since been rescinded.

Clark Taylor (Schaffer Industries/Shadow Mountain) placed strong emphasis on preserving the established road alignments on the master plan. Mr. Taylor argued that Schaffer Industries and its affiliate Shadow Mountain had continuously relied on the master plan since beginning the development of its 27-acre campus in 1988. He insisted that the general plan's chief purpose is to offer long-term certainty and vision for both stakeholders and the public, referencing the state statute and the state's general planning guide. Mr. Taylor argued removing these roads from the master plan would effectively landlock Schaffer's undeveloped northern 27-acre parcel. He asserted that Anderson Lane, constructed to a residential road profile, would not adequately serve heavy or light industrial uses.

City Attorney, Brian Haws, clarified the implications of removing road alignments from the master plan. He assured the council that such removals would not nullify individual property owners' rights to construct roads; however, it would affect the prospects for reimbursement agreements between abutting property owners. Attorney Haws confirmed that the city's traffic engineers had expressed comfort with removing both segments, asserting that future road requirements could be addressed contemporaneously with new development.

Council deliberations focused on the challenge of preserving the general plan as a reliable long-term planning tool while simultaneously recognizing and adapting to the changing circumstances observed on the ground. Given the construction of the Ivory Homes residential subdivision to the west, the council understood the necessity of addressing current realities. Concerns were raised about potential safety hazards, particularly within heavy industrial areas like those operated by Utah Pacific Bridge and Steel, due to movements of large cranes and girders close to prospective roadways. The council agreed on the importance of responsibly amending the plan when faced with substantial changes such as the growth of nearby residential areas and the established operations within existing industrial zones.

A concern was expressed about potential traffic conflicts between industrial giants and public vehicles, highlighting a need for safe and logical road alignments. Additionally, attention was drawn to how future developments might be restricted without removing these impractical segments from the master plan. After extensive discussion, Councilmember Broderick articulated readiness to propose a motion focused on removing only the segment of 1200 West stretching from the southern boundary to its intersection with 200 North. Notably, this proposal achieved a broad consensus, given the general agreement among the three impacted property owners that removing this specific segment was a prudent action that could accommodate both city development goals and ongoing industrial activities effectively.

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE 2026-01-O TO AMEND THE LINDON CITY GENERAL PLAN STREET MASTER PLAN MAP TO REMOVE 1200 WEST FROM THE MAP UP TO THE INTERSECTION OF 200 NORTH WITH THE FOLLOWING CONDITIONS: 1. APPROVAL OF THE STREET MASTER PLAN AMENDMENT IS CONDITIONED UPON THE APPROVAL AND SIGNING OF THE SETTLEMENT AGREEMENT BETWEEN LINDON CITY AND MS INDUSTRIAL PROPERTIES, LLC; AND 2. APPROVAL OF THE STREET MASTER PLAN AMENDMENT IS CONDITIONED UPON AMENDING THE 2008 DEVELOPMENT AGREEMENT BETWEEN LINDON CITY AND MS INDUSTRIAL PROPERTIES, LLC ; AND 3. ALL ITEMS OF THE STAFF REPORT COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOOLEY	NAY
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. **Concept Plan Review: Dunn's Cove, 564 W 550 N –** Wayne Corbridge, of Sego

Homes, has applied for a concept plan review to receive general feedback on proposed residential development of the property located at 564 W 550 N.

This item was continued until May 18th

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

COUNCILMEMBER STEWART MOVED TO RECESS THE LINDON CITY COUNCIL MEETING AND CONVENE AS THE LINDON CITY RDA. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE RDA MEETING AND RECONVENE THE CITY COUNCIL MEETING. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

11. Review & Action: Ordinance to dissolve expired RDA areas; Ord #2026-6-O.
Lindon City Council will review and consider an ordinance officially dissolving expired RDA's within Lindon City.

City Administrator, Adam Cowie explained that, in addition to the RDA resolutions passed during the RDA session, state statute requires the City Council to adopt a companion ordinance to formally dissolve the expired RDA areas and terminate all related service contracts between the city and those entities.

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER STEWART MOVED TO APPROVE ORDINANCE #2026-6-O AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

12. **Review & Action: PARC Tax mini-grant awards for 2026-27.** The Council will review and consider PARC Tax mini-grant applications and recommend awarding specific applications.

Parks and Recreation Director, Heath Bateman, presented seven applications received for the 2026-27 PARC Tax mini-grant cycle. He noted that the budgeted amount of $15,000 had been exceeded in prior years when all qualifying organizations received awards, and that total requests this year amounted to $38,686. Director Bateman reviewed each application and offered recommendations. He clarified the qualifying criteria: organizations must be nonprofits with 501(c)(3) status, must have a significant presence in Lindon, and must conduct performances, events, or activities in Lindon for the benefit of Lindon residents.

Director Bateman walked the Council through two allocation scenarios. Council discussion focused on distinguishing between hard-cost cash disbursements and in-kind facility usage credits, the track records of returning applicants such as Lindon Elementary and the Garden Valley Pipe Band, and the appropriate level of support for first-time and newer applicants. The Council declined to fund the Nashville and the Rockies application, noting that a one-time out-of-area concert event was less impactful than ongoing local programs. The Unity Gospel Choir request generated discussion regarding its potential to become a recurring children's choir program in partnership with the city. Council noted that several grants—particularly for the pipe band, United Angels Foundation, and the choir organizations—were largely in-kind facility usage, representing a modest net cash outlay.

After deliberation, the Council approved the following award distribution totaling $19,786:

- Lindon Elementary: $5,256
- Rocky Mountain Elementary: $3,150 (full request)
- United Angels Foundation: $1,380
- Chantanets Ladies Choir: $1,500
- Garden Valley Pipe Band: $6,000
- Unity Gospel Choir: $2,500
- Nashville and the Rockies: $0 (not funded)

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER HOOLEY MOVED TO APPROVE THE 2026-27 PARC TAX GRANTS WITH DISCUSSED CHANGES TOTALING $19,786. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

13. **Review & Action: Solid Waste Disposal Contract Addendum w/Republic Services.** The Council will review and consider a contract addendum with Republic Services updating and extending the solid waste disposal terms for garbage & recycling collection for a three-year period.

Administrator Cowie presented the proposed contract addendum with Republic Services, representing a three-year extension of the city's long-standing solid waste disposal agreement. Ashley Cauley, a representative for Republic Services, was present to answer any questions the council may have. Administrator Cowie noted that key terms included a 6 percent rate increase in Year 1, with staff recommending the city absorb that increase for garbage collection from the existing fund balance and pass through a modest increase of less than 5 percent to customers on recycling (approximately $0.30 per month). It was stated that years 2 and 3 would be indexed to the garbage and trash Consumer Price Index, with a floor of 2.5 percent and a ceiling of 6.5 percent annually. Ms. Cauley acknowledged that the previous 4 percent cap had placed financial strain on Republic and confirmed that recent efforts to raise driver’s wages and recruit CDL-certified drivers had improved service reliability. The Council noted the value of the existing arrangement in which Republic provides waste collection services for all city facilities at no charge, a benefit not offered to other Republic client cities.

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER JACOBS MOVED TO APPROVE THE SOLID WASTE CONTRACT ADDENDUM WITH REPUBLIC SERVICES 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
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

14. **Review & Action: Telecommunications Franchise Agreement with FirstDigital.** The City Council will review and consider a franchise agreement with FirstDigital outlining rules and stipulations for their use of public corridors within Lindon City in order to install, maintain, and replace telecommunication infrastructure within Lindon's rights-of-way.

Administrator Cowie presented the proposed franchise agreement with FirstDigital, explaining that the company has existing infrastructure within Lindon's public right-of-way. He noted that following changes in corporate ownership, FirstDigital sought a standalone franchise agreement in its own name. Staff utilized the city's standard franchise agreement template, to which FirstDigital agreed without modification. The agreement includes an automatic renewal provision, which City Attorney Haws noted is standard practice and provides protection for the city should infrastructure-related disputes arise after a prior agreement's expiration. The restoration clause was confirmed to be standard language requiring restoration to pre-existing conditions, not an upgrade standard.

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER STEWART MOVED TO APPROVE THE FRANCHISE AGREEMENT WITH FIRSTDIGITAL AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

15. **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.

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

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE

COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED SESSION AND RECONVENE THE REGULAR OPEN MEETING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 9:33PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – May 18, 2026

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor