Lindon City Council
Staff Report

Prepared by Lindon City Administration

June 15, 2026

Notice of Meeting of the *Lindon City Council*

The Lindon City Council will hold a meeting **at 5:15 pm on Monday, June 15, 2026** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. 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: Cole Hooley, Councilmember
Pledge of Allegiance: By invitation

1. **Call to Order / Roll Call**

2. **Presentations and Announcements:**

   a) Introduction of new 2026 Lindon Jr Rodeo Royalty
   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 May 18, 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 items will be presented for approval:

   a) There are no consent agenda items for this meeting.

8. **Review & Action: Subdivision Ordinance Amendment; Ord #2026-12-O**. Lindon City is proposing to amend ordinance §17.32.090 to modify the requirement that a lot cannot be more than three (3) times as long as it is wide.

9. **Public Hearing: FY2027 Transfer of Enterprise Funds to the General Fund**. The City Council will accept public comment as it reviews and considers proposed transfer of enterprise funds to the general fund as part of the fiscal year (FY) 2027 budget. The proposed transfers are as follows: Water Fund $320,000 (3.9% of fund expenditures); Sewer Fund $225,000 (6.3% of fund expenditure); Solid Waste Collection Fund $32,000 (3.7% of fund expenditures); Storm Water Drainage Fund $120,000 (4.0% of fund expenditures); and Telecommunications Fund $1,500 (5.0% of fund expenditures). These transfers are primarily intended to cover administrative costs and overhead of operating the enterprise funds but will also be used to supplement such city services as fire, police, street maintenance, parks & recreation, and other city functions. Similar transfers have been made annually from the enterprise funds to the General Fund in order to help maintain low property taxes in Lindon. These transfers are of funds which are not classified as an allocation of costs between funds. These amounts will not be repaid. No motions will be made as this hearing is to only receive and consider public comment on the proposed enterprise fund transfers.

10. **Public Hearing: FY2027 Compensation Programs**. Per Utah Code 10-3-818, the city is required to hold a separate public hearing from the budget hearings if the budget includes a compensation

increase for any executive municipal officer. The City will present the total compensation plan for all employees and elected officials proposed to be included in the FY2027 budget. No motions will be made as this hearing is to only receive and consider public comment on this matter.

11. **Utah Retirement Systems (URS) contribution pick-up agreement; Resolution #2026-15-R**. The City Council will consider formal action to "pick-up" the Public Safety Tier 2 Contributory Retirement System contributions required by URS.

12. **Public Hearing: Fiscal Year 2027 (FY2027) Final Budget Adoption; Amend FY2026 Budget; Ordinance #2026-11-O**. The City will present the final Lindon City Budget documents for fiscal year 2026-2027 (FY2027) beginning July 1, 2026. The tentative budget for FY2027 was approved in a public hearing on March 16, 2026. The City Council also held a public hearing on May 18, 2026 where the proposed budget was adopted and budget issues were discussed in detail. The City Council will review and adopt the amended budget for FY2026, will review and adopt the final budget for FY2027, will review and adopt the agreement for services between the City and the Lindon City RDA, will set the Certified Tax Rate, and review and adopt the city-wide fee schedule and compensation programs. The Council will also review the Fraud Risk Assessment as required by the State Auditor.

13. **Recess to Lindon City Redevelopment Agency Meeting (RDA)**

14. **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: **June 11, 2026**; **Time: 4:00 p.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

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

Invocation: Cole Hooley, Councilmember
Pledge: By invitation

Item 1 – Call to Order / Roll Call

June 15, 2026 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

a) Introduction of new 2026 Lindon Jr Rodeo Royalty
b) Announcements/Comments from Council Members.

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

Item 4 - COUNCIL REPORTS:

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

Item 5 - ADMINISTRATOR'S REPORT *(10 minutes)*

Misc. Updates:

- July Newsletter: Van Broderick
- Monday, June 15th, 12:30pm to 2pm, Joint lunch meeting w/Orem City Council at Orem City Hall
- Next Council meetings: July 6th, Aug 17th, September 8th (Tuesday)
- Lindon Days: August 1st - 8th https://www.lindon.gov/314/Lindon-Days
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **June 1, 2026**

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

The Lindon City Council regularly scheduled meeting on **Monday, June 1, 2026, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 5:15 P.M.

Conducting:	Carolyn Lundberg, Mayor
Invocation:	Van Broderick, Councilmember
Pledge of Allegiance:	Cole Hooley

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

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

2. **Presentations and Announcements:**

   a) *There were no announcements*

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

Maxine Smith - addressed the Council regarding secondary water use and conservation. She stated that she had been told secondary water would be available in April but not to be used until mid-May, and she expressed concern that watering practices around the city did not appear consistent with a two-days-per-week approach. She cited examples of daytime watering, including at the cemetery and other locations, and asked whether the City had evaluated available water supply, whether restrictions would be imposed, and whether any enforcement would occur. She also expressed concern about the availability of water for pastures and the potential for dry conditions to create a fire hazard.

Mayor Lundberg responded that increased daytime watering at the cemetery was related to newly installed lawn in the cemetery expansion area and the need to establish that turf in advance of the Memorial Day program. She stated that such watering would not continue at that level under normal conditions. Councilmember Hoyt said the City

generally preferred education over regulation, noted that Lindon was in a comparatively strong water position because of past water planning, and said the City would continue monitoring conditions. Mayor Lundberg added that the City and state water authorities continued to monitor precipitation and supply conditions and that the City was encouraging conservation, though no penalties or formal restrictions were currently in place. She acknowledged the concern about daytime watering and said the City could continue reminding residents that such watering is discouraged.

Brian and Chelsea Beutler - addressed the Council to provide an update on Sunnyside Urban Farm and to seek guidance regarding a future permanent structure on their property. They thanked the Council for adopting the Market Farm Ordinance and reported that the farm had now operated for three years, had expanded substantially, and had received positive neighborhood response. They described plans for a permanent barn-like structure including a small market area, on-site cooler, greenhouse, and ADA-compliant restroom. They explained that after working with staff and designers, they had found that the desired layout would require reduced setbacks of approximately 25 feet and asked whether the Council would consider flexibility in setbacks within the Market Farm context.

Councilmember Hoyt said he had visited the property and believed the request appeared reasonable, with limited unintended consequences, and that he would support further review of setback standards for that specific zone. Councilmember Stewart likewise expressed interest in looking further into the issue. Councilmember Broderick stated that he appreciated the project and the visual benefit it brought to the area, but he emphasized the need for consistency in zoning and expressed concern about setting a precedent for business-related structures extending beyond standard setbacks. Mayor Lundberg said the Council appreciated the project and encouraged the applicants to continue working with staff to determine whether the issue could be resolved administratively or, if necessary, brought back with a more developed justification. City Administrator, Adam Cowie, advised that any ordinance change request would need to be submitted through staff, reviewed by the Planning Commission with a public hearing, and then returned to the City Council with a recommendation.

4. COUNCIL REPORTS:

Councilmember Jacobs – Councilmember Jacobs reported on a Development Review Committee meeting regarding a possible project on the east side of 700 North involving commercial and office concepts, including a double drive-through design. He also reported on a North Pointe Solid Waste meeting, stating that proposed rate increases had been reduced after feedback from member cities and that additional information would be provided to City staff. In his Parks and Recreation report, he noted strong pool attendance, the start of baseball, open registration for flag football, the beginning of summer classes, and an upcoming summer kickoff event at Fryer Park featuring public safety activities and other recreation attractions.

Councilmember Hoyt – Councilmember Hoyt reported on the Pleasant Grove-Lindon Chamber of Commerce golf tournament, noting that Lindon narrowly lost the intercity trophy competition. He also shared a police update, including appreciation for the Memorial Day program and mention of public outreach regarding new e-bike rules. He then raised the annual Lindon Days grand marshal selection process and reviewed names previously considered. Council discussion followed, and the Council generally favored the Powells as a first choice, with the Walkers and Allen and Kristine Colledge discussed as possible alternatives. Mayor Lundberg indicated she would begin outreach based on that discussion.

Councilmember Broderick – Councilmember Broderick commended the Memorial Day commemoration and especially recognized the visible improvements at the cemetery, including new trees, sod, roadway work, and overall appearance. He also reported on attendance at the Public Works/Engineering quarterly status meeting and expressed appreciation for staff and engineers managing numerous active projects. Finally, he reported that lighting on the west side of the pickleball courts at Pheasant Brook was not functioning properly and asked that the issue be relayed to staff.

Councilmember Stewart – Councilmember Stewart reported that the Youth Council would hold its opening training and retreat the coming Saturday. He said the group would review leadership opportunities, expectations, and the Lindon Cares initiative, and he expressed enthusiasm for beginning the new year.

Councilmember Hooley – Councilmember Hooley reported that Communities That Care would hold a ribbon-cutting event related to the Parents Empowered underage drinking awareness initiative at the pool. He said the Historical Commission was preparing creative activities for Lindon Days and that discussions continued regarding whether an arts committee would be appropriate for the City.

Mayor Lundberg – Mayor Lundberg also commented on the success of the Memorial Day program and thanked the Police Department, Public Works staff, and contractors for their work at the cemetery. She reported on beautification efforts along Center Street and State Street, including flowers, hanging baskets, and large patriotic sesquicentennial banners being donated and installed with community assistance. She further reported that the City had secured additional MAG funding for the 200 South infrastructure project near Geneva Road and North Pointe, allowing the project to move forward despite increased costs. Mayor Lundberg also advised the Council that Youth Council participation had grown significantly and suggested that a budget increase might be needed to support the larger group and associated activities. Councilmembers indicated support for reviewing an increase during the upcoming budget adoption process.

5. Administrator's Report

- July Newsletter: Van Broderick
- June 3rd, 11am-1pm; Summer Kick-off event at Fryer Park (games, dunk tank, foam machine)
- June 12th, 7pm. Movies in the Park (Pheasant Brook Park)
- 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 May 18, 2026.

COUNCILMEMBER JACOBS MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 18, 2026 WITH NOTED CHANGES. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	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) Surplus Equipment disposal; Resolution #2026-19-R
b) Planning Commissioner Reappointment, Sharon Call

COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. COUNCILMEMBER STEWART SECONDED. THE MOTION CARRIED.

CURRENT BUSINESS

8. **Ordinance Amendment – LCC 17.32.110 and Cul-De-Sac Standard Drawing; Ord #2026- 10-O.** Lindon City proposes to amend the residential and commercial cul-de-sac requirements to meet standards found in the International Fire Code. The Planning Commission recommended approval.

Community Development Director, Michael Florence, presented the proposed ordinance amendment to increase the required cul-de-sac radius so that the City's residential and commercial standards would comply with the International Fire Code. He explained that the existing standard did not meet the current minimum turnaround

requirements and that the amendment would increase the radius from 50 feet to 56 feet, resulting in an approximately 12-foot larger cul-de-sac overall. He reviewed a diagram showing the current and proposed standards and noted that the change would apply to new cul-de-sacs.

Councilmember Jacobs asked whether the request had originated from the Fire Department and whether the issue was related to larger apparatus. Director Florence confirmed that the request came from the Fire Department and stated that the City needed to meet the adopted fire code minimums. Mayor Lundberg observed the tension between narrower street standards promoted at the state level and the need for larger turnaround space at street ends. Director Florence noted that the state had also adopted the International Fire Code standards. Councilmember Hooley asked whether existing cul-de-sacs would be affected by the change, and Director Florence stated that the amendment would apply only to new cul-de-sacs unless a future city project required otherwise. Councilmember Jacobs also asked about hammerhead turnarounds, and Director Florence explained that those remained an approved alternative in certain locations.

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 #2026-10-O AS PRESENTED. COUNCILMEMBER STEWART SECONDED. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

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

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 7:33 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – June 15, 2026

_____
Britni Laidler, City Recorder

_____
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) There are no consent agenda items for this meeting.

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

8. **Review & Action: Subdivision Ordinance Amendment; Ord #2026-12-O.** Lindon City is proposing to amend ordinance §17.32.090 to modify the requirement that a lot cannot be more than three (3) times as long as it is wide.

   See attached information from the Planning Department.

Ordinance Amendment – 17.32.090 – Subdivision General Standards

Date: June 15, 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 2026-12-O (*as presented, or with changes*).

Summary of Key Issues

- Lindon City is proposing to amend the subdivision requirement that "no lot containing five (5) acres or less shall be created which is more than three (3) times as long as it is wide. The planning commission may approve up to a twenty percent (20%) increase in the depth of a lot if they determine that the proposed development is the best use of the property and in the best interest to the city and surrounding properties" 17.32.090(3).
- In researching this code requirement, it looks as though most communities apply a minimum lot size, frontage, buildable area, and lot width requirement. Lindon City does call out lot size, and lot width, lot frontage, or both requirements in each zoning district.
- In staff's research, it appears that Duchesne County (5:1 ratio) and Price City (3:1 ratio) still use the width-to-length ratio as a requirement for subdivisions.
- The amendment would apply to residential, commercial, and industrial lots. For residential lots the typical buildable area are setbacks and easements.
- Lindon's flag lot ordinance is exempt from the width-to-length ratio.

Draft Ordinance Amendment Language

17.32.090 - Current Ordinance

3. No lot containing five (5) acres or less shall be created which is more than three (3) times as long as it is wide. The planning commission may approve up to a twenty percent (20%) increase in the depth of a lot if they determine that the proposed development is the best use of the property and in the best interest to the city and surrounding properties.

17.32.090 – Draft Ordinance

All lots and parcels created through the subdivision of real property shall comply with the minimum lot area, lot width, frontage, and buildable area requirements of the applicable zoning district.

At a minimum, each lot shall contain a buildable area sufficient to accommodate the principal structure, access, parking, sidewalks, landscaping, drainage facilities, utility easements, required setbacks, and, where applicable, fire apparatus access and turnaround areas. Additional building and site requirements identified in Title 17 and the Lindon City Land Development Policies, Standard Specifications, and Drawings may also be required as part of the buildable area. The buildable area shall be clearly identified on all preliminary subdivision plats and plans.

Lots shall be designed to provide a practical and functional building site. Lots shall not contain narrow extensions, irregular configurations, or elongated areas created primarily to satisfy minimum lot area, frontage, width, or dimensional requirements that do not contribute to the functional use of the lot.

The land use authority recognizes that existing development patterns may result in irregular lot lines or lot configurations. In reviewing subdivision applications, the land use authority may consider such circumstances and determine whether the proposed lot design satisfies the intent and requirements of this section.

Family Impact Consideration:
The Lindon City Planning Commission and City Council have reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation.

Exhibits

1. Ordinance

ORDINANCE NO. 2026-12-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING LINDON CITY SUBDIVISION ORDINANCE 17.32.090 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to continue to plan for future growth and change; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General plan to consider existing development patterns, environmental conditions, infrastructure needs, transportation requirements, and fiscal impacts when planning future land uses; and

WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, the Lindon City Council finds that it is necessary to amend the Lindon City Subdivision ordinance 17.32.090; and

WHEREAS, on June 9, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance; and

WHEREAS, the Council held a public meeting on _____, 2026, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

SECTION I: Amend Lindon City Code 17.32.090 as follows:

17.32.090 General standards.

1. The design and development of subdivisions shall preserve, insofar as possible, the natural terrain, natural drainage, existing topsoil, and trees.

2. Land subject to hazardous conditions, such as slides, mud-flows, rock-falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or nonpotable water supply, shall be identified and shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision and construction plans. As applicable, proposed subdivisions shall follow required technical studies, reports, and recommendations as found in the following chapters:

a. Chapter 17.56, SA-Sensitive Area District;
b. Chapter 17.57, HP-Hillside Protection District;
c. Chapter 17.62, Flood Damage Prevention.

3. ~~No lot containing five (5) acres or less shall be created which is more than three (3) times as long as it is wide. The planning commission may approve up to a twenty percent (20%) increase in the depth of a lot if they determine that the proposed development is the best use of the property and in the best interest to the city and surrounding properties.~~

All lots and parcels created through the subdivision of real property shall comply with the minimum lot area, lot width, frontage, and buildable area requirements of the applicable zoning district.

At a minimum, each lot shall contain a buildable area sufficient to accommodate the principal structure, access, parking, sidewalks, landscaping, drainage facilities, utility easements, required setbacks, and, where applicable, fire apparatus access and turnaround areas. Additional building and site requirements identified in Title 17 and the Lindon City Land Development Policies, Standard Specifications, and Drawings may also be required as part of the buildable area. The buildable area shall be clearly identified on all preliminary subdivision plats and plans.

Lots shall be designed to provide a practical and functional building site. Lots shall not contain narrow extensions, irregular configurations, or elongated areas created primarily to satisfy minimum lot area, frontage, width, or dimensional requirements that do not contribute to the functional use of the lot.

The land use authority recognizes that existing development patterns may result in irregular lot lines or lot configurations. In reviewing subdivision applications, the land use authority may consider such circumstances and determine whether the proposed lot design satisfies the intent and requirements of this section.

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2026.

_____
Carolyn O. Lundberg, Mayor

ATTEST:

_____
Britni Laidler,
Lindon City Recorder

SEAL

9. **Public Hearing: FY2027 Transfer of Enterprise Funds to the General Fund.** The City Council will accept public comment as it reviews and considers proposed transfer of enterprise funds to the general fund as part of the fiscal year (FY) 2027 budget. The proposed transfers are as follows: Water Fund $320,000 (3.9% of fund expenditures); Sewer Fund $225,000 (6.3% of fund expenditure); Solid Waste Collection Fund $32,000 (3.7% of fund expenditures); Storm Water Drainage Fund $120,000 (4.0% of fund expenditures); and Telecommunications Fund $1,500 (5.0% of fund expenditures). These transfers are primarily intended to cover administrative costs and overhead of operating the enterprise funds but will also be used to supplement such city services as fire, police, street maintenance, parks & recreation, and other city functions. Similar transfers have been made annually from the enterprise funds to the General Fund in order to help maintain low property taxes in Lindon. These transfers are of funds which are not classified as an allocation of costs between funds. These amounts will not be repaid. No motions will be made as this hearing is to only receive and consider public comment on the proposed enterprise fund transfers.

No motion required for this item. Notice of these proposed transfers were mailed to all utility accounts, emailed to newsletter recipients, and posted on the city website and social media, and on the State Notice website.

2026-2027 Notice to
Lindon Utility Customers

State law requires that the City provide notice whenever funds are to be transferred from a utility enterprise fund to any other fund. As part of the next city annual budget (July 1, 2026 - June 30, 2027), the following enterprise funds will be transferring funds to the General Fund (noted % is of total fund expenditures):

Water Fund	$320,000 (3.9%)
Sewer Fund	$225,000 (6.3%)
Solid Waste Collection Fund	$32,000 (3.7%)
Storm Drainage Fund	$120,000 (4.0%)
Telecommunications Fund	$1,500 (5.0%)

These transfers are of funds which are not classified as an allocation of costs between funds. These amounts will not be repaid.

A public hearing will be held on Monday, June 15, at 5:15 pm in the City Council Chambers located at 100 N State St, Lindon, Utah. The public hearing will be to discuss the proposed transfers in the Fiscal Year 2026-2027 Budget.

Why does Lindon transfer these funds?

- These transfers offset administrative costs and overhead of operating the enterprise funds, as well as supplementing city services, such as fire, police, street maintenance, parks & recreation, and other city functions.
- Similar transfers have been made annually from the enterprise funds to the General Fund in order to help maintain low property taxes in Lindon.
- If utility services were provided by private utility vendors, those vendors would pay property taxes as well as dividends to their owners. Because Lindon taxpayers are the investor-owners, these “dividends” are used in the General Fund to offset what otherwise could be a significant increase in property tax rates or fees.

Thank you for your support and involvement as a customer of Lindon City’s utilities.

LINDON

10. **Public Hearing: FY2027 Compensation Programs.** Per Utah Code 10-3-818, the city is required to hold a separate public hearing from the budget hearings if the budget includes a compensation increase for any executive municipal officer. The City will present the total compensation plan for all employees and elected officials proposed to be included in the FY2027 budget. No motions will be made as this hearing is to only receive and consider public comment on this matter.

    No motion required for this item.

11. **Utah Retirement Systems (URS) contribution pick-up agreement; Resolution #2026-15-R.** The City Council will consider formal action to "pick-up" the Public Safety Tier 2 Contributory Retirement System contributions required by URS.

    Sample Motion: I move to (approve, continue, deny) Resolution #2026-15-R (as presented or amended).

RESOLUTION NO. 2026-15-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, DECLARING THAT THE CITY WILL PICK UP AND PAY A PORTION OF THE REQUIRED EMPLOYEE RETIREMENT CONTRIBUTIONS FOR ALL CITY EMPLOYEES WHO ARE MEMBERS OF THE PUBLIC SAFETY AND FIREFIGHTER TIER II CONTRIBUTORY RETIREMENT SYSTEM, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lindon City employs some public safety personnel who are eligible for and participate as members in the Public Safety and Firefighter Tier II Contributory Retirement System administered by the Utah Retirement Systems; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, Lindon City desires to formally pick up a portion of the employee contributions required to be paid for all Lindon City employees participating in the Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, the Mayor and City Council are duly authorized to take this formal action on behalf of Lindon City as a participating employer with the Utah Retirement Systems.

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

SECTION I.

1. That beginning July 1, 2026, Lindon City shall pick up and pay required employee contributions for all Lindon City employees who are members of the Public Safety and Firefighter Tier II Contributory Retirement System, subject to a maximum of 5.89% of compensation for each employee; and
2. That the picked up contributions paid by the employer, even though designated as employee contributions for state law purposes, are being paid by Lindon City in lieu of the required employee contributions; and
3. That the picked up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal Revenue Code; and
4. That the picked up contributions are a supplement and not a salary reduction to the Lindon City employees who are eligible for and participating members in the Public Safety and Firefighter Tier II Contributory Retirement System; and
5. That from and after the date of this pick up, a Lindon City employee may not have a cash or deferred election right with respect to the designated employee contributions, including that the employees may not be permitted to opt out of the pick up and may not be entitled

to any option of choosing to receive the contributed amount directly instead of having them paid by the state on behalf of its employees to the Utah Retirement Systems.

SECTION II.

This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Lindon City Council on this 15th day of June, 2026.

_____

Carolyn O. Lundberg, Mayor

ATTEST:

_____

Britni Laidler, City Recorder

SEAL:

Utah Retirement Systems
PO Box 1590
Salt Lake City, UT 84110-1590
801-366-7318 | 800-753-7318
www.urs.org

Employer Election To Pick-up Member Contributions

Instructions:
1. This form is designed to notify Utah Retirement Systems (URS) of an Employer's formal election to pick-up retirement contributions.
2. This form and accompanying documentation must be returned to URS for processing.
3. A separate Election must be indicated and submitted for each URS system for which the Employer is electing to pick-up Employee contributions, whether on a single form or multiple submitted forms.
4. For information regarding employer pick-up contributions, please refer to Internal Revenue Code Section 414, and IRS Revenue Ruling 2006-43. If you would like to update the *Employer Election to Pick-Up Member Contributions* form on file for your employees, please input the total amount you are electing to pick-up. By submitting this information, it will amend your previous election, and it cannot be less than the previous pick-up amount.
5. An Employer should consult its legal, financial, and tax advisors if it has any questions concerning the consequences of member contribution pick-ups and submitting this form.

SECTION A » EMPLOYER INFORMATION

Employer Name	Employer Number	Date
Lindon City	397	6/15/2026

Desired Effective Date: __07/01/2026_____ (The effective date must be after the date that the pick-up election was formally adopted as provided in the attached documentation.)

SECTION B » PICKUP AMOUNT(S)

The above-named Employer certifies that it has taken formal action to provide that the contributions on behalf of its covered employees in the following URS System, although designated as employee contributions, will be paid by the employer in lieu of employee contributions. (Please check the box and fill in the portion of employee contributions picked-up for each affected system below).

Attach written documentation to this form that provides evidence that the Employer formally elected to prospectively pick-up specified employee contributions. (For example, ordinance, resolution, governing body meeting minutes, etc.)

☐ Tier 1 Firefighters' Retirement System, with a pick-up election of _____% of salary that will be paid by the Employer in lieu of employee contributions. *This election only available to employers initially entering participation with URS in the Firefighters' Retirement System.*

☒ Tier 2 Public Safety and Firefighter Contributory Retirement System, with a pick-up election of __5.98__% of salary that will be paid by the Employer in lieu of employee contributions for members serving as a **Public Safety Officer**.

☐ Tier 2 Public Safety and Firefighter Contributory Retirement System, with a pick-up election of _____% of salary that will be paid by the Employer in lieu of employee contributions for members serving as a **Firefighter**.

SECTION C » CERTIFICATION AND SIGNATURE

I acknowledge and certify the following:

- I represent and have the authority to sign and submit this form on behalf of the participating employer;
- The Employer has taken all appropriate and necessary actions to make a formal Employer pick-up of employee contributions on behalf of its employees;
- The election to pay for the Employee contributions shall constitute an Employer pick-up of designated contributions pursuant to Internal Revenue Code Section 414(h);
- From and after the date of the pick-up election, an Employer may not: 1) have a cash or deferred election right with respect to the designated Employee contributions; 2) be permitted to opt out of the pick-up; or 3) have the option of choosing to receive or receiving the contributed amounts directly instead of having them paid by the Employer to the specified system/plan;
- In order for contributions to be considered paid by the employer, and therefore not subject to Social Security and Medicare tax (FICA), the Employer contributions: 1) Must be mandatory for all Employees covered by the retirement system; and 2) Must be a salary supplement and not a salary reduction – in other words, the Employer must not reduce Employee salary to offset the amount designated as Employee contributions;
- Future modifications to this Employer election may be disallowed or limited;
- The election authorized to be taken by the foregoing is not contrary to any governing provisions of the Employer;
- I understand that URS is not providing the Employer legal, financial, or tax advice relating to making a "pick-up" election or submitting this form; and
- The information provided on this form and attached documentation is correct and can be relied upon by URS.
- I agree that the Employer will indemnify URS from and against any claims or other liability including attorney fees based upon the Employer's failure to comply with pick-up election requirements.

Printed Name of Employer Representative (Binding Official)	Signature of Binding Official	Title
Carolyn O. Lundberg		Mayor

12. **Public Hearing: Fiscal Year 2027 (FY2027) Final Budget Adoption; Amend FY2026 Budget; Ordinance #2026-11-O.** The City will present the final Lindon City Budget documents for fiscal year 2026-2027 (FY2027) beginning July 1, 2026. The tentative budget for FY2027 was approved in a public hearing on March 16, 2026. The City Council also held a public hearing on May 18, 2026 where the proposed budget was adopted and budget issues were discussed in detail. The City Council will review and adopt the amended budget for FY2026, will review and adopt the final budget for FY2027, will review and adopt the agreement for services between the City and the Lindon City RDA, will set the Certified Tax Rate, and review and adopt the city-wide fee schedule and compensation programs. The Council will also review the Fraud Risk Assessment as required by the State Auditor.

Sample Motion: I move to (approve, continue, deny) Ordinance 2026-11-O (as presented or amended).

ORDINANCE 2026-11-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR 2026-2027 (FY2027), AMENDING THE BUDGET FOR THE 2025-2026 FISCAL YEAR (FY2026), SETTING THE CERTIFIED TAX RATE, ADOPTING A FEE SCHEDULE, ADOPTING THE COMPENSATION PROGRAMS, AND ENTERING INTO AN AGREEMENT WITH THE LINDON REDEVELOPMENT AGENCY.

WHEREAS, the Mayor and staff of Lindon City, Utah has, on March 16, 2026, presented to the City Council a Tentative Budget for FY2027; and

WHEREAS, the City Council adopted the Tentative Budget for FY2026 on March 16, 2026 and has reviewed and modified the Tentative Budget during a series of public work sessions and meetings and has developed a Proposed Budget for FY2027; and

WHEREAS, the City Council, on due public notice, held public hearings on May 18, 2026, and June 15, 2026 to receive input regarding the budget prior to adopting the final FY2027 budget and amending the FY2026 budget; and

WHEREAS, the City Council has considered the Lindon City budget as submitted and all information presented at the public hearings and has made all changes and amendments which the City Council desires to make; and

WHEREAS, the City Council desires to set a certified tax rate in accordance with Utah State Code Title 59-2 and as calculated and determined for Lindon City by the Utah County Assessor for FY2027; and

WHEREAS, the Citywide Fee Schedule, the Elected and Appointed Officials Compensation Program and the Employee Compensation Program have been established in accordance with the Council's desires and presented with the budget document; and

WHEREAS, the City Council will appropriate sufficient revenues to finance and balance this budget; and

WHEREAS, the City Council has also reviewed and approved the Fraud Risk Assessment as required by the State Auditor; and

WHEREAS, the Lindon City Redevelopment Agency ("Agency") desires to use certain services and facilities of Lindon City during FY2027, and Lindon City is willing to make the desired services and facilities available to the Agency; and

WHEREAS, Lindon City and the Agency have mutually agreed upon a dollar amount which represents the reasonable and fair value of the use of the services and facilities in question; now

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LINDON, UTAH AS FOLLOWS:

Section 1. The City Council hereby adopts the following for FY2027, effective July 1, 2027 which are attached hereto and incorporated herein by reference:

- The FY2027 Final Budget
- The FY2027 Citywide Fee Schedule establishing all fees and charges
- The FY2027 Elected and Appointed Officials Compensation and the Employee Compensation Programs

Section 2. The City Council hereby amends the FY2026 budget which is attached hereto and incorporated herein by reference.

Section 3. The Certified Tax Rate is hereby set at the rate of _____ as calculated and determined for Lindon City by the Utah County Assessor for FY2027.

Section 4. The City Council authorizes Lindon City to renew the contract for services as identified in the Agreement Concerning Redevelopment Agency Use of City Services and Facilities During Fiscal 2026-2027 ("Agreement") which is attached hereto as Exhibit A and incorporated herein by reference.

Section 5. The Mayor is authorized to execute the Agreement on behalf of Lindon City.

Section 6. A copy of the Lindon City Budget shall be available for review on the City website.

Section 7. This Ordinance shall take effect immediately upon passage.

Section 8. All other resolutions, ordinances and policies in conflict herewith, either in whole or in part, are hereby repealed and/or replaced.

PASSED and ADOPTED by the City Council of Lindon City, Utah this 15th day of June 2026.

_____
Carolyn O. Lundberg, Mayor

ATTEST:

_____
Britni Laidler, City Recorder

{Seal}

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

EXHIBIT A

AGREEMENT CONCERNING
LINDON CITY REDEVELOPMENT AGENCY USE OF
CITY SERVICES AND FACILITIES DURING FISCAL 2026-2027

WHEREAS, the Lindon City Redevelopment Agency ("Agency") desires to use certain services and facilities of Lindon City ("City") during fiscal year 2026-2027 (FY2027), and the City is willing to make the desired services and facilities available to the Agency; and

WHEREAS, the Agency and the City have mutually agreed upon a dollar amount which represents the reasonable and fair value of the use of the services and facilities in question;

NOW THEREFORE, in consideration of the mutual promises of the parties to this Agreement and of other good and valuable consideration, City and Agency hereby agree as follows:

1. The Agency shall be entitled to utilize the time of City personnel, City facilities, City equipment and supplies, and such other resources of the City as the Agency from time to time may require in furtherance of Agency objectives and functions.

2. The Agency and the City have reviewed and anticipated the needs of the Agency, approved the Agency's budget for FY2027 and have concluded that the reasonable and fair value of the services, facilities and supplies the Agency will use during FY2027 is $30,100. The City hereby agrees to accept this amount as compensation for the services, facilities and supplies in question and the Agency hereby agrees to pay this amount for said services, facilities, and supplies.

DATED this 15th day of June, 2026.

LINDON CITY, UTAH	LINDON REDEVELOPMENT AGENCY
_____	_____
Carolyn O. Lundberg, Mayor	Carolyn O. Lundberg, RDA Board Chair
ATTEST:	ATTEST:
_____	_____
Britni Laidler, City Recorder	Adam M. Cowie, Executive Secretary

OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking "Yes" on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked "Yes" and enter the total on the "Total Points Earned" line.
- Based on the points earned, circle/highlight the risk level on the "Risk Level" line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 325 /395 *Risk Level: Very Low > 355 | Low 316-355 | Moderate 276-315 | High 200-275 | Very High < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	0	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	0	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	0	20
9. Does the entity have a formal audit committee?	0	20

*Entity Name: Lindon City

*Completed for Fiscal Year Ending: 06/30/2026 *Completion Date: 06/01/26

*CAO Name: Adam Cowie *CFO Name: Kristen Aaron

*CAO Signature: *CFO Signature:

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered "Yes" or "No" with mitigating controls ("MC") in place, or "N/A," the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered "Yes." 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered "No," and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity's governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity's place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

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

Sample Motion: I move to recess the Lindon City Council meeting and convene as the Lindon City RDA.

See RDA Agenda

1. **RDA: Call to Order / Roll Call**
2. **RDA: Approval of Minutes —** The minutes of the regular Lindon City Redevelopment Agency meeting of May 18, 2026 will be reviewed.

Notice of Meeting of the *Lindon City Redevelopment Agency (RDA)*

The Lindon City Redevelopment Agency will hold a meeting at 5:15 pm, or as soon thereafter as possible, on **Monday, June 15, 2026** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:

Conducting: Carolyn Lundberg, Chair

1. **Call to Order / Roll Call**

2. **Approval of Minutes —** The minutes of the regular Lindon City Redevelopment Agency meeting of May 18, 2026 will be reviewed.

3. **Public Hearing: FY2027 Final Budget; Resolution #2026-7-RDA**. The RDA Board of Directors will receive public comment on the final Lindon City Redevelopment Agency (RDA) budget for Fiscal Year (FY) 2027. The tentative RDA budget for FY2027 was adopted after holding a public hearing on March 16, 2026. A public hearing was held on May 18, 2026 where the proposed budget was adopted and issues were discussed in detail. The Board of Directors will act to approve the final budget for FY2027, amend the budget for FY2026, and approve an agreement for services between the RDA and Lindon City for administrative services.

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: **June 11, 2026**; **Time: 4:00 p.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

The Lindon City Redevelopment Agency held a meeting on **Monday, May 18, 2026** beginning at approximately 6:18 pm in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

Conducting: Steve Stewart, Boardmember

PRESENT	**ABSENT**
Steve Stewart, Boardmember	Carolyn Lundberg, Chairman
Van Broderick, Boardmember	Cole Hooley, Boardmember
Jake Hoyt, Boardmember	
Steve Stewart, Boardmember	
Lincoln Jacobs, Boardmember	
Brian Haws, City Attorney	
Kristen Aaron, Finance Director	
Adam Cowie, Executive Secretary	
Britni Laidler, Recorder	

COUNCILMEMBER BRODERICK MOVED TO RECESS THE MEETING OF THE LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON CITY REDEVELOPMENT AGENCY AT 6:12 P.M. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

1. **Call to Order/Roll Call**

Boardmember Broderick	Aye
Boardmember Jacobs	Aye
Boardmember Hoyt	Aye
Boardmember Stewart	Aye

2. **Review of Minutes** – The minutes of the RDA meeting of May 4, 2026 were reviewed.

BOARDMEMBER JACOBS MOVED TO APPROVE THE MINUTES OF THE LINDON CITY RDA MEETING OF MARCH 4, 2026 AS PRESENTED. BOARDMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

BOARDMEMBER STEWART	AYE
BOARDMEMBER BRODERICK	AYE
BOARDMEMBER JACOBS	AYE
BOARDMEMBER HOYT	AYE

THE MOTION CARRIED UNANIMOUSLY.

CURRENT BUSINESS –

3. **Public Hearing: Adoption of FY2026-27 Proposed Budget;** Resolution #2026-6-RDA

BOARDMEMBER BRODERICK MOVED TO OPEN THE PUBLIC HEARING. BOARDMEMBER HOYT SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Finance Director, Kristen Aaron, presented the proposed RDA budget, noting that three of the five RDA districts are now inactive and carry no proposed budget, while the two active districts and their associated affordable housing funds are reflected in the proposed figures. Administrator Cowie noted that while a proposed budget hearing is not required by state law, it is a practice Lindon has maintained to provide the public additional transparency prior to final budget adoption scheduled for June 15.

Boardmember Stewart called for any public comments. Hearing none he called for a motion to close the public hearing.

BOARDMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING. BOARDMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Boardmember Stewart called for any further comments or discussion from the board. Hearing no further comments, he called for a motion.

BOARDMEMBER HOYT MOVED TO APPROVE RESOLUTION #2026-6-RDA AS PRESENTED BOARDMEMBER BRODERICK SECONDED. THE VOTE WAS RECORDED AS FOLLOWS:

BOARDMEMBER STEWART	AYE
BOARDMEMBER BRODERICK	AYE
BOARDMEMBER JACOBS	AYE
BOARDMEMBER HOYT	AYE

THE MOTION CARRIED UNANIMOUSLY.

ADJOURN -

BOARDMEMBER HOYT MOVED TO ADJOURN THE MEETING OF THE LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON CITY COUNCIL AT 6:16 P.M. BOARDMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – xxxxx xx , 2026

_____

Adam Cowie, Executive Secretary

_____

Carolyn O. Lundberg,
Chairman

3. **RDA - Public Hearing: FY2027 Final Budget; Resolution #2026-7-RDA.** The RDA Board of Directors will receive public comment on the final Lindon City Redevelopment Agency (RDA) budget for Fiscal Year (FY) 2027. The tentative RDA budget for FY2027 was adopted after holding a public hearing on March 16, 2026. A public hearing was held on May 18, 2026 where the proposed budget was adopted and issues were discussed in detail. The Board of Directors will act to approve the final budget for FY2027, amend the budget for FY2026, and approve an agreement for services between the RDA and Lindon City for administrative services.

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

(*To close the RDA meeting*)

Sample motion: I move to adjourn the RDA meeting and reconvene the City Council meeting.

LINDON CITY REDEVELOPMENT AGENCY RESOLUTION 2026-7-RDA

A RESOLUTION OF THE LINDON CITY REDEVELOPMENT AGENCY AMENDING THE 2025-2026 FISCAL YEAR (FY2026) BUDGET, APPROVING AND ADOPTING A BUDGET FOR THE 2026-2027 FISCAL YEAR (FY2027) AND ENTERING INTO AN AGREEMENT WITH LINDON CITY TO PAY FOR THE USE OF VARIOUS SERVICES, FACILITIES AND SUPPLIES OF LINDON CITY WHICH WILL BE USED BY THE AGENCY DURING FY2027.

WHEREAS, Utah State Code Title 17C, requires the Lindon City Redevelopment Agency ("Agency") to prepare and adopt an annual budget for each fiscal year, which fiscal year is to be the same as the fiscal year of Lindon City, and to hold a public hearing on the budget after publishing notice of the hearing, and to make the proposed budget available for public inspection at least three days before the day of the commencement of the public hearing; and

WHEREAS, the Agency may amend the budget following the same procedures used to adopt the annual budget; and

WHEREAS, the Agency has prepared the amended budget for FY2026 which is attached hereto and incorporated herein; and

WHEREAS, the Agency has prepared the final budget for FY2027 which is attached hereto and incorporated herein; and

WHEREAS, the Agency has given due notice as required by statute and has held a public meeting on March 16, 2026 to adopt the FY2027 Tentative Budget and held a public hearing on May 18, 2026 to receive public comment and adopt the FY2027 Proposed Budget, and held a public hearing on June 15, 2026 on the amended FY2026 budget and adopt the final FY2027 budget; and

WHEREAS, the Agency desires to use certain services and facilities of Lindon City ("City") during FY2027 and the City is willing to make the desired services and facilities available to the Agency; and

WHEREAS, the Agency and the City have mutually agreed upon a dollar amount which represents the reasonable and fair value for the use of the services and facilities in question; now

THEREFORE, BE IT RESOLVED BY THE LINDON CITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby amends and adopts the FY2026 budget which is attached hereto and incorporated herein.

Section 2. The Agency hereby adopts the annual budget for FY2027 which is attached hereto and incorporated herein.

Section 3. In order to fulfill the Agency's obligations under Utah State Code Title 17C, the Chair and/or Executive Secretary is hereby authorized and directed to file a copy of

the budgets as required, with the county/state auditor, the State Tax Commission and each property taxing entity affected by the distribution of property taxes. This shall be done within thirty days after adoption of the Budget.

Section 4. The Agency is hereby authorized to enter into a contract agreement concerning Redevelopment Agency Use of City Services and Facilities during FY2027 ("Agreement") which is attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The Chair of the Agency is authorized to execute the Agreement on behalf of the Agency.

Section 6. This Resolution shall be effective as of the date of adoption.

PASSED and ADOPTED by the Board of the Lindon City Redevelopment Agency this 15th day of June, 2026.

_____
Carolyn O. Lundberg, RDA Board Chair

ATTEST:

_____
Adam M. Cowie, Executive Secretary

{Seal}

BOARD MEMBERS VOTING "AYE"	BOARD MEMBERS VOTING "NAY"

EXHIBIT A

AGREEMENT CONCERNING
LINDON CITY REDEVELOPMENT AGENCY USE OF
CITY SERVICES AND FACILITIES DURING FISCAL 2026-2027

WHEREAS, the Lindon City Redevelopment Agency ("Agency") desires to use certain services and facilities of Lindon City ("City") during fiscal year 2026-2027 (FY2027), and the City is willing to make the desired services and facilities available to the Agency; and

WHEREAS, the Agency and the City have mutually agreed upon a dollar amount which represents the reasonable and fair value of the use of the services and facilities in question;

NOW THEREFORE, in consideration of the mutual promises of the parties to this Agreement and of other good and valuable consideration, City and Agency hereby agree as follows:

1. The Agency shall be entitled to utilize the time of City personnel, City facilities, City equipment and supplies, and such other resources of the City as the Agency from time to time may require in furtherance of Agency objectives and functions.

2. The Agency and the City have reviewed and anticipated the needs of the Agency, approved the Agency's budget for FY2027 and have concluded that the reasonable and fair value of the services, facilities and supplies the Agency will use during FY2027 is $30,100. The City hereby agrees to accept this amount as compensation for the services, facilities and supplies in question and the Agency hereby agrees to pay this amount for said services, facilities, and supplies.

DATED this 15th day of June, 2026.

LINDON CITY, UTAH	LINDON REDEVELOPMENT AGENCY
_____	_____
Carolyn O. Lundberg, Mayor	Carolyn O. Lundberg, RDA Board Chair
ATTEST:	ATTEST:
_____	_____
Britni Laidler, City Recorder	Adam M. Cowie, Executive Secretary

14. 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