The Lindon City Council regularly scheduled meeting on **Monday, June 15, 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:	Cole Hooley, Councilmember
Pledge of Allegiance:	Melissa Care

PRESENT
Carolyn Lundberg, Mayor
Cole Hooley, Councilmember
Lincoln Jacobs, Councilmember
Jake Hoyt, Councilmember
Van Broderick, Councilmember
Steve Stewart, Councilmember
Michael Florence, Community Development Director
Kristen Aaron, Finance Director
Adam Cowie, City Administrator
Britni Laidler, City Recorder

EXCUSED
Brian Haws, City Attorney

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

2. **Presentations and Announcements:**

   a) Mayor Lundberg welcomed and introduced the 2026 Lindon Jr. Rodeo Royalty, including Melissa Care (2nd Attendant) and Hazely Bear (1st Attendant). Both attendants introduced themselves and expressed their enthusiasm for representing Lindon throughout the year at parades and community events. The royalty presented the Council with treats and a card in appreciation of the City's support.

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

4. **COUNCIL REPORTS:**

Councilmember Jacobs – Councilmember Jacobs shared his experience attending the City's summer pool kickoff event, expressing appreciation for the community atmosphere and commending Parks and Recreation Director Bateman for the event's success. Councilmember Jacobs also reported on a joint meeting held with Orem City Council, noting it was a productive discussion and expressing gratitude for the growing partnership between the two cities. He also noted that North Point Solid Waste would be holding its budget approval meeting the following Monday, which would include a proposed fee increase, and that it was open to the public.

Councilmember Hoyt – Councilmember Hoyt reported that Little League participants had returned to playing at the City Center fields and that parents had responded positively. He also provided an update from Chief Brower regarding proactive enforcement efforts related to e-motorcycles and e-scooters. He then invited Chief Brower up to give more information regarding the ne Legislative changes. Chief Brower addressed the Council regarding recent Utah legislative changes governing e-motorcycles. Under the new laws, riders must be at least 16 years old, hold a motorcycle endorsement, and have their vehicle licensed, registered, and insured. Law enforcement now has the ability to seize non-compliant vehicles, contact parents, and use those interactions as education opportunities. Chief Brower noted that the most frequent violations involve children aged 10–15 exceeding speed limits, particularly on the Murdoch Trail. He encouraged residents to report violations and urged parents to keep these vehicles on private property.

Councilmember Broderick – Councilmember Broderick echoed appreciation for the Orem joint meeting and the spirit of partnership it reflected. He reported that pickleball court lights that had been reported as broken were repaired within two days and used the occasion to remind residents that they can report concerns directly through the City's website. He also noted that the new cemetery grass was taking root well and that a first mowing was expected by Friday. Councilmember Broderick concluded by encouraging residents to water wisely given ongoing drought conditions.

Councilmember Stewart – Councilmember Stewart reported that the Youth Council held its opening kickoff, training, and team-building activity on June 6th, which saw strong attendance. He noted that Jamie Jensen presented the Lindon Cares program to the group and that the Youth Council was beginning to plan summer activities in anticipation of Lindon Days.

Councilmember Hooley – Councilmember Hooley reported that all committees are going well and had nothing to update on at this time.

Mayor Lundberg – Mayor Lundberg noted that the City had posted information regarding e-motorcycle laws on its social media channels on May 28th. She also raised the topic of the America 250 celebration and the upcoming Strawberry Days parade in neighboring Pleasant Grove, briefly discussing the possibility of Council members riding horses in the Lindon Days parade.

5. **Administrator's Report**
   - July Newsletter: Van Broderick
   - Next Council meetings: July 6th, Aug 17th, September 8th (Tuesday)
   - Lindon Days: August 1st - 8th https://www.lindon.gov/314/Lindon-Days

- Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of June 1, 2026.

COUNCILMEMBER JACOBS MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 1, 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) *There are no consent agenda items for this meeting*

CURRENT BUSINESS

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.

Community Development Director, Michael Florence, presented the proposed amendment to Ordinance §17.32.090. He explained that the amendment was prompted by a pending subdivision request in which a property owner wished to divide a commercially zoned parcel down the middle to facilitate a new building. The current ordinance prohibits the creation of any lot of five acres or less that is more than three times as long as it is wide, which would have rendered the resulting lots non-compliant.

Director Florence noted that upon reviewing the purpose of the existing code and examining comparable ordinances from other cities, staff concluded that the more meaningful standard is whether a lot is actually buildable — that is, whether it can accommodate required parking, landscaping, fire turnarounds, setbacks, and similar functional requirements — rather than whether it meets a prescribed length-to-width ratio. He stated that the proposed amendment replaces the three-to-one ratio requirement with a buildable area standard.

Discussion ensued regarding the enforceability of language referencing "practical and functional" lots. Councilmember Hooley expressed concern about staff's ability to legally defend a denial if an applicant argued their proposed lot met that standard. Director Florence and Administrator Cowie agreed that removing the first sentence of the proposed new language — which introduced the "practical and functional" concept — and relying on the more specific criteria prohibiting narrow extensions and irregular configurations would address that concern. The Council concurred with this approach.

Councilmember Hooley also inquired about the potential impact of this amendment on flag lots, particularly in light of the flag lot ordinance changes adopted approximately one year prior. Director Florence clarified that flag lots have a separate code section that already exempts them from the three-to-one ratio requirement, meaning this amendment would not meaningfully expand the circumstances under which flag lots could be created.

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

COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE #2026-12-O AS PRESENTED WITH THE CHANGES DISCUSSED DURING THE PRESENTATION. 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.

9. **Public Hearing: FY2027 Transfer of Enterprise Funds to the General Fund.** The City Council will accept public comments 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.

COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Administrator Cowie presented the proposed transfers of enterprise funds to the General Fund for FY2027, as required by state law. The proposed transfers are as follows: Water Fund $320,000; Sewer Fund $225,000; Solid Waste Collection Fund $32,000; Storm Water Drainage Fund $120,000; and Telecommunications Fund $1,500. He explained that these transfers are intended to recoup administrative costs and overhead associated with operating the enterprise funds and help offset city service costs without raising fees or property taxes.

Councilmember Hoyt raised the philosophical question of whether, in years with significant anticipated utility rate increases, the City might consider foregoing or reducing these transfers as a way to partially offset the impact on residents, particularly those on fixed incomes. Administrator Cowie acknowledged that Lindon had taken that approach in some prior years by either not making transfers or supplementing enterprise funds with general fund money. The Council agreed the matter of potentially adjusting transfers in future years is worth considering as a strategy, but took no action beyond the discussion.

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

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she moved on to the next agenda item.

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.

COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Administrator Cowie presented the FY2027 compensation plan, as required by Utah Code 10-3-818, which mandates a separate public hearing when the budget includes compensation increases for executive municipal officers. He noted that Lindon applies the same percentage increases uniformly across all employee classifications.

Key highlights of the compensation plan included: a 2.4% cost-of-living adjustment (COLA) effective July 4th; merit increases tied to December evaluations, effective January 2nd, with a 2.6% step differential resulting in a combined potential increase of approximately 5%; and a market adjustment study resulting in 12 positions being moved to higher pay ranges.

Administrator Cowie explained the City's methodology for conducting market comparisons, noting that the pay scale's midpoint — set at Step 5 — is used as the benchmark against comparable positions in similarly sized entities across the state. Health insurance premiums reflected a combined 5% increase for dental and medical coverage.

Councilmember Jacobs noted that his experience serving on the transfer station board, where he has compared compensation with representatives from other cities, gave him confidence that Lindon's pay scales are appropriate and competitive.

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

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she moved on to the next agenda item.

11. **Utah Retirement Systems (URS) contribution pick-up agreement; Resolution #2026-21-R*.** The City Council will consider formal action to “pick-up” the Public Safety Tier 2 Contributory Retirement System contributions required by URS**.**

**Due to a clerical error the agenda, presentation and motion had the incorrect resolution listed (Resolution 2026-15-R). It has been adjusted in these minutes to reflect the correct resolution (Resolution 2026-21-R).*

Administrator Cowie presented Resolution #2026-21-R authorizing the City to "pick up" the Public Safety Tier 2 Contributory Retirement System contributions required by the Utah Retirement Systems (URS). He explained that this applies solely to Lindon's police department. The pickup is necessary because URS actuarial tables did not account for the pace of wage growth experienced over the past decade, requiring higher contribution levels from Tier 2 employees. Many comparable entities have adopted similar pickups to avoid losing public safety officers to agencies with more favorable retirement terms.

Administrator Cowie noted that, due to the City's aging workforce transitioning from Tier 1 to Tier 2, the net effect of all retirement contribution changes actually results in a decrease of approximately $33,000 in the City's overall retirement fund obligations. Finance Director Aaron confirmed this, noting that URS decreased employer contributions for both tiers, while the employee-side increase is comparatively modest. Chief Brower affirmed the importance of the pickup for the department's younger officers.

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

COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2026-21-R AS PRESENTED. COUNCILMEMBER HOOLEY 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.

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.

COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Finance Director, Kristen Aaron, presented the combined FY2026 Budget Amendment and FY2027 Final Budget, all of which are encompassed within Ordinance #2026-11-O, as follows:

- <u>FY2026 Budget Amendment:</u> Director Aaron highlighted the primary changes to the current year budget, including a $250,000 increase in the transfer to the

Facilities Fund for future land or property purchases, and the acceleration of $200,000 of the recreation fund transfer from FY2027 into the current fiscal year to manage the General Fund balance below its maximum threshold. Administrator Cowie clarified that the combined effect of these transfers would result in a total of $750,000 reserved in the Facilities Fund for a potential future land purchase, including $500,000 already budgeted in FY2027.

- FY2027 Fee Schedule: Director Aaron reviewed proposed fee schedule changes. The certified property tax rate reflects a minor adjustment of 0.0001%, which is designed to be revenue neutral as it accounts for changes in property valuations. Notable utility rate changes include a 5% increase to recycling (approximately $0.26/month), a 4% increase to secondary water meters in the Anderson Farms area, and no proposed increase to the sewer utility rate at this time, with a rate study still underway.

- Park Tax Allocation: Director Aaron proposed adjusting the park tax allocation for FY2027, increasing the facility maintenance allocation from 32% to 40%, decreasing the Community Center improvements allocation from 10% to 5%, and decreasing the miscellaneous allocation from 18% to 15%, with the aquatic center and parks and trails percentages remaining unchanged.

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- FY2027 Budget Overview: The total FY2027 budget reflects $37,000,000 in expenditures net of fund balance activity and transfers. Key operational highlights included: the establishment of a new IT accounting department for better cost tracking; a 10% increase in insurance premiums through the City's trust; increased fire, EMS, and dispatch costs; $980,000 budgeted for road maintenance operations; and the ongoing sewer costs to Orem as an operating expense. Capital improvements include approximately $4,700,000 in water fund projects related to the new well and system improvements, $2,000,000 in storm water main ditch channel work, a $450,000 street sweeper (with financing options to be evaluated), a $1,000,000 road fund for construction, and a shade structure at Pheasantbrook Park funded through park impact fees.

Councilmember Hooley raised the topic of road bonding, suggesting that the Council consider, at a future budget kickoff, what indicators should trigger bonding for more aggressive road repair work, given that several significant road projects continue to be deferred. Public Works Director, Juan Garrido, acknowledged the challenge, noting that projects such as Lakeview require concurrent sewer work, and that staff intends to revisit bonding options once current major obligations — including the new well and the Orem sewer agreement — are further along.

Director Aaron also presented the annual Fraud Risk Assessment as required by the State Auditor's office. The City scored in the low potential risk category, with efforts underway in the coming fiscal year to implement an internal audit committee and achieve a "very low" score.

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

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 #2026-11-O AS PRESENTED. 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.

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

COUNCILMEMBER HOYT MOVED TO RECESS THE LINDON CITY COUNCIL MEETING AND CONVENE AS THE LINDON CITY RDA. 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.

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE RDA MEETING AND RECONVENE THE CITY COUNCIL MEETING. 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.

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.

COUNCILMEMBER HOYT MOVED TO ENTER A CLOSED SESSION TO DISCUSS POTENTIAL PURCHASE OR SALE OF REAL PROPERTY. 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.

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 8:07 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – July 6, 2026

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor