

2 The Lindon City Council regularly scheduled meeting on **Monday, August 17, 2026, at**
3 **5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
4 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
9 Invocation: Van Broderick, Councilmember
10 Pledge of Allegiance: Richmond Wilde

12 **PRESENT**

13 Carolyn Lundberg, Mayor
14 Cole Hooley, Councilmember
15 Lincoln Jacobs, Councilmember
16 Jake Hoyt, Councilmember
17 Van Broderick, Councilmember
18 Michael Florence, Community Dev. Director
19 Noah Gordon, City Engineer
20 Kristen Aaron, Finance Director
21 Adam Cowie, City Administrator
22 Britni Laidler, City Recorder

EXCUSED

Steve Stewart, Councilmember
Brian Haws, City Attorney

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

26 2. **Presentations and Announcements:**

28 a) City Administrator, Adam Cowie, presented the employee recognition award
29 to Kevin Marrott, of the Water Division. Nominations submitted by coworkers
30 praised Mr. Marrott for his consistently positive attitude, his ability to
31 motivate those around him, and his genuine care for others. A particularly
32 notable incident was highlighted in which Mr. Marrott, while driving, stopped
33 to help a child whose bicycle chain had fallen off—an act of community
34 kindness observed independently by two coworkers. Mr. Marrott received a
\$50 gift certificate along with recognition from the Council.

36 b) Mayor Lundberg and Councilmember Hooley, who serves as the Council
37 liaison to Lindon Cares, presented youth recognition awards to Abby Bowen
38 and Wes Carter. Councilmember Hooley read the nomination for Abby
39 Bowen, a senior at Timpanogos High School, describing her as consistently
40 friendly, humble, and first to volunteer when someone needs assistance,
41 particularly those with special needs. Her enthusiasm and genuine care were
42 highlighted as qualities that those around her find contagious and inspiring.

44

Mayor Lundberg recognized Wes Carter, a recently graduated member of the

Lindon City Youth Council now entering BYU. She noted his natural leadership, unmatched energy, and significant contributions to youth council activities and service projects. Highlights included being part of only six youth councils selected for mock policy debates at the Capitol, winning their debate round, serving as the Timpanogos High marching band leader, playing three instruments, and being promoted to manager at Pizza Pie Café at age 17.

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

4. COUNCIL REPORTS:

Councilmember Jacobs – Councilmember Jacobs reported on behalf of Parks and Recreation, commending the department for their work during Lindon Days and noting widespread positive feedback from residents. He shared program numbers provided by Parks Director Heath, including 200 participants in flag football and 434 in fall soccer, both beginning that week. Street hockey was announced as a new offering with open registration, along with 12 recreation classes and programs for the fall. Councilmember Jacob also commended parks staff for maintaining most locations on a two-day-per-week watering schedule while keeping the parks in good condition. He noted the next Parks and Rec special event is a picnic in the park on Saturday, September 12th featuring the Bluegrass Thunder Band and free dessert at City Center. He also attended the Public Works engineering meeting in the Mayor's absence and noted that two items from that meeting appeared on the evening's agenda.

Councilmember Hoyt – Councilmember Hoyt reported that the Police Department provided significant support during Lindon Days and will be emphasizing enforcement in school zones as school resumes. He noted that preparations are underway for a 9/11 emergency drill with block captains. He also passed along a resident concern about the appearance of Creekside Park following channel widening work.

Public Works, Director Juan Garrido, responded to the Creekside Park concern, explaining that significant soil disturbance had resulted in weed growth. The plan is to continue spraying weeds through the current season, apply pre-emergent granules, and then plant grasses and flowers in the spring. He also noted that water flow in the channel has been near zero this summer due to diversion by Cook Farms and Anderson Farms, and that significant runoff occurs only during major storms.

Councilmember Broderick – Councilmember Broderick reported that the State Street water leak is expected to be repaired by Wednesday, which aligns with the information he received from Public Works. He noted that traffic-calming measures, including cones, have been set up around the area to manage the disruption until the repair is completed. Councilmember Broderick also shared that he has received positive feedback from residents regarding the location and date of the Lindon Days car show. He mentioned that

2 many residents expressed happiness about the event taking place at its traditional spot
and time, feeling that it worked well despite some conflicting activities. However, he also
4 acknowledged hearing diverse opinions, with some residents preferring the previous
scheduling on Saturday.

6
8 **Councilmember Stewart** – *Councilmember Stewart was absent.*

10 **Councilmember Hooley** – Councilmember Hooley reported that the Arts Committee
continues to grow, with residents spontaneously expressing interest in participating. The
Tree Board welcomed a new member, is pursuing a grant application, and is planning fall
12 programming with tree plantings. The Historical Commission distributed historic
coloring pages at Lindon Days, redeemable for commemorative pins at the Community
14 Center. He also expressed appreciation for the Communities That Care (CTC) program
receiving another round of grant funding, noting it was particularly competitive this
16 cycle, and suggested that staff schedule a conversation to address some institutional
coordination issues between the CTC and other city departments.

18
20 **Mayor Lundberg** – Mayor Lundberg announced that Maeser will be holding a ribbon
cutting for a new Art Wing and auditorium and invited all Council members to attend.
She also noted that prior to the meeting, she and Councilmember Hoyt met with staff to
22 begin establishing an audit committee, with a charter to be brought before the Council at
a future meeting. Mayor Lundberg also reported that funding was recently approved for
24 the 400 West/State Street light connection project through the Thornton property,
describing it as a competitive win against numerous other cities. She also reported
26 attending a UDOT Commission Region 3 bus tour, during which she advocated for the
Lindon freeway additional slip ramp interchange project. She noted the project is
28 currently in Phase 1 of UDOT's process, with preliminary engineering and environmental
studies completed, and that securing funding remains the final step. Staff collaborated
30 with directors to prepare materials presented to the commission.

32 **5. Administrator's Report**

- September Newsletter: Chief Brower
- 34 • Next Council meetings: September 8th (Tuesday) & September 21st
- Misc. Items.

36
38 **6. Approval of Minutes** – The minutes of the regular City Council meeting of June
15, 2026 Joint Meeting with Orem City Council & July 6, 2026

40 COUNCILMEMBER JACOBS MOVED TO APPROVE THE MINUTES OF
THE REGULAR CITY COUNCIL MEETING OF JUNE 15, 2026 JOINT MEETING
42 WITH OREM CITY COUNCIL & JULY 6, 2026 AS PRESENTED.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION
44 CARRIED UNANIMOUSLY.

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

6 a) Interlocal Agreement w/Utah County, Communities That Care, FY's 27-
8 28 funding for Substance Misuse Prevention. Resolution #2026-24-R

10 b) Agreement w/Utah County, Communities That Care, FY27 funding for
various CTC programs.

12 c) Surplus Equipment Disposal; Resolution #2026-26-R

14 d) Tymco Street Sweeper purchase contract for \$412,750 (plus interest on a
16 4-year payment plan, financed through Tymco, for a total price of
\$450,701.96); Resolution #2026-28-R.

18 COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT
20 AGENDA ITEMS AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED
THE MOTION. THE MOTION CARRIED.

22 **CURRENT BUSINESS**

24 **8. Review & Action - Zone Amendment; Ordinance #2026-14-O** –North Pointe
26 Solid Waste Special Service District is requesting to amend the Lindon City
Zoning Map from Regional Commercial (RC), Light Industrial (LI), and Light
28 Industrial West Overlay (LI-W) to General Commercial. The Planning
Commission recommended approval.

30 Community Development Director, Michael Florence, presented the application
32 by North Point Solid Waste Special Service District to rezone approximately 40 acres
from Regional Commercial (RC), Light Industrial (LI), and Light Industrial West
34 Overlay (LI-W) to General Commercial (GC). He noted that the City's General Plan,
adopted several years ago, had already recommended this area be rezoned to General
36 Commercial. The property sits at the nexus of two major transportation corridors, the
future Lindon freeway partial interchange and the Vineyard Connector, making it well-
suited for retail and commercial uses.

38 North Point District Manager, Neil Swindermann, explained that the rezoning is
40 connected to the district's plans to sell the property to help fund improvements to their
existing transfer station facility, including a redesigned commercial entrance with
42 automated lanes. He noted that the district is also coordinating with UDOT, as a portion
of the south end of the property is used for truck access over UDOT right-of-way.
44

2 Councilmember Hoyt expressed strong support and encouraged staff to assess
whether adjacent properties in the corridor, particularly the triangle parcel near
4 doTERRA which might benefit from similar zone changes. Community Development
Director Florence confirmed he had already reached out to doTERRA's representative,
6 who indicated interest in observing this process before deciding on a reclassification
request for their parcel.

8
10 Councilmember Jacobs, who serves on the North Point board, confirmed that
board members are supportive of the rezoning.

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

14
16 COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE #2026-
14-O AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

18 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
20 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
22 THE MOTION CARRIED UNANIMOUSLY.

24 **9. Review & Action: Agreement with MS Properties, LLC (Martin Snow).** The
Council will review and consider an agreement between Lindon City and MS
26 Properties, LLC to settle disputed matters associated with road right-of-way along
Anderson Lane.

28
30 *Councilmember Hoyt Recused himself from this agenda item.*

32 Community Development Director Florence presented a settlement agreement
between Lindon City and MS Properties, LLC (Martin Snow), resolving a dispute over
the ownership and right-of-way of Anderson Lane. Under the agreement, Mr. Snow
34 agreed to transfer title to Anderson Lane to the city, provide storm water pipeline and
utility easements across his property, and use previously held bond funds to install curb
36 and gutter improvements along Anderson Lane. In return, the city agreed to amend the
associated development agreement and remove a road segment from the Transportation
38 Master Plan map.

40 Councilmember Hooley noted that he had previously voted against removing the
road from the master plan, but stated that given that decision had already been made, the
42 settlement agreement represented a sensible resolution and he would support it.

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

4
6 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE
SETTLEMENT AGREEMENT WITH MS PROPERTIES, LLC AS PRESENTED.
COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
8 RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

10 COUNCILMEMBER JACOBS AYE

COUNCILMEMBER HOOLEY AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **10. Amendment and Termination of Development Agreement -** Lindon City and
MS Industrial Properties; Ordinance #2026-13-O. MS Industrial Properties, LLC
16 is requesting approval of an ordinance amending and terminating the
Development Agreement between Lindon City and MS Industrial Properties,
18 LLC. The Planning Commission recommended approval.

20 *Councilmember Hoyt Recused himself from this agenda item*

22 Community Development Director, Michael Florence, noted that the original
development agreement with MS Industrial Properties was adopted by the Council in
24 2008 and subsequently recorded with Utah County; however, the agreement had never
been implemented due to the lack of development activity. The action before the City
26 Council at the current meeting was to formally amend and terminate that 2008
development agreement. This action aligns with the settlement reached and approved
28 under Item 9, which resolved the long-standing dispute between the city and Martin
Snow of MS Properties, LLC. Under the terms of the settlement, Mr. Snow agreed to
30 transfer title to Anderson Lane to Lindon City and provided storm water pipeline and
utility easements across his property to facilitate the city's access for future maintenance
32 purposes. In return, Lindon City committed to amend the development agreement, with
the stipulation to remove a particular road segment from the Transportation Master Plan
34 map. Director Florence assured the Council that all documents related to the agreement
had been thoroughly reviewed and executed by Mr. Snow and his legal counsel.

36
38 Mayor Lundberg called for any further discussion or comments from the council.
Hearing none she called for a motion.

40 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
2026-13-O AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE
42 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

44 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER STEWART AYE

2 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 **11. Public Hearing: FY2026-27 Fee Schedule Amendments, Sewer Treatment**
Plant Fees; Resolution #2026-25-R. The Council will review and consider
8 adoption of updated utility fees and a new sewer treatment facility fee required to
cover costs of Lindon's portion of upgrades to the Orem Water Reclamation
10 Facility.

12 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
HEARING. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE
14 MOTION CARRIED.

16 City Engineer Noah Gordon, with the assistance of Finance Director, Kristen
Aaron and Public Works Director, Juan Garrido, presented an extensive background on
18 the proposed sewer fee changes. This proposal was grounded in the context of recent
developments concerning the Orem Water Reclamation Facility (OWRF).

20
Initially, Orem City finalized a comprehensive Capital Facilities Plan for the
22 OWRF in December 2022, which was later incorporated into the Sewer Master Plan by
2025. The plan details extensive upgrades necessary for the OWRF, a facility originally
24 constructed in the 1950s. These planned upgrades are split into four phases over the next
20 years, with initial cost estimates in 2022 reaching \$160 million. Over time, and in
26 response to regulatory standards and inflationary pressures, projected costs for Phase 1
alone have escalated from \$58 million to nearly \$95.5 million, encompassing engineering
28 fees as well.

30 Lindon City already has a contractual obligation to cover 12.24% of the capital
costs associated with Phase 1 of the OWRF's rehabilitation and expansion. This
32 apportions approximately \$11.7 million to Lindon, a substantial commitment for the city.
Fortunately, in prior negotiations, Lindon City secured an advantageous financial
34 arrangement with Orem City. Orem agreed to a sharing plan whereby Lindon is permitted
to make payments towards Orem's bond, using resources set aside in Orem's reserve fund
36 associated with the Public Treasurer's Investment Fund (PTIF) interest rate. This
arrangement offers significant advantages over independent borrowing, making it a
38 financially favorable path forward for Lindon.

40 The necessity for Lindon City is to address this obligation with an efficiently
structured funding strategy. City Engineer Gordon put forth two key changes to ensure
42 financial obligations are met. Firstly, the introduction of a new "Sewer Treatment Facility
Fee," which will be transparently listed as a separate line item on utility bills. The
44 rationale is to base this fee on the size of the culinary water meter, employing equivalent
residential unit factors, and capping the fee at the cost associated with a 2-inch meter. For

2 a typical residential unit, notably having a standard 1-inch water meter, this translates to
4 an estimated fee of \$19.98 per month.

6 Secondly, City Engineer Gordon proposed a revision to the sewer base rate that
8 aligns with the above adjustments. The revision seeks to redistribute the existing base fee
10 across all connections, reflecting the same meter-size factors that are regularly applied in
12 calculating water rates and impact fees. In essence, this change involves a modest 3%
inflationary adjustment. The net effect on residential customers would generally be a
slight reduction in the base rate, while proportionately increasing charges for larger
commercial and institutional entities.

14 Upon opening for Council discussion, these proposals were examined in depth.
16 There was unified acknowledgement of the necessity and structure inherent in the new
18 sewer treatment facility fee. Councilmember Broderick stated that the minutes approved
earlier that evening from the Joint Meeting with Orem City Council explained this
situation in depth and wanted those minutes incorporated into this discussion. Those
minutes are as follows:

20 *Wastewater Treatment Facility Upgrades and Future Costs Discussion- Mr. Price*
22 *highlighted the deeply integrated utility partnership between the municipalities,*
24 *noting that Orem treats 100% of Lindon's wastewater flow. The plant processes*
approximately 9 million gallons of wastewater per day (MGD), with Lindon
contributing roughly 13% of that volume. After treatment, the high-quality
effluent flows through Powell Slough and terminates in Utah Lake.

26 *Director Price referenced a comprehensive engineering asset and facilities*
28 *evaluation initiated between 2020 and 2021 and finalized in 2022. The review*
30 *determined that critical investments are urgently required to mitigate failures*
32 *stemming from aging structural components, older assets that no longer satisfy*
modern building and safety codes, inadequate process performance regarding
permitted effluent limits, and strict requirements for the classification of land-
34 *applied biosolids. To combat these risks and satisfy state mandates regarding*
phosphorus removal, the cities previously completed a tertiary treatment and
water reuse plant.

36 *The facility upgrades are outlined in a comprehensive 20-year master plan*
38 *divided into four distinct phases. While the total plan was valued at \$160 million*
40 *in 2022, compounding inflationary pressures and the strategic re-prioritization of*
42 *specific projects have driven Phase one cost projections upward. Initially*
estimated at \$58 million, the first phase—spanning the next five years—is now
44 *projected to cost \$88.8 million in raw construction across 10 prioritized projects.*
Factoring in an additional \$6.6 million in engineering and design fees, the total
near-term funding requirement stands at \$95.4 million.

2 *When asked by Mayor McCandless how much of this capital expenditure is forced*
4 *by state and federal environmental mandates, Mr. Price estimated that*
6 *regulations account for 25% to 30% of the total, with the remainder driven by*
8 *natural lifecycle deterioration. Contractually, capital costs are split based on*
 long-term capacity rights negotiated 15 to 20 years ago. Orem is responsible for
 85.68% (\$81.8 million), Lindon holds a 12.24% share (\$11.7 million), and
 Vineyard covers the remaining 2.08% (nearly \$2 million).

10 *Because Orem does not hold \$80 million in liquid cash reserves, the city has been*
12 *incrementally raising sewer utility rates over the past three years to secure a fund*
14 *balance and prepare for upcoming debt service. To finance the \$95.4 million*
16 *Phase one pipeline—of which nearly half is already fully designed and ready for*
 construction— Orem will issue municipal bonds backed by its top-tier AAA utility
 fund bond rating, guaranteeing optimal market interest rates.

18 *For Lindon's \$11.7 million share, standard cash payment upfront is highly*
20 *unlikely given the large price tag. A separate, independent bond issue by Lindon*
22 *would be administratively inefficient. Consequently, Mr. Cowie and Mr. Garrido*
24 *are evaluating two collaborative financing avenues: 1) Joint Bonding: Lindon*
26 *joins Orem's high-rated municipal bond and makes structured annual debt service*
28 *payments to Orem, mimicking a successful 2012 plant expansion framework that*
 Lindon is still actively paying off via a state loan. 2) The "Bank of Orem"
 Framework: Lindon utilizes Orem's internal cash reserves to fund immediate
 capital expenses. Lindon would then reimburse Orem over time at a highly
 competitive interest rate pegged to the Public Treasurers' Investment Fund
 (PTIF). Mr. Cowie lauded this internal loan strategy as a remarkably generous
 and flexible option for Lindon.

30 *Mayor Lundberg raised crucial questions regarding whether this massive*
32 *financial investment accounts for the disparate, exponential residential growth*
34 *seen in neighboring communities like Vineyard compared to Lindon's fixed build-*
36 *out population ceiling of roughly 17,000 residents. Mr. Price clarified that the*
 Orem facility possesses a maximum hydraulic treatment capacity of 15 MGD,
 meaning the structural footprint and tank sizes are already properly scaled for
 eventual build-out conditions.

38 *The upcoming capital projects will primarily focus on re-outfitting and replacing*
40 *internal mechanical apparatuses within structures built in the 1980s, effectively*
42 *extending the operational life of the primary infrastructure by 50 or more years.*
44 *Furthermore, Mr. Price and Mr. Garrido clarified that Vineyard's exponential*
 growth does not threaten the plant's capacity; Orem only services a small
 southern segment of Vineyard from 400 South, while the remainder of Vineyard's
 wastewater is routed to the Timpanogos Special Service District. Under the long-
 term allocation agreement, Lindon owns exactly 1.6 MGD of the plant's total 15

2 *MGD capacity, a threshold expanded from 1.2 MGD years ago to fully absorb*
3 *Lindon's projected build-out growth.*

4
5 During the discussion, the secondary issue concerning an immediate restructuring
6 of the sewer base rate using meter-size-based methodology was met with more varied
7 points of view. The principal concern noted was the potentially significant financial
8 burden placed on users with large meters due to the fee cap. As proposed, entities such as
9 North Point Solid Waste, which uses a 6-inch connection, would see a substantial hike,
10 and a business with a 3-inch meter would experience a rise in annual cost from
11 approximately \$350 to \$3,250. Councilmember Hooley and Mayor Lundberg raised
12 objections regarding the fairness and defensibility of such large rate hikes for certain
13 users and queried if the city might face appeals. Councilmember Hoyt suggested
14 exploring the use of the general fund to partly counterbalance the new fee impact,
15 although it was recognized as impractical due to the specific nature of enterprise funds
16 and the evolving fiscal obligation trajectory.

17 City Administrator Cowie and City Engineer Gordon reviewed the city's existing
18 framework, which allows the Council to function as the Board of Equalization,
19 considering appeals on utility fees case-by-case. Yet, there remains a noted caution: if the
20 base rate restructure inadvertently triggers a wave of appeals, with exceptions granted,
21 the city could confront an unintended revenue shortfall without an immediate recovery
22 mechanism.

23
24 The staff advised caution, suggesting deferring the sewer base rate restructuring
25 for a future budget cycle. This would allow ample time for a thorough cost-of-service
26 analysis in collaboration with the utility consulting software provider, COSA. Such a
27 study is anticipated to yield finer grained insights into real costs pertinent to connection
28 types and designated use zones.

29
30 Ultimately, after considerable debate, the Council decided to proceed with
31 approving the fee schedule precisely as initially proposed by staff. This includes both the
32 newly introduced sewer treatment facility fee and the revised, meter-size-based sewer
33 base rate structure, maintaining a cap at the 2-inch rate as stipulated in Resolution #2026-
34 25-R. As a proactive step, to aid understanding and acceptance of the upcoming billing
35 changes, the Council also instructed staff to initiate a communication campaign. This is
36 likely to involve postcard notifications to utility customers detailing the reasoning and
37 necessity for the fee adjustments prior to the new rates appearing on September bills.
38

39
40 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
41 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION
42 CARRIED.

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

4
6 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION
#2026-25-R AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

8 COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

10 COUNCILMEMBER JACOBS AYE

COUNCILMEMBER HOOLEY AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **12. Review & Action: Bid Award for Well House construction.** The Council will
review and consider awarding the bid for the well house construction for Well #5
16 (by the cemetery) to Corrio Construction in the amount of \$2,147,230. This bid
award is contingent upon the City obtaining acceptable financing through a water
18 infrastructure bond.

20 City Administrator Cowie presented the results of the competitive bidding process
for the Well #5 well house construction. He noted that the project includes the well house
22 structure, all mechanical and piping components, and upsizing of water main lines
between Locust Avenue and 200 East to accommodate the high production capacity of
24 the new well. He stated that four bids were received, and Corrio Construction submitted
the lowest bid along with scoring the highest on the evaluation matrix. Public Works
26 Director Garrido confirmed that Corrio was selected not only on price but on the basis of
experience and references provided with the support of the city's consulting engineers.

28
The bid award amount is \$2,147,230 for the well house construction, with an
30 additional estimated \$865,000 for water main upsizing, for a total bonding request of
approximately \$3.1 million. This is significantly below the \$4.5 million originally
32 budgeted, based on a prior engineer's estimate, allowing the city to reduce its borrowing.
The city will pursue a water infrastructure bond, a process expected to take
34 approximately 90 days and requires public hearings. The city's most recent bond rating
was AA-.

36
38 Mayor Lundberg called for any further discussion or comments from the council.
Hearing none she called for a motion.

40 COUNCILMEMBER BRODERICK MOVED APPROVE AWARDED THE
BID FOR WELL HOUSE CONSTRUCTION FOR WELL #5 TO CORRIO
42 CONSTRUCTION AS PRESENTED. COUNCILMEMBER JACOBS SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

44 COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

2 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 **13. Review & Action: Lindon City Employee Policy Manual Updates; Resolution**
#2026-22-R. The Council will review and consider recommended changes to the
8 Lindon City Policies & Procedures Manual.

10 City Administrator Cowie presented the recommended updates to the Lindon City
Policies and Procedures Manual, highlighting the following significant changes:

- 12 • **Driver Qualification Program:** A new standard, recommended by the Utah
14 Local Governments Trust (the city's insurance carrier), establishing criteria for
employee eligibility to operate city vehicles based on driving record.
- 16 • **Vehicle and Driver Safety:** Updated language on safety practices, including
placement of warning cones around city vehicles.
- 18 • **Dash Camera Policy:** A new policy formalizing the installation of dash cameras
in city vehicles. The cameras capture front, cab, and rear views, providing liability
20 protection and improving driver accountability.
- 22 • **Return-to-Work Policy:** A new policy recommended by the city's insurance trust
to manage workers' compensation injuries and facilitate employee return to duty.
- 24 • **Purchase Authorization:** Updated language clarifying that the Mayor (or Mayor
Pro Tem in the Mayor's absence) is the designated approving authority for
purchase orders above certain thresholds, reflecting existing practice. Multi-level
26 approval requirements remain in place for purchases over \$3,500.
- 28 • **Meal and Per Diem Clarifications:** Minor language updates.
- 30 • **Training and Testing Policy:** A new policy formalizing the city's practice of
paying for required professional licensing exams; employees who do not pass are
responsible for subsequent attempts.
- 32 • **Protecting Children from Abuse:** A new section, recommended by
Councilmember Stewart based on his background in education, establishing
standards consistent with best practices for youth-serving organizations.
- 34 • **Employee Emergency Preparedness:** New language, recommended by
Emergency Manager Todd Christensen, encouraging employees to maintain a 72-
36 hour emergency kit at their workstations.

38 Councilmember Hooley asked about the take-home vehicle policy, suggesting it
may function partly as a retention benefit and inquiring whether it could be quantified as
40 part of the overall employee compensation package. City Administrator Cowie agreed to
look into whether that aspect could be documented.

42
44 Mayor Lundberg called for any further discussion or comments from the council.
Hearing none she called for a motion.

2 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2026-
22-R AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE
4 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

6 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER JACOBS AYE

8 COUNCILMEMBER HOOLEY AYE

THE MOTION CARRIED UNANIMOUSLY.

10
12 **14. Review & Action: Pay range adjustments recommendations for specific**
14 **positions.** The Council will review and consider recommendation & pay range
adjustments to the Recreation Superintendent position and Inspector / Blue Stakes
Tech.

16 City Administrator Cowie shared adjusted pay range recommendations for two
18 key positions. Alan Walker, who serves as the Recreation Manager, was recently offered
a position as a superintendent at the Clyde Recreation Center in Springville City. After a
thorough discussion with Parks Director Heath Bateman and the City Administrator
20 Cowie, Mr. Walker ultimately chose to remain with Lindon. He expressed a commitment
to fulfilling his goals at Lindon City, which include overseeing a variety of community
22 programs. In recognition of his expanded responsibilities and to ensure his compensation
remains competitive, the staff proposed a modification in his title to Recreation Manager.
24 This adjustment places him in Pay Range 22, Step 4—a salary bracket that is slightly
superior to the offer extended by Springville. Mayor Lundberg emphasized her strong
26 approval, noting that Mr. Walker is an invaluable asset to the city, highlighting his
irreplaceable contributions and commitment to community enhancement. She further
28 acknowledged his exceptional work ethic and the positive impact he has had on
recreational activities within the city.

30
32 For the second position, Kyle Jensen, who is currently employed as an
Inspector/Blue Stakes Technician, received an offer elsewhere to become a building
inspector. Despite the opportunity for a different role, Mr. Jensen opted to continue his
34 career with Lindon City, motivated by his dedication to the burgeoning GIS mapping and
inspection responsibilities he has taken on. City Engineer Noah Gordon, who directly
36 supervises Mr. Jensen, voiced robust support for a reclassification of his role, advocating
for a shift to Pay Range 17. This change reflects the broader spectrum of duties Mr.
38 Jensen is tackling and offers additional room for professional growth. The City Council's
unanimous decision on both pay range adjustments underscores the city's commitment to
40 retain and nurture skilled personnel who are integral to the city's operations and its
community services.

42
44 Mayor Lundberg called for any further discussion or comments from the council.
Hearing none she called for a motion.

2 COUNCILMEMBER HOOLEY MOVED TO APPROVE THE PAY RANGE
ADJUSTMENTS FOR SPECIFIC POSITIONS AS PRESENTED. COUNCILMEMBER
4 JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER HOYT AYE
6 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER JACOBS AYE
8 COUNCILMEMBER HOOLEY AYE
THE MOTION CARRIED UNANIMOUSLY.

10
12 **15. Closed Session** - The City Council will discuss potential purchase or sale of real
property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-
205(1)(c). This session is closed to the general public.

14
16 COUNCILMEMBER JACOBS MOVED TO ENTER A CLOSED SESSION TO
DISCUSS POTENTIAL PURCHASE OR SALE OF REAL PROPERTY AND
18 PENDING OR POSSIBLE LITIGATION PER UTAH CODE 52-4-205(1)(E) & 52-4-
205(1)(C). COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

20 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
22 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
24 THE MOTION CARRIED UNANIMOUSLY.

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

30 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
32 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
34 THE MOTION CARRIED UNANIMOUSLY.

36 **Adjourn** –

38 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 9:30 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
40 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42 Approved – September 8, 2026
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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor