



Lindon City Council Staff Report

Prepared by Lindon City
Administration

November 18, 2024

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **5:15pm on Monday, November 18, 2024** 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) Planning Department 2024 photo contest winners: Aimee Alsop, Luanne Olson & Kelly Johnson
- b) Comments / Announcements from Mayor and 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 November 4, 2024.

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

- a) Declaration of Surplus Equipment - Resolution #2024-32-R

8. Concept Review – Thornton Farm – 374 West Lakeview Road. The applicant has applied for a concept review to construct 47 small-lot single family homes on the Thornton farm property (Parcel ID: 14:068:0140). A Concept Review allows applicants to receive city council feedback and comments on proposed developments. No formal approvals or motions will be given, but general feedback is typically provided.

9. Public hearing: Fee schedule updates for Aquatic Center, Resolution #2024-33-R. The Council will review and consider updates to the FY2024-25 fee schedule, specifically for updates to the Aquatic Center rental fees.

10. 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.

Adjourn

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: **November 14, 2024; Time: 5:00 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 O. Lundberg, Mayor

Invocation: Cole Hooley, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

November 18, 2024 Lindon City Council meeting.

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

Item 2 – Presentations and Announcements

- a) Planning Department 2024 photo contest winners: Aimee Alsop, Luanne Olson & Kelly Hoose
- b) Comments / Announcements from Mayor and Council members.

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

Item 4 - COUNCIL REPORTS:*(20 minutes)*

- A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Youth Council, Public Relations (media)
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
- C) CTC, Healthy Utah, 2024 Centennial Celebration, Historical Commission, Tree Board
- D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate
- E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails
- F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants

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

Item 5 - ADMINISTRATOR'S REPORT

(10 minutes)

Misc. Updates:

- Next regular meetings: Monday November 18th, December 2nd @ **7:00PM** (following tree lighting), December 16th
- City-wide fall cleanup w/dumpsters around town: November 9th – 18th
- Fall leaf pickup: All month of November. Bags must be placed at the curb to be picked up.
- December 2nd, 6:00pm. Tree Lighting Ceremony at Community Center
- Dec 19th at Noon - employee Christmas party lunch at Community Center (employees, elected and appointed officials (just employees; no spouses or significant others))
- Center street roundabout opened on Nov 13th.
- Well #5 update – pilot hole is nearly 700' deep as of Nov 13th. Moving quickly; less noise than anticipated.
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **November 4, 2024**

2 The Lindon City Council regularly scheduled meeting on **Monday, November 4, 2024,**
 4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
 Invocation: Steve Stewart, Councilmember
 10 Pledge of Allegiance: Judah Christensen

12 **PRESENT** **EXCUSED**

Carolyn Lundberg, Mayor
 14 Jake Hoyt, Councilmember
 Van Broderick, Councilmember
 16 Cole Hooley, Councilmember – *appeared via Zoom*
 Lincoln Jacobs, Councilmember
 18 Steve Stewart, Councilmember
 Adam Cowie, City Administrator
 20 Juan Garrido, Public Works Director
 Brian Haws, City Attorney
 22 Britni Laidler, City Recorder

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

26 2. **Presentations and Announcements:**

- 28 a) Employee Recognition Award: Adam Cowie presented Heath Peters as
 Employee of the Quarter. Mr. Cowie then read one of the notes of recognition
 30 they received and added that Heath Peters is always looking for ways to
 improve the city and is a great asset to the city.
 32
 b) Presentation of Sergeant badge to Sgt Jeremy Christensen – Chief Brower was
 34 present to award the Sargeant Badge to Sgt Jeremy Christensen. Chief Brower
 voiced appreciation for all the work the Sgt Christensen does and then then
 36 turned the time over to Sgt Christensen to introduce his family. Sgt
 Christensen was the then pinned with the Sergeant Badge by his wife.

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

42 Maxine Smith voiced frustration with some issues she is having with her neighbors. She
 let the council know that one neighbor sprayed weedkiller along the right-of-way, which
 44 caused her to be unable to use that area for feeding her cattle. She then closed with a

Thistle issue she is also dealing with, with another neighbor, and voiced concern on the Thistle coming to her property and causing issues.

4. COUNCIL REPORTS:

Councilmember Hoyt – Councilmember Hoyt reported he and Mayor Lundberg had a successful meeting with UVU on the collaboration for Utah Lake Project. It was great to see the progress and momentum in all that is yet to come and the benefit it will bring to the organizations involved. He then gave a quick police department update on recent arrest. He then closed by stating that he attended the Lindon Spooktacular Event and stated it was a great night.

Councilmember Broderick – Councilmember Broderick reported on the recent irrigation meetings he was able to attend. He then stated that there are just 6 users left on the North Union Canal they are working with, as we work on transferring to Provo River Aqueduct. He closed by stating that 400 E and Center Street should be opening soon and encouraged people to drive down it and see how nice it looks.

Councilmember Stewart – Councilmember Stewart reported that the Lindon Spooktacular event was a great event with so much attention to detail. He then gave kudos to Jamie Jensen at the Senior Center and all the work she does there. He closed by encouraging the other city council members to attend the Noon Years Eve event Ms. Jensen is putting on for the seniors, so they can see firsthand the work she does.

Councilmember Jacobs – Councilmember Jacobs reported on receiving his waterline letter and the process of checking his personal waterline and what it is composed of. He then stated that he will be attending the Utah Association of Special Districts Conference this week and that the next NPSW board meeting is a budget meeting that will take place on November 18.

Councilmember Hooley – Councilmember Hooley reported that the Historic Commission would like to make a change to Christmas Tree Lighting program. That change would be to have the mayor do the court down, however instead of the mayor lighting the tree, it would instead be an honoree resident within the community. The council stated that they think this is a great idea.

Mayor Lundberg – Mayor Lundberg reported that Lindon resident Richard Williamson who was honored in our parade this year, passed away last week. She then stated she was able to attend the Vineyard firehouse groundbreaking this past week. She noted that Tabatha's Way also had their groundbreaking in Pleasant Grove, and voiced kudos to Kelly Jensen for spearheading the food drive the city does every year to help them. Mayor Lundberg then closed by stating that the Legislative Day at the Capitol will be held on January 22nd.

2 **5. Administrator's Report:** Mr. Cowie reported on the following items.

- 4 • Next regular meetings: Monday November 18th, December 2nd @ 7:00PM (following tree lighting)
- 6 • City-wide fall cleanup w/dumpsters around town: November 9th – 18th
- 8 • Fall leaf pickup: All month of November. Bags must be placed at the curb to be picked up.
- 10 • December 2nd, 6:00pm. Tree Lighting Ceremony at Community Center
- 12 • Dec 19th, Noon - employee Christmas party lunch at Community Center
- 14 • Misc. Items.

12 **6. Approval of Minutes** – The minutes of the regular City Council meeting of October 21, 2024 were reviewed.

14 COUNCILMEMBER JACOBS MOVED TO APPROVE THE MINUTES OF
16 THE REGULAR CITY COUNCIL MEETING OF OCTOBER 21, 2024 AS
18 PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE
18 WAS RECORDED AS FOLLOWS:

20 COUNCILMEMBER HOYT	AYE
20 COUNCILMEMBER BRODERICK	AYE
22 COUNCILMEMBER HOOLEY	AYE
22 COUNCILMEMBER JACOBS	AYE
24 COUNCILMEMBER STEWART	AYE

24 THE MOTION CARRIED UNANIMOUSLY.

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

- 30 a) No consent agenda items at this time.

32 **CURRENT BUSINESS**

34 **8. Presentation: Public Works, Infiltration Elimination Study & Lead Service**
36 **Line Inventory.** Juan Garrido, Lindon City Public Works Director, will present
information about the Infiltration Elimination Study and the Lead Service Line
Inventory.

38 Juan Garrido, Public Works Director, presented this item. He noted that John
40 Borden from RH Borden was in attendance to present the findings from the Infiltration
Elimination study as follows:

- 42 • Inflow and Infiltration (I&I)
- 44 • Sources of Inflow and Infiltration
- Basin Studies for I&I
- Major Basin Assessment Summary

• Conclusions & Recommendations

Juan Garrido then continued to present the Lead Service Line Inventory letter that went out to citizens of Lindon, and all the work that went into getting those residences located. Mr. Garrido presented an idea of what fixing this will entail and a general cost to the council. General discussion followed.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she moved onto the next agenda item.

Councilmember Hoyt had to excuse himself at this time for a prior engagement.

9. Review & Action: 4-way stop proposed at 200 East Center Street. The Council will review and consider a proposal by the City Engineers to install a permanent 4-way stop at 200 E. Center Street.

Adam Cowie, City Administrator, presented this item noting that as construction of the Lindon Center Street Improvements project progressed this past summer leading to Center Street being closed just east of 200 East, the contractor installed stop signs to make the intersection an all-way stop. These added stop signs have provided safer conditions for construction personnel and have helped to better control traffic with the presence of “Road Closed” signage on the east leg of the intersection.

He then stated that City Engineering and Public Works staff recommend keeping this intersection as an all-way stop for the time being. He noted that typically, a recommendation would be provided after performing a traffic count at the intersection, but an accurate study is not possible at this time with the ongoing closure at the intersection. Changing the intersection back to a two-way stop could be challenging since drivers have been used to all traffic stopping at the intersection for several weeks and there would be a higher likelihood of crashes if drivers at 200 East expected traffic on Center Street to stop at the intersection. Mr. Cowie noted that if a traffic study finds that maintaining an all-way stop severely impacts traffic, then reverting back to a two-way stop can be accomplished with the inclusion of additional signage.

Mayor Lundberg stated that she thinks it is a great idea and will help slow traffic in the area, especially with the two schools nearby. Councilmember Hooley voiced concern about the potential cost to do a traffic study later, instead of doing it prior to making the change. Juan Garrido stated that the city owns the traffic study tools, so there would be no cost for that when they do end up doing it after the Temple opens, which will change the dynamic of that road. General discussion followed.

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

COUNCILMEMBER JACOBS MOVED TO APPROVE A 4-WAY STOP AT 200 EAST CENTER STREET AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER JACOBS AYE

COUNCILMEMBER STEWART AYE

THE MOTION CARRIED UNANIMOUSLY.

10. 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.

COUNCILMEMBER STEWART MOVED TO ENTER A CLOSED SESSION. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER JACOBS AYE

COUNCILMEMBER STEWART AYE

THE MOTION CARRIED UNANIMOUSLY.

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

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER JACOBS AYE

COUNCILMEMBER STEWART AYE

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 7:13 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – November 18, 2024

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.

- o **Declaration of Surplus Equipment - Resolution #2024-32-R**

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

RESOLUTION NO. 2024-32-R

A RESOLUTION DECLARING CERTAIN PROPERTY AND EQUIPMENT OWNED BY LINDON CITY TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF THE LISTED ITEMS.

WHEREAS, the Municipal Council of Lindon City has adopted policies and procedures for the disposal of surplus property and equipment, with said policy found in Section 3 of the Lindon City Policies and Procedures Manual; and

WHEREAS, the policy requires that a public meeting be held concerning the declaration of any property deemed to be surplus by the City and which has an estimated valued over \$100; and

WHEREAS, the identified property is no longer needed and/or has exceeded its useful life and needs to be disposed of.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

- Section 1. That the items described on the attached listing be declared as surplus property of the City; and
- Section 2. That these items be offered for sale to the public through their listing on www.publicsurplus.com or other comparable on-line auction site, or disposal by other means as outlined in the Lindon City Policies and Procedures Manual. If listed for sale, the items will be offered for minimum bids when appropriate. If the minimum bid is not realized, administrative staff may dispose of the items at their discretion including selling for less than the minimum bid; and
- Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 18th day of November, 2024.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Britni Laidler, City Recorder

SEAL:

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-5043
FAX 801-785-4510
www.lindoncity.org

November 4, 2024

Proposed Item for Surplus

Item: Used portable tables in fair to poor condition

8 long tables, 6- 5 foot round tables, 3- 6 foot folding round tables

Reason for surplus:

- Replaced with new tables
- Some frames are damaged or broken

Minimum suggested surplus price: \$200.00



Alex Roylance
Facilities and Fleet Manager

- 8. Concept Review – Thornton Farm – 374 West Lakeview Road.** The applicant has applied for a concept review to construct 47 small-lot single family homes on the Thornton farm property (Parcel ID: 14:068:0140). A Concept Review allows applicants to receive city council feedback and comments on proposed developments. No formal approvals or motions will be given, but general feedback is typically provided.

See information provided by the Planning Department.

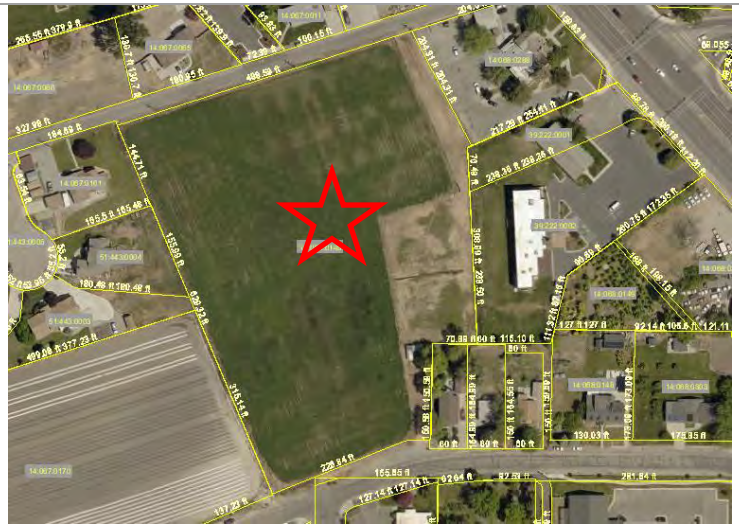
Sample Motion: There is no motion on this item but feedback and comments are typically provided.

Concept Review — Thornton Property between Lake View Drive and Gillman Lane

Date: November 18, 2024
Applicant: Ross Holliday
Presenting Staff: Michael Florence

General Plan: Residential
Current Zone: R1-20 Residential
Size: 6.12 acres

Type of Decision: None
Council Action Required: No



Overview

- Concept reviews are to provide general feedback only and no decision will be made or voted on at the meeting.
- The property is currently zoned Residential R1-20.
- The applicant is proposing to develop 47 detached single-family lots that range in size from 3,431 to 7,283 square feet. The density is 7.67 units per acre.
- In 2022, the planning commission and city council reviewed 3 concept proposals from a different developer. See attachment 6. At that time the feedback provided was that the council was not interested in allowing smaller lots or multi-family development.
- The city does have a need for a detention basin in this vicinity. Previous proposals showed a detention basin on the Thornton property. The developer has been discussing options for the detention basin with the city.
- The applicant would be required to construct the street connections from behind the Fellowship Bible Church to 400 W. and to Gillman Lane. These connections are master planned in the general plan. 400 N./400 W. is planned as a Major Collector Street which has a road width of 66'. The connection to Gillman is planned as a 50' local street.
- The city signed an agreement with the Fellowship Bible Church where the City purchased the ground under the older building where the church meets. This funding helped the church build their new building next door and south of the older building. The church currently uses both buildings. When the 400 N./400 W. connection is ready to be constructed the City must give a one year notice to the church. The church will then have one year from the notice to demolish the older building. The City will be responsible for the street connection improvements from 400 N. to the Thornton property.
- UDOT would like to see Gillman Lane closed as a through street if the 400 N./400 W. connection is constructed.

Staff Analysis

1. The proposed development project would require a new zone and ordinance. The Planned Residential Development Overlay zone which was used by Song Bird Cove and Tilia Court would not apply to this property.
2. The planning commission reviewed the concept proposal at their November 12th meeting. Some of the general feedback that was provided was as follows:

- a. The proposed housing type is needed in Lindon.
 - b. Is the city abandoning what it is by allowing more density?
 - c. Smaller lots and homes can be an advantage but would like to see ¼ acre lots on perimeter.
 - d. A better transition in lots sizes from existing R1-20 to commercial. This is more favorable.
 - e. The traffic worries from the 70 housing units at Song Bird Cove haven't materialized as thought by the residents on 570 N. Wonderful people have moved into that development. A better housing transition for the existing residents would have been preferred.
 - f. Would like to see the Thorntons to be able to sale their property.
3. Several residents attended the planning commission meeting and had the following feedback:
- a. Need to have good pedestrian connections and a walkable neighborhood. Clients of the Wild Oak event center use overflow parking at the Fellowship Church and need to have sidewalks. Sidewalks that lead to transit on State Street.
 - b. Big problems with the event center and the connection from the new 400 W/400 N. connection needs to be design properly so event center parking uses commercial streets and not residential.
 - c. Concern with current R1-20 residents required to have a 10' side yard setback and newer developments have a 5' side yard setback.
4. Youtube Link to the planning commission meeting starting at minute 26:00.
- a. <https://www.youtube.com/watch?v=k3qzL5VJqSc>

Exhibits

- 1. Aerial Map
- 2. Lindon City General Plan Future Land Use Map
- 3. Lindon City Zoning Map
- 4. Lindon City General Plan Street Master Plan Map
- 5. Developer project plan
- 6. Developer presentation
- 7. 2022 developer proposals

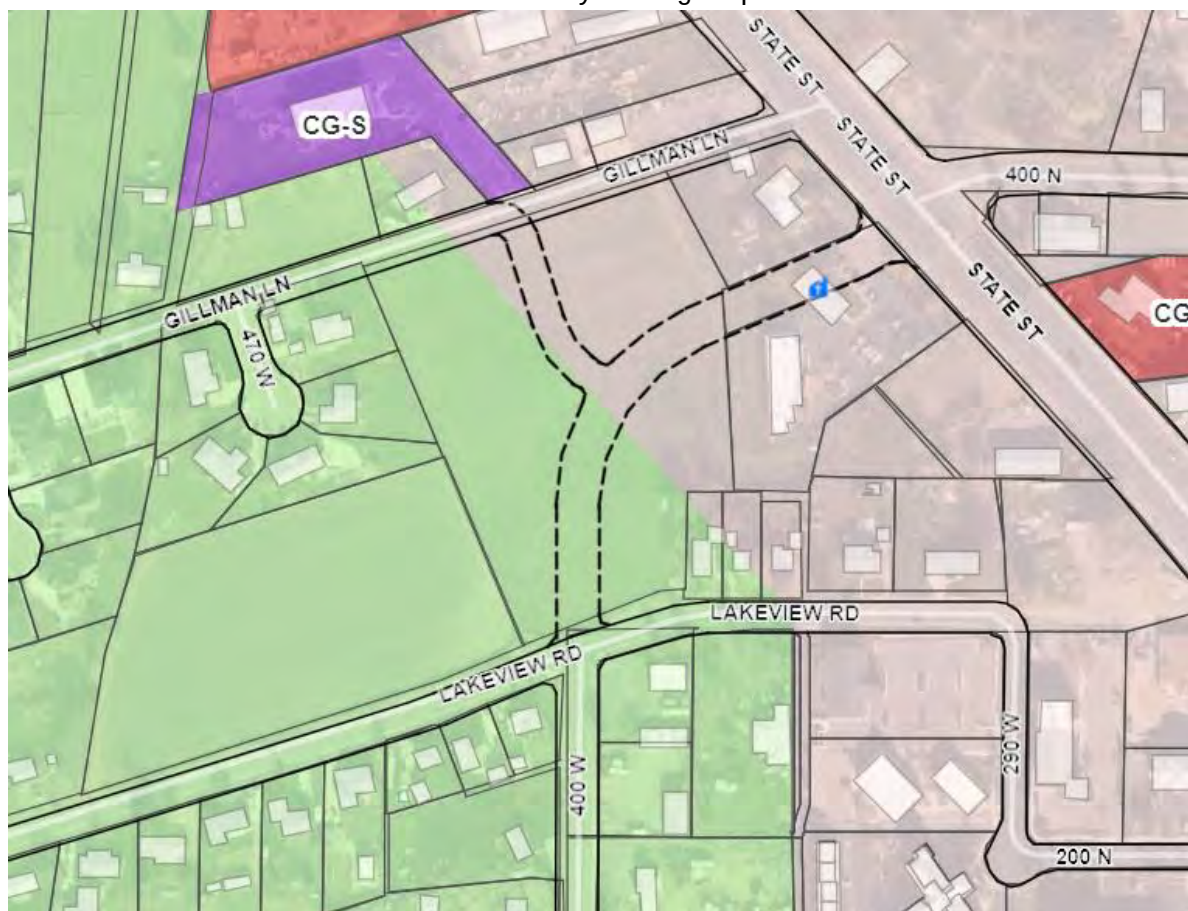
Exhibit 1: Aerial Map



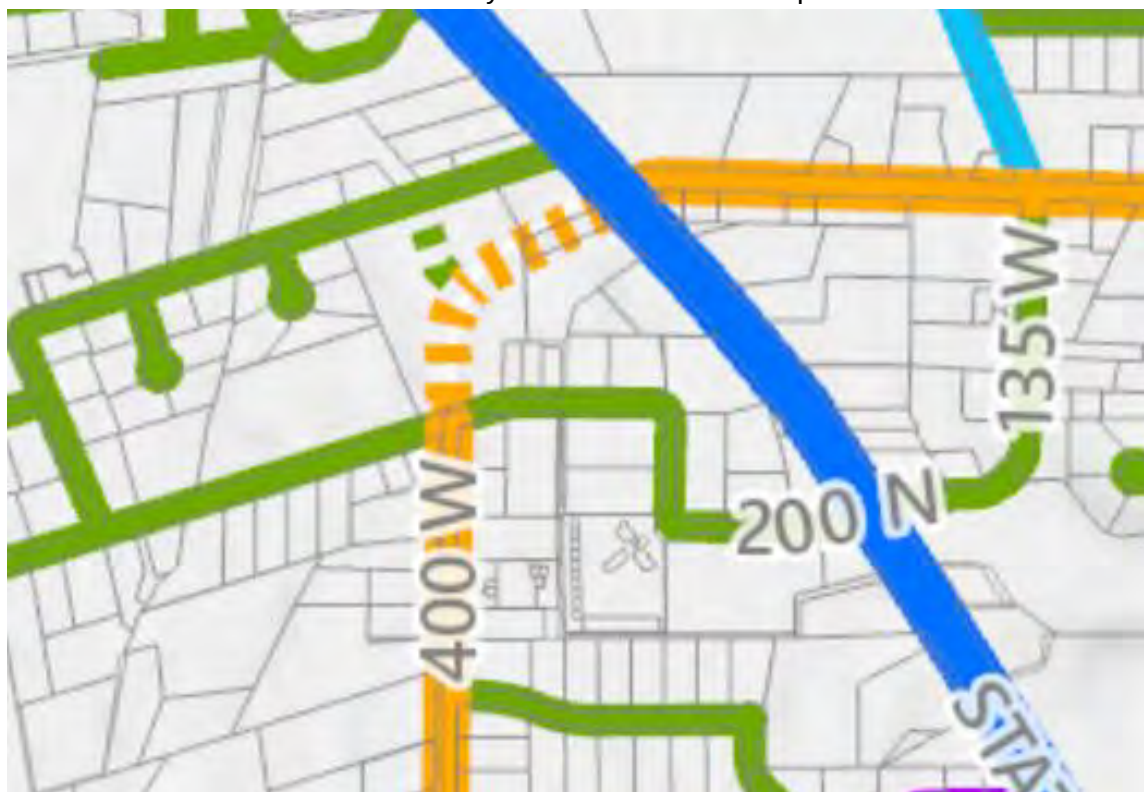
Exhibit 2: Lindon City General Plan Future Land Use Map



Lindon City Zoning Map



Lindon City Street Master Plan Map





THORNTON PROPERTY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-1665
945 E. 800 N. SUITE A
SPANISH FORK, UT 84660

THORNTON PROPERTY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

CONCEPT PLAN

LINDON, UTAH

12
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NO.

REVISIONS

BY

DATE

SHEET NO.

1

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THORNTON FARMS CONCEPT DISCUSSION

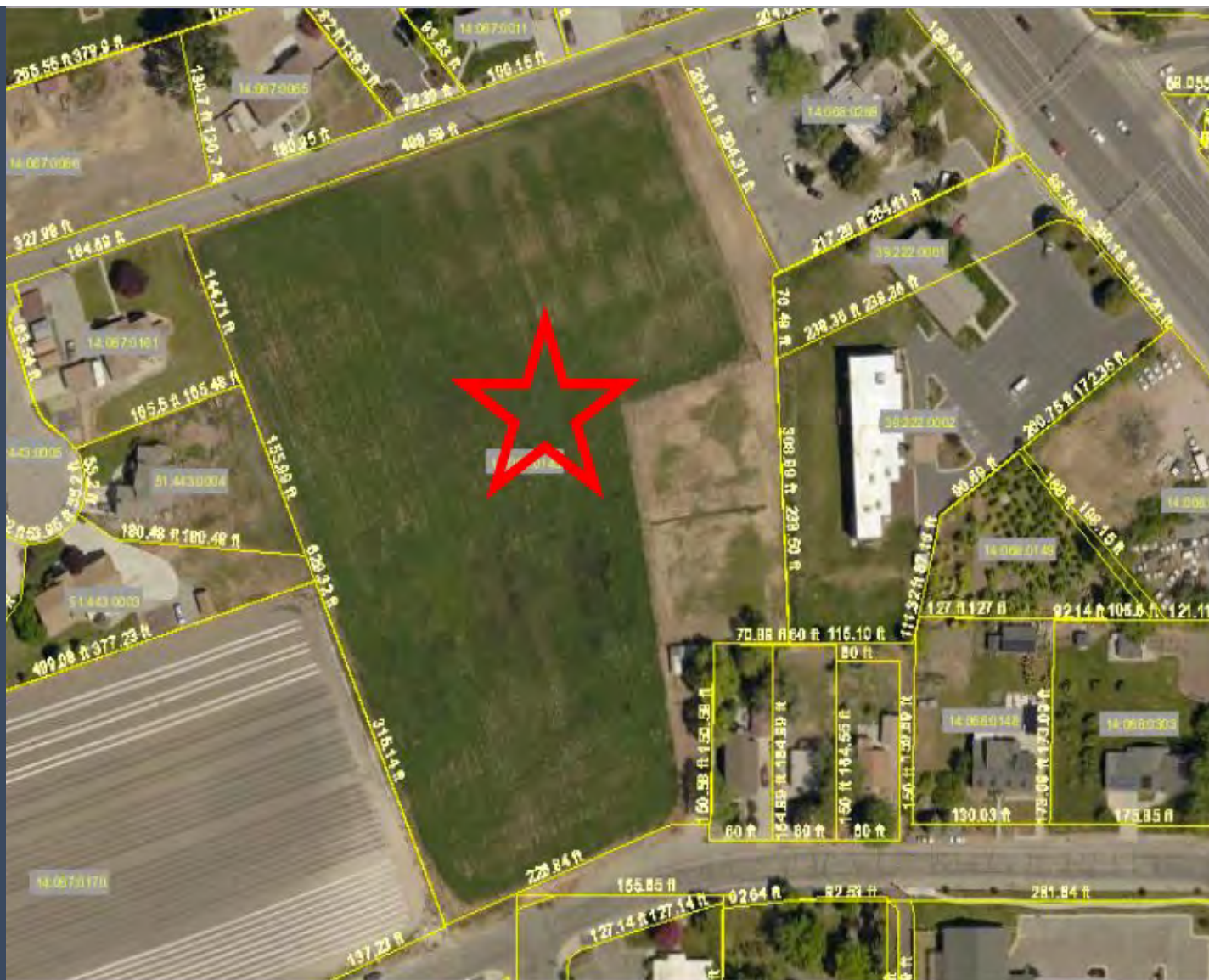
LINDON, UTAH

Concept Plan Review
Planning Commission- Nov 12, 2024

A

Aerial Site Photo

Thornton Property



B

Single Family Concept

Front Load Homes

47 Lots Varying in Size

+/- 8 Units Per Acre

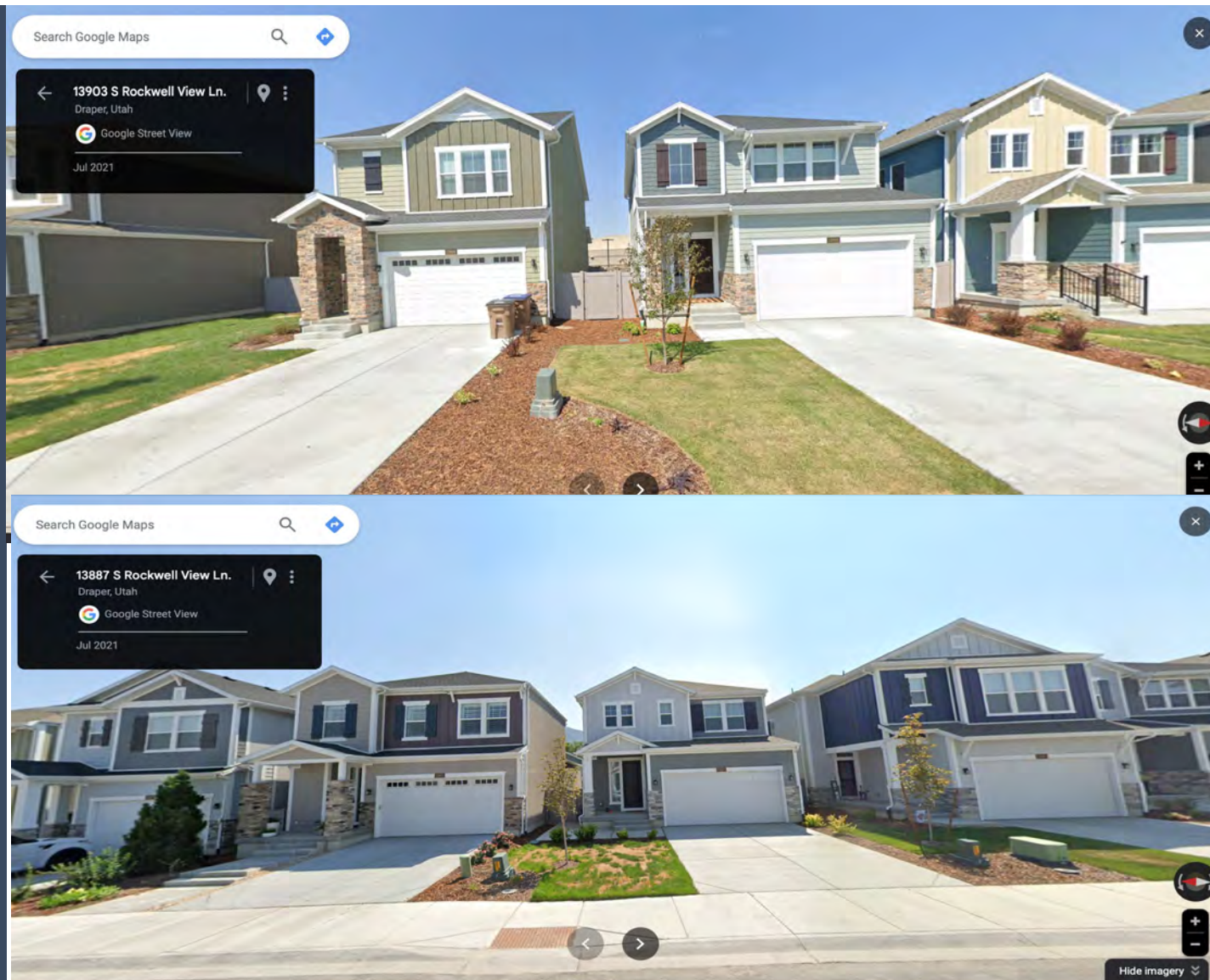


C

Street Scape Design

Reduced Front Yard Setbacks
to Maximize Private Rear Yards

2 Car Garages w. Driveways to
Accommodate Additional
Parking Needs



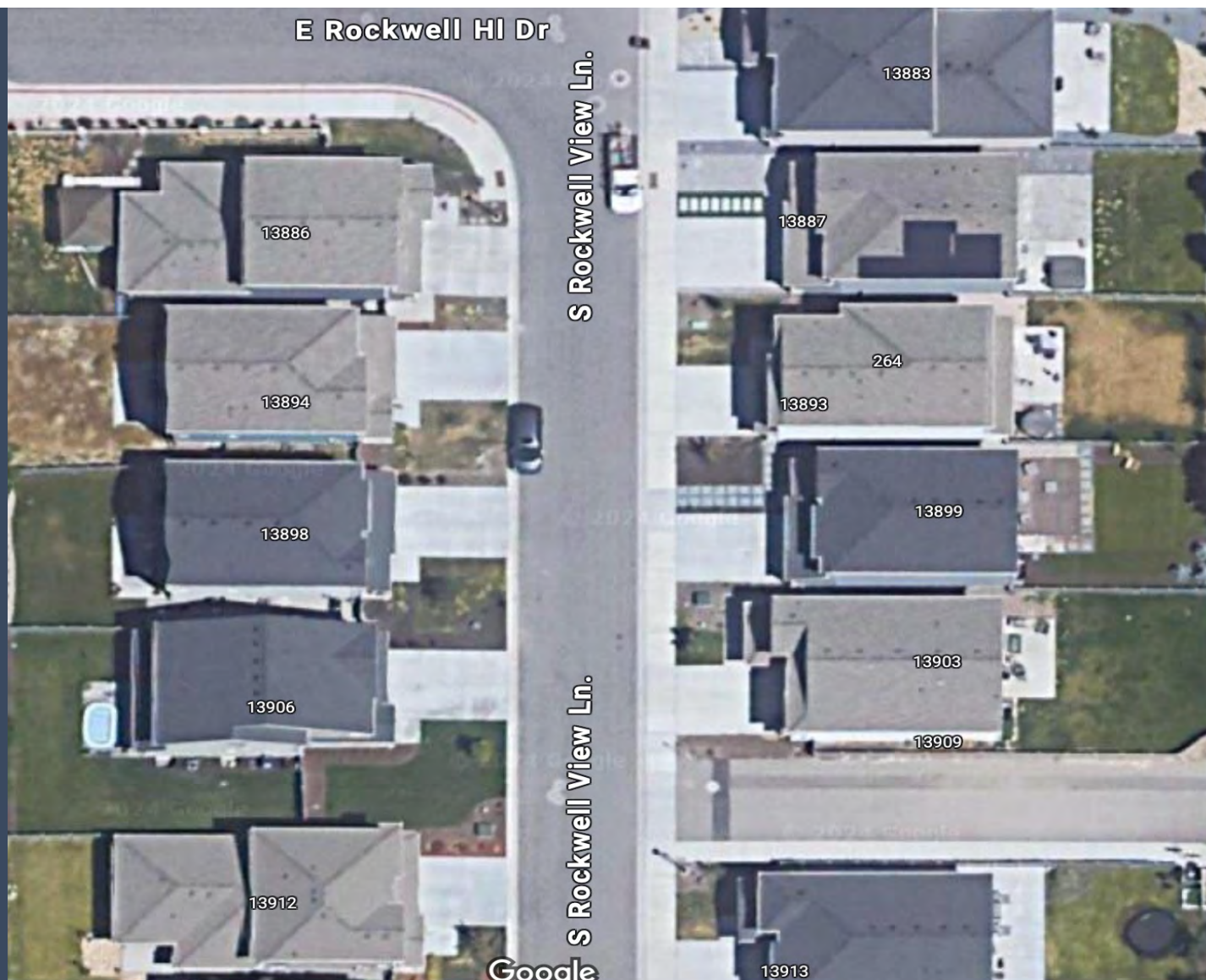
D

Street Scape Aerial

NO PARKSTRIPS &
INTEGRATED SIDEWALKS

PRIVATE REAR YARD SPACE

PRIVACY FENCING
THROUGHOUT



ACTION
REQUESTED

Guidance Regarding Concept Application



Wins For The City

- Enhances Traffic Flow of Area
- Potential To Minimize Stormwater Impact of Existing Systems
- Buffers Commercial & Larger Lot Single Fam.



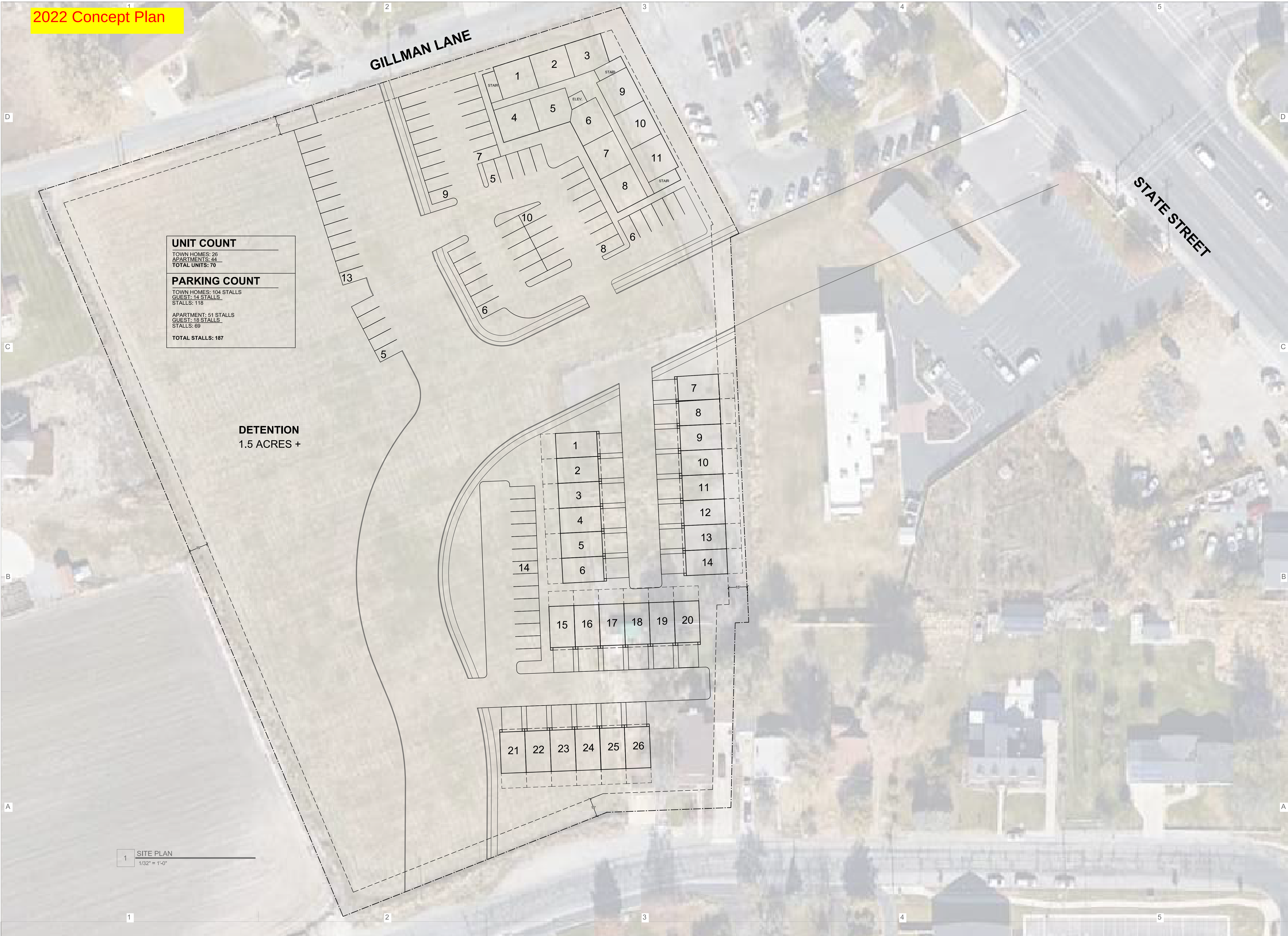
Affordability Mandate

- Designed & Developed To Bring "Attainable" Homes To Market Which Meets Both Need & Desire



Standard of Review

- Enhancement From Previous Applicant Submittals
- Multiple Staff Reviews & Discussions
- Staff Provided Positive Feedback To Concept Plan w. Willingness To Support





**ONYX
DESIGN
COLLECTIVE**

ONYX DESIGN COLLECTIVE
663 OAK LANE
KAYSVILLE, UT 84037
(801) 699-7801
kinley@onyxdesigncollective.com
www.onyxdesigncollective.com

THORNTON PROPERTY

LINDON, UTAH

PRELIMINARY PLAN

Rev #	Date	Description
Job #	22.021	
CAD File		
Drawn	Author	Checked Checker
Date	03-22-2022	
Owner #		
Ins. #		

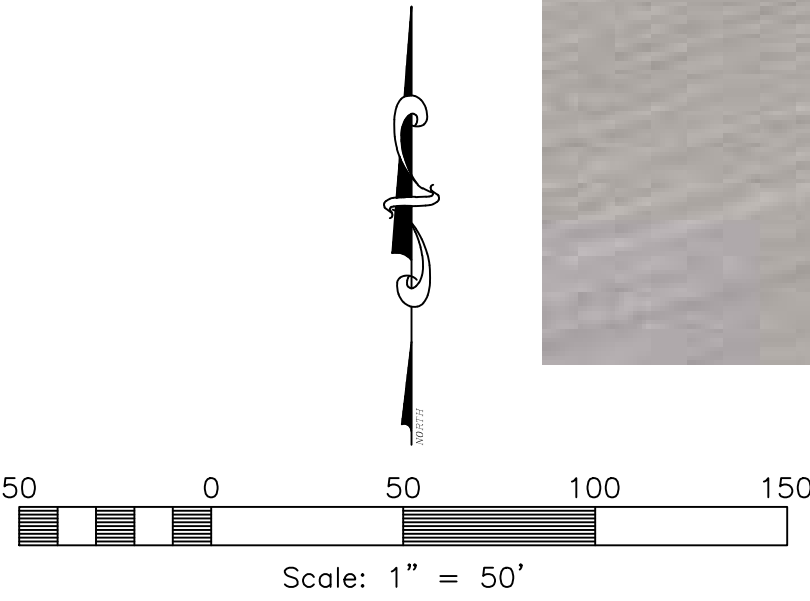
SITE PLAN

A0.1

2022 Concept Plan



2022 Concept Plan



Thornton Property

Lindon, Utah County, Utah

Developer:
Phil Holland
1082 West Dutch Lane
Kayville, Ut. 84037
(801) 668-1565

Reeve & Associates, Inc.
TRA
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Thornton Property
PART OF THE NORTH 1/2 OF SECTION 33, T.5S., R.2E., S.L.B. & M., U.S. SURVEY
LINDON, UTAH COUNTY, UTAH

Concept Plan

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cave
Designer:	F. Roche
Date:	8-26-21
Name:	THORNTON PROPERTY
Number:	7605-04

Sheet	1
1	Sheets

Revised: August 3, 2022

9. **Public hearing: Fee schedule updates for Aquatic Center Resolution #2024-33-R.** The Council will review and consider updates to the FY2024-25 fee schedule, specifically for updates to the Aquatic Center fees

See memo from Parks & Recreation Dept

Sample Motion: I move to (*approve, deny, continue*) the fee schedule updates in Resolution #2024-33-R as (*presented or with changes*).

2024-2025	
APPROVED BUDGET	
FEE SCHEDULE	
Rental Rates	
<i>(Last updated 10/17/2022 with Resolution 2022-20-R)</i>	
▪ Concession Stand Open, with full facility rental	\$150.00
Concessions sold at prices as displayed	
▪ Flow Rider Private Rental (before or after Open Plunge hours)	
• Full Wave Rental	\$200.00/hr
• Half Wave Rental	\$100.00/hr
▪ Leisure/Competition Pool and Flow Rider	
• Private Rental (after hours) minimum 1 hour	\$800.00/hr
▪ Propane Grill Rental, with full facility rental	\$100.00
▪ Shave Ice Shack Open, with full facility rental (choose one of the following, not both)	
• Open, shave ice sold at prices displayed (for guests to purchase)	\$100.00
• Up to 400 Kid Shave Ice for party guests (guests do not pay)	\$350.00
» Each Kid size thereafter (to be paid for at the end of the party)	\$1.00
▪ Wibit Wiggle Bridge Rental, only available with facility rental	\$200.00
▪ Early Entrance for Rental Set Up	\$200.00
▪ Cancellation Fee for Aquatic Center Rentals	
• More than 7 days notice (Administrative Fee)	
» Pools and/or Full Facility	\$100.00
» Flow Rider Only	\$25.00
» Party Room	\$10.00
• 1-7 days notice	50% rental fee
• Less than 1 day notice	no refund
All Guests planning to ride the Flow Rider must complete a waiver before they are	

RESOLUTION NO. 2024-33-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING VARIOUS SECTIONS OF THE LINDON CITY FEE SCHEDULE FOR FISCAL YEAR FY2024-25 AND SETTING AN EFFECTIVE DATE.

WHEREAS, The Municipal Council of Lindon City finds it prudent and in accordance with sound fiscal policy to amend the Lindon City Fee Schedule for Fiscal Year 2024-25 (FY2025); and

WHEREAS, the fee schedule needs to be updated in order to cover costs of providing goods and services to the public; and

WHEREAS, public notice of the fee schedule amendment has been advertised and public hearing held on November 18, 2024 regarding the proposed amendments; and

WHEREAS, the Municipal Council desires to amend the FY2024-25 Lindon City Fee Schedule to reflect these needed amendments.

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

Section I. The FY2024-25 Lindon City Fee Schedule is hereby amended as shown on the attached memorandums for specific line items as listed.

Section II. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Lindon City Council on this the 18th day of November, 2024.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Britni Laidler, City Recorder

Memo

City Council

11-13-24

RE: Pool Staffing and after school hours and rentals.

Dear Lindon City Council,

As summer has ended, and because the pool season spans 2 fiscal years, we would like to have a discussion before the next calendar year and propose a few changes to the scheduling and fee schedule. In this discussion, please note that expenses for operations of the pool *do not include* debt service, capital improvements, some city overhead, nor full-time employee wages.

Discussion 1: Lindon City Lifeguarding Staff pay will be discussed.

Currently, Lindon city offers a 3 step/year compensation plan to lifeguards. Lifeguards start at **\$11.02** per hour and then are eligible for raises if they return to work the next season for the next 2 years. Year 2 wage is **\$12.68** per hour and year 3 wage is **\$14.33** per hour.

ISSUE: This is the first year since we implemented this plan that we have been faced with the problems of lifeguards leaving our pool to go to neighboring pools to work for a better wage. It has not been something we could not handle however we need to have a discussion on employee retention and how to keep the employees happy as other pools nearby are expected to raise their lifeguard pay rates. Currently, it takes 24 lifeguards per 4 hour shift to accomplish guarding the pool. 110 lifeguards were hired last year.

This is a wage study we just completed with the other neighbor pools:

WAGE STUDY

	Lindon	Pleasant Grove	Springville	Lehi	Payson	American Fork	Orem	Provo
Lifeguard	\$11.02	\$11.60	\$12.00	\$12.61	\$13.00	\$14.00	\$14.28	\$12.00
Lead LG	\$14.33	\$15.00	\$16.00		\$14.00			
Cashier	\$9.92	\$10.00						

	2024 Wage	\$0.50 Increase	Difference
TOTAL + POST	\$648,974.85	\$673,968.34	(\$24,993.50)

	2024 Wage	\$1.00 Increase	Difference
TOTAL + POST	\$648,974.85	\$698,961.84	(\$49,987.00)

Cost v Budget Emp

	Emp Cost	Budgeted	Diff
2022	\$ 436,876.81	\$ 440,000.00	\$ 3,123.19
2023	\$ 413,756.08	\$ 635,000.00	\$ 221,243.92
2024	\$ 522,777.40	\$ 635,000.00	\$ 112,222.60

Associated Challenges:

- At lower wages, majority of staff is 15 y/o
 - Not able to work morning shift or closing
- 22 Lifeguards/shift, 4 shifts a day
 - Up to 57 LG/day, no doubles shifts
- Post season, up to 18+ missing LG/day
 - Close for safety at low numbers
- UT LOCAL GOV TRUST recommends additional LG for safety. More than we currently have
- LG must have 10 min non-surveillance break every hour
 - This increases number of staff/shift
- Provide 30min lunch break every 5hr shift
 - Institute lunch relief staff – increases number of staff/shift

Discussion 2: Should Lindon city raise the rental rates for private parties and close its outdoor pool on the day that school starts (Post Season) for Alpine (New District)?

Currently, the Lindon Aquatic Center season is from Memorial Day to Labor Day. The Alpine school district calendar usually starts school the second week of August. This leaves at least 2 full weeks in August when the pool could be open. Because school has started, very few people come to the pool. Also, when school starts, it becomes incredibly difficult to retain staff as students and parents are doing school activities and are at home to study. We made the decision years ago to only open on Saturday's and then Labor Day itself. This year, there were 3 Saturdays and one Monday (Labor Day) left in August.

RESERVATION STATS FOR 2024

- 57 total reservations (could rent up to 72 total)
- 50-65% booked on first day open for rentals

	Total	Avg Price	
Real Estate	18	\$2,625.00	32%
Family Parties	6	\$2,833.33	11%
Med/Dentist	11	\$2,668.18	19%
Company	21	\$2,869.05	37%
Ward/Stake	1	\$2,400.00	2%

Post Season Reservation Cost v Rev

Pricing below is based off 2024 season with 2024 wages/utility pricing

Item	Cost 4hrs	\$800/3hr party	\$1000/3hr party	\$1200/3hr party
Staff	\$ 1,773.74			
Chems	\$ 160.15			
Electricity	\$ 85.62			
Gas	\$ 53.70			
Water/Sewer/Storm	\$ 142.66			
TOTALS 4hrs	\$ 2,215.87	\$ 184.13	\$ 784.13	\$ 1,384.13

Pricing below based off 57 total reservations

	\$800/hr (base)	\$1,000/hr	\$1,200/hr
REVENUE 57			
RENTALS	\$ 136,800.00	\$ 171,000.00	\$ 205,200.00
EXP	\$ 126,304.59	\$ 126,304.59	\$ 126,304.59
REV	\$ 10,495.69	\$ 44,695.69	\$ 78,895.69
DIFF 2024		\$ 34,200.00	\$ 68,400.00

Pricing below based off 42 total reservations (close mid-Aug)

	\$800/hr (base)	\$1,000/hr	\$1,200/hr
REVENUE 42			
RENTALS	\$ 100,800.00	\$ 126,000.00	\$ 151,200.00
EXP	\$ 93,066.54	\$ 93,066.54	\$ 93,066.54
REV	\$ 7,733.66	\$ 32,933.66	\$ 58,133.66
DIFF 2024		\$ 25,200.00	\$ 50,400.00

POST SEASON COST

All numbers calculated at 2024 wage, utilities

2024 Post Season Cost (Aug13-Sept2)

Item	Exp	Rev	Diff
Staff	\$ (41,316.00)		
Chems	\$ (20,178.57)		
Electricity	\$ (10,787.90)		
Gas	\$ (6,766.57)		
Water/Sewer/Storm	\$ (17,975.36)		
Concessions		\$ 6,339.95	
Reservations		\$ 36,000.00	
Admission		\$ 19,208.00	
TOTALS	\$ (97,024.40)	\$ 61,547.95	\$ (35,476.45)

2024 Post Season Cost (Aug13-Sept2) - \$1k Rental

Item	Exp	Rev	Diff
Staff	\$ (41,316.00)		
Chems	\$ (20,178.57)		
Electricity	\$ (10,787.90)		
Gas	\$ (6,766.57)		
Water/Sewer/Storm	\$ (17,975.36)		
Concessions		\$ 6,339.95	
Reservations		\$ 45,000.00	
Admission		\$ 19,208.00	
TOTALS	\$ (97,024.40)	\$ 70,547.95	\$ (26,476.45)

2024 Post Season Cost (Aug13-Sept2) - \$1.2k Rental

Item	Exp	Rev	Diff
Staff	\$ (41,316.00)		
Chems	\$ (20,178.57)		
Electricity	\$ (10,787.90)		
Gas	\$ (6,766.57)		
Water/Sewer/Storm	\$ (17,975.36)		
Concessions		\$ 6,339.95	
Reservations		\$ 54,000.00	
Admission		\$ 19,208.00	
TOTALS	\$ (97,024.40)	\$ 79,547.95	\$ (17,476.45)

Heath G. Bateman
Parks and Recreation Director

10. 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.

Sample Motions:

- o I move to enter a closed session. (roll-call vote)

Discussion

- o I move to close the closed session and reconvene the regular City Council meeting.

ADJOURN