Lake Point City Council Business Meeting Minutes

Date: Wednesday, Nov. 13, 2024
Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074
Time: 6:00 PM

1. **Call to Order-** 6:00 pm
2. **Prayer-** Jonathan Garrard
3. **Pledge of Allegiance-** Jamie Olson
4. **Presiding Officer-** Ryan Zumwalt
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Ryan Zumwalt (Chair)	Kim Clausing NTFD	Cody Colovich NTFD
~~**Kirk Pearson (Vice Chair)**~~ absent	Cassandra Ray NTFD	Regina Nelson TCSD
Jonathan Garrard (C.)	Kaylee Moya NTFD	
Kathleen VonHatten (C.) over the phone.	Kevin Nunn NTFD	
Alexis Wheeler (C.)	Jason Brown NTFD	
Jamie Olson (RCDR)	Kailee Peterson NTFD	
Joel Whitehorse (Attorney) excused at 8:50 pm	Clint Wakefield NTFD	

6. **Legal Training – Joel**
   A. No legal training
7. **Staff Report- Jamie Olson** (2:14 recording)
   A. Jamie updated the Council on the following topics
      i) She is working on the Lake Point Improvement District Franchise Agreement
      ii) The city received its first Subdivision Application
      iii) A Commercial Site Plan is being pre-reviewed now
      iv) Last reimbursement check for the road repairs should be received Friday.
      v) Tesla is pursuing their charging station again.
      vi) She would like to draft the resolution for the upcoming year's meeting schedule
         1) Council was fine with the same pattern in the schedule.
         2) Jamie will get it drafted for comments
8. **Public Comment-**
   A. No Public Comment
9. **Approve the Minutes**-(5:14 recording)
   A. 10.09.2024
   B. 10.16.2024
   C. 10.23.2024
   D. 11.06.2024
   E. Motion- Jonathan to approve the minutes for 10.09.2024 and 10.16.2024 as presented prior to the meeting and corrected. Alexis 2nd
      i) Motion passed unanimously by those present
   F. Motion- Kathleen to approve Minutes 10.23.2024. Alexis 2nd
      i) Motion passed unanimously. Ryan Abstain
   G. Motion- Kathleen to approve minutes 11.06.2024. Ryan 2nd
      i) Motion passed unanimously. Alexis Abstian
10. **Reports/Presentations**

A. Sheriff Report (1:03:32 recording)
   i) Tabled moved to Fire Dept Report (8:09 recording)
   ii) (Regina Nelson) gave the Council the Sheriff's report for Lake Point and answered the Council's questions.
   iii) (Kathleen) asked about calls to dispatch, do officers respond to all the calls?
      1) (Regina) they always respond it just might depend on each individual situation. Officers will arrive or call depending on the circumstances. Lower-priority calls can escalate. Dispatch needs to be in close communication with the officers in these situations.
   iv) (Jonathan) asked about impounded animals and asked for a resource for citizens to reach out.
      1) (Regina) Missing fur babies they can call dispatch or Joe Roundy to check if an animal has been impounded.
   v) Council moved to Item 11.C.

B. Fire Dept Report (8:10 recording)
   i) Chief Nunn reported on any incidents in the area.

C. Treasurer Report (10:50 recording)
   i) (Jamie) Doyle is out of town if the Council has questions for Doyle concerning the report he sent the Council please email him.

D. Emergency Management Report (11:10 recording)
   i) (Kahtleen) LAPC meeting Rio Tinto presented mitigation, if there is a 5.2 earth quake will shut down Hwy 201.
   ii) (Kathleen) BRAG (Bear River Association of Governments) pre-mitigation emergency plan results are in, and they want us to set up mitigation strategies, and she will get citizens on that committee. TECM.org, you can find more info on county mitigation.

11. Action/Business Items

A. Lake Point sponsoring North Tooele Fire District for a CDBG grant public hearing (14:27 recording)
   i) (Ryan) read a document summarizing the CDBG Grant and the intent is to use the funds for a Ladder Apparatus Fire Truck to service the buildings that are four stories or higher. (see Exhibit A)
   ii) Motion- Ryan to open public hearing. Jonathan 2nd (20:37 recording)
      1) Motion passed unanimously by those present
   iii) (Kevin Nunn) Fire Chief for North Tooele Fire District and he appreciates being able to collaborate with the city on this project. He has been doing grants for several years and he has not been able to do a CDGB project and the fire dept is very excited for a fire truck.
   iv) (Casandra Ray) Administrative chief for NTFD, she agrees the fire dept desperately needs a ladder truck and has for a while.
   v) Motion- Ryan to close public hearing. Alexis 2nd
      1) Motions passed unanimously by those present
   vi) (Kym Clausing) has been in contact with Wasatch Front Regional Council and they will be working on an income survey for certain houses in Lake Point. They will pick the questions that will be used for the survey for the economic level.
   vii) They cannot buy a new ladder truck but will be working on a used one for much less, around maybe $500,000 to $750,000. A new one starts at $1.5 million. Once the survey is done the process will continue.
   viii) (Kathleen) asked when the questions would need to be done and when will (Fire Dept) Santa come to Lake Point.
      1) (Kim)They need to be done by January and need to be done in person
      2) (Kim) Santa will be on Dec 14, 2024, at 6 pm
   ix) (Jonathan) asked about the survey if it was just being done in Lake Point, and if the truck would be stationed at the Lake Point Fire Station.
      1) (Nunn) The survey will be done in Lake Point and yes, the truck will be stationed here.

x) The following is part of the Minute's requirements for the CDGB Grant
FIRST CDBG PUBLIC HEARING MINUTES
LAKE POINT FIRST CDBG PUBLIC HEARING HELD Date: Wednesday, Nov. 13, 2024
Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074 Time: 6:00 PM

The Lake Point first CDBG public hearing was held on Nov. 13, 2024, in the Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074, meeting commenced at 6:00pm.

Present: Council Chair- Ryan Zumwalt
(Other public or elected officials or employees)

Lake Point Council & Staff (C=Council)
Ryan Zumwalt (Chair)
~~**Kirk Pearson (Vice Chair)**~~ absent
Jonathan Garrard (C.)
Kathleen VonHatten (C.) over the phone.
Alexis Wheeler (C.)
Jamie Olson (RCDR)
Joel Whitehorse (Attorney) excused at 8:50 pm

(Public in attendance, including those attending for the CDBG Public Hearing)

Public	**Public**
Kim Clausing NTFD	Cody Colovich NTFD
Cassandra Ray NTFD	Regina Nelson TCSD
Kaylee Moya NTFD	
Kevin Nunn NTFD	
Jason Brown NTFD	
Kailee Peterson NTFD	
Clint Wakefield NTFD	

City Recorder: Jamie Olson
City Attorney: Joel Yellowhorse

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC HEARING:

Mayor/Commissioner/Council Chair- Ryan Zumwalt opened the public hearing for the CDBG program and stated that the purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2024-2025 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Tooele region in which Lake Point is a member, is expecting to receive up to $750,000.00 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual, and interested persons can review it at any time.

B. Jones and DeMille Assignment Order for 2024 and 2025 Approval (29:24 recording)
   i) The Council looked over the Assignment Order and discussed any concerns
   ii) Motion- Kathleen to change the a. to the number 15. To approve with that change. Ryan 2nd (45:50 recording)
      1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Absent]
         (a) (Jonathan) wanted it to be more clear.
         (b) Motion passes 3 to 1 by those present
C. Resolution Fee Schedule Amendment (1:13:30 recording)

i) Table and come back to this after the Inter Local Agreement. Moved to 11 E. (48:24 recording)
ii) Council came back to this after 10.A. Sheriff Report
iii) Council went through the suggested edits and additions to the fee schedule
iv) Some of the topics discussed
    1) Subdivision Improvement Inspections added
    2) Credit cards
    3) Having a set fee instead on a Right-of-way inspection deposit.
    4) Bond Companies (1:33:28 recording)
    5) Contacting Districts for fees
    6) Appeals
    7) Non-Conforming Certificate (1:59:44 recording)
    8) Subdivision Reviews
    9) Subdivision Infrastructure Improvements Bond
    10) Stop Work Orders (2:14:50 recording)
    11) Fines – Code Enforcement Ordinance (2:24:00 recording)
    12) Well Permits
v) Motion- Ryan to adopt Resolution 2024-15. Kathleen 2nd (2:39:30 recording)
    1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Absent]
    2) Jonathan Record- He does not think it is appropriate for us to keep on changing the fee schedule without letting our constituents know what those fees are potentially. So, when we are doing live edits, and we are coming up with these numbers, I do not think we are giving enough information for them to see what's happening at the time. I understand that these come up quite often and quite frequently. I have sat through many of these at this point. But I do not think we are giving enough information to our constituents.
    3) Motion passed 3 to 1 by those present.

D. Direct Deposit for Payroll Approval and options (2:42:13 recording)
  i) (Jamie and Kathleen) explained options for direct deposit for employees
    1) (Kathleen) The accountant can do it or
    2) (Kathleen) The City can do it, but then someone else would need to do Doyle's check, so Doyle isn't paying himself.
    3) (Kathleen) supported having Dave (accountant) do it.
    4) (Jonathan) or we keep doing it the way we are doing it
    5) (Discussion) on the benefits of having Dave do the direct deposit.
  ii) Motion- Ryan to approve our Accountant Dave to direct deposit for the Staff and include sending a copy to the Treasurer for his required items he has to do with taxes, of the pay stub. Kathleen 2nd (2:48:22 recording)
    1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Absent]
    2) Motion passed unanimously by those present

E. Inter Local Agreement with Tooele County (49:11 recording)
  i) Council went over the ILA Draft.
  ii) (Kathleen) explained the error in calculations and why the change in the rate for police services.
  iii) (Kathleen) explained the option of a civil engineer and doing that through the county.
  iv) Motion- Kathleen to approve the Interlocal Agreement 2nd extension. (54:40 recording)
  v) (Jonathan) asked if the city has a schedule of maintenance of roads in Lake Point.
    1) (Kathleen) the county did a road assessment and will likely have that back in a month.
  vi) (Council) made a minor correction in the Agreement
  vii) Motion Amended- Kathleen as an amendments made tonight, pending the county's approval. Ryan 2nd
    1) Roll Call Vote-[Jonathan-Yay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Absent]

2) Record Alexis- As it covers more than more than law enforcement, I will vote to approve, but I will however, I know that many of our citizens are in a tough spot with the break down with the shooting that happened on Blue Moon. And they have requested that the city start looking into getting our own personal Lake Point Law Enforcement. I know the city is not in the position at this time to be able to do that, but I would like to admonish my fellow Council Members that we take that up this year and look into what we would need to do to get that going and do what we can to help the citizens feel like the amount we are paying for Law Enforcement Services is actually helping them, cause they do not feel that way now.
3) (Jonathan) agrees we need to look at options.

viii) (Ryan) asked if the Council wanted him to resurrect the work he and Dan did with Law Enforcement.
ix) Council went to 10. A Sheriff Report

12. Attorney Clarification

A. No attorney questions

13. Council Updates (2:49:45 recording)

A. Jonathan Garrard
  i) Lake Point Vision on the screen was emailed, please look at it and give feedback.
  ii) Other

B. Ryan Zumwalt
  i) Update on items he will be working on
    1) Budget
    2) Parking
    3) Illegal Dumping
    4) Fence In/Out
    5) Police Services
  ii) (Ryan) asked Jamie about the ROW permit for Plat 14.
    1) (Jamie) has asked Chris to fill out a permit for the connecting points from the Plat 14 to the Lake Point existing roads. She will wait for his response.
  iii) Bond for Plat 14 and Tratos
    1) Is the Council interested in pursuing the Bond for Tratos and Plat 14 being held under the County?
      (a) There was support for this and then once it is figured out what needs to happen, it can come back to a Council Meeting.
  iv) Kathleen read the email from Dan concerning the cold weather paving application for Oct 15 - April 15

C. Kirk Pearson
  i) Absent

D. Alexis Wheeler
  i) No Update

E. Kathleen VonHatten
  i) Updated the Council on some of the mitigation done in Bridlewalk before the bond is released.
  ii) On or Off Duty Management question- she wanted to know if the Council wanted to put a larger amount put into a pot to pull from instead of "pay as we go".
    1) Council would rather "pay as we go".
  iii) Allocation of police tickets indicates the city should be getting a portion of those fees. She is looking into it further.

14. Public Comment (3:15:36 recording)

A. Motion-Ryan to open Public Comment. Alexis 2nd

B. Motion passed unanimously

C. Jonathan encourages to keep in mind the more information that is presented to the public, before we make decisions. So, the public has the opportunity to address the Council. For items like the action items ex. fee schedule and other items in updates. He finds doing that is respectful.

D. Motion-Ryan to close Public Comment. Jonathan 2nd
    i) Motion passed unanimously

15. Closed Session- not needed

16. Adjournment- 9:18 pm

Note- The minutes may include a summary of what was discussed and are not intended to be verbatim. All public meetings have an audio recording, time stamps are included in the minutes to help the public find where certain topics were discussed. Please see the audio recording of this meeting for a full audio record of the meeting.

Note- Additional information concerning meetings including agendas, minutes, recordings, written/typed public comment, other distributed materials, ordinances, resolutions, public notices, and how to sign up for notifications on the Public Notification Website, can be found at https://lakepoint.gov under Departments-Recorder.

PASSED AND APPROVED but the Council this 11 day of Dec, 2024

Ryan Zumwalt, Chair

ATTEST:

Jamie Olson, City Recorder

Exhibit A
(11.13.2024 LPCC)

Community Development Block Grant (CDBG) Program
Overview
The State of Utah Community Development Block Grant program provides grants to cities of fewer than 50,000 people and counties of fewer than 200,000.
The CDBG program is authorized under Title 1 of the Housing & Community Development Act of 1974, as amended (HCDA). The U.S. Department of Housing and Urban Development (HUD) is responsible for monitoring the state of Utah to ensure compliance with CDBG program requirements. Applicants should be aware that, if funded, they must comply with various federal regulations including Davis-Bacon Labor standards and the environmental regulations found at 24 CFR Part 58.
The purpose of the small cities program is "to **assist in developing viable communities** by providing decent housing and a suitable living environment and **expanding economic opportunities**, principally for people of low and moderate incomes."
North Tooele Fire District (NTFD) and Lake Point City Council Community Development Block Grant Narrative
The North Tooele Fire District (NTFD), in partnership with the Lake Point City Council, is seeking Community Development Block Grant (CDBG) funding to purchase a ladder apparatus capable of effectively servicing buildings four stories or higher. Lake Point and its surrounding areas are currently experiencing rapid growth, with new developments planned or already underway, including commercial and possibly residential buildings of increased height. As NTFD's coverage area continues to expand, the need for specialized firefighting and rescue equipment has become increasingly urgent to ensure public safety, **support economic development**, and provide equitable access to emergency services for all residents and businesses.
Project Purpose and Need
In the Lake Point region, there is currently no fire apparatus equipped with a high-reach aerial ladder to access upper levels of taller structures. As a result, NTFD lacks the ability to quickly respond to high-rise fires or provide elevated rescue operations, leaving these properties and their occupants vulnerable in emergencies. The purchase of a ladder truck would allow NTFD to safely access the upper floors of multi-story buildings, reducing the time required to perform rescues and to suppress fires in taller structures. In the event of a fire or life-safety emergency, this would significantly enhance NTFD's operational capabilities, reduce property damage, and improve survivability rates among building occupants and first responders.

Economic Benefits
The economic impact of this project will extend beyond immediate safety improvements by attracting new businesses and developers to Lake Point and surrounding communities. The enhanced firefighting capacity and increased safety profile will make the area more appealing

for commercial and residential developments, **spurring job creation, generating tax revenue, and promoting a thriving local economy.** By securing this CDBG funding, Lake Point will be better positioned to support sustainable growth and create a safer environment that **encourages investment in the community.**

Enhancing Community Resilience

With Lake Point's growing population and infrastructure, this ladder apparatus is an essential asset for NTFD's long-term emergency preparedness and community resilience. The equipment will be used to safeguard existing properties and respond effectively to future high-rise developments in the area, thereby strengthening the community's emergency response network. Additionally, this apparatus will improve NTFD's ability to collaborate with surrounding districts in the event of mutual aid requests, further enhancing safety and resilience throughout the region.

Commitment to Equitable Emergency Services

This project aligns with the principles of equitable access to public safety resources, ensuring that all members of the Lake Point community, regardless of socioeconomic status, benefit from effective and timely emergency response capabilities. As a public service entity, NTFD is committed to protecting the lives and properties of all residents and visitors and recognizes that access to adequate fire protection should not be compromised by a lack of necessary equipment.

Conclusion

This CDBG application represents a critical opportunity for North Tooele Fire District, in collaboration with Lake Point City Council, to address the evolving safety needs of our growing community. **The purchase of a ladder apparatus will not only meet the immediate demands of new high-rise structures but will also foster long-term economic growth, enhance community resilience, and ensure equitable access to life-saving services for all.** We respectfully request funding support to make this project a reality and help secure a safer, more prosperous future for Lake Point and its residents.