

Lake Point Improvement District
7856 North Mountain View Road
Lake Point, Utah 84744

JAN 2025 APPROVED MEETING MINUTES

The Lake Point Improvement District held its regular scheduled business meeting on January 9, 2025 beginning at 7:00 p.m. at the Broken Arrow Conference Room, 8960 Clinton Landing Road, Lake Point, Utah. The agenda will be as follows:

1. Call to Order

Chairman to call the meeting to order @ 7:24 pm

Motion: Brady; Seconded: Todd

Roll call: Brady; Todd; Jeff^{Text}_{Text}; Jared (absent); Ryan (came in late.)

Treasurer: Terre Marshall, Operator: Keith Fryer, Engineer: Brendan Thorpe

2. Public Concerns or comments: None

3. Board Member Vacancy

A notice of Trustee vacancy of the Lake Point Improvement District was published in the Tooele Bulletin November 27 and December 4, 2024 seeking resumes from individuals wishing to be considered to fill the unexpected term of a Board Member Trustee Member.

Each applicant's resume will be reviewed by the Board for qualifications and residency requirements. The appointment will be determined based on qualifications and a majority vote by the Board during the scheduled Board meeting on January 9, 2025.

Mr. Jeff Caldwell was the only applicant for the member position.

Appointment of the new board member and the Oath of Office:
The Oath of Office was administered by Terre Marshall.

4. Approval of Minutes

Business Meeting Minutes December 2024

Comments or corrections: None

Approval of the minutes for the Business Meeting for December 2024:

Motion: Ryan; Seconded: Todd; In Favor: 4; Opposed: 0; Motion carries: Yes

5. Financial Reports

Amend the 2024 Budget

Motion: Brady; Seconded: Todd; In Favor: 4; Opposed: 0; Motion carries: Yes

Financial Reports

A. Approval of Bills - December 2024

Terre reviewed each check for approval

Comments/ corrections: None

ACH Merchants processing fee: \$49.42

Motion to approve checks 4630 - 4648 + ACH fees \$44.40; Total \$24,450.21

Preapproved checks: Checks 4630 - 4635(Board member annual compensation)
Motion: Todd; Seconded: Brady; In Favor: 4; Opposed: 0; Motion Carries

B. Chartway Checking accounts:

Rate Payer: \$39,583.25

Impact Fee: \$17,255.79

C. Budget Report - 2024

Total Income	\$319685.77	99.8% of Budget	(320,258.42).
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Total Expense	\$153,869.65	121.4% of Budget	(128,644.73)
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Net Ordinary Income	\$165,986.12	86.3.7% of Budget	(\$193,613.69)
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D. Balance Report - 2024

LPID Rate Payer Impact Fee Checking account funds transfer authorization:

Impact Fee Checking: \$0.00 Rate Payer Checking: \$0.00

6. **Report on 2024 customer liens**

52 customer liens were sent to the county auditor for collection by the county.

7. **Marriott Hotel sewer connection (ERU's)**

Oquirrh Mountain Water Company has allocated 7 acre-feet of water to the hotel (2,280,796 gallons). 7 acre-feet of water is equivalent to 20 Sewer ERU's sewer capacity.

8. **Billing of sewer backup (Garrard)**

LPID has received a bill (\$48,271) for the removal and storage of the basement contents of the Janet Garrard home as a result of a sewer backup. This does not include the cleanup up of the backed up material which was done by Roto Rooter. LPID did not authorize the packing and unpacking the stored material. There has been no further communication from the vender concerning this matter and as far as the district is concerned, the matter is closed.

9. **Distribution: "Lake Point Improvement District Policy and Procedure Manual"**

A copy the LPID Policy and Procedure Manual was distributed to each Board Member for their review and reference.

10. **Adobe Rock Ranch inquiry for sewer and water service**

The District was notified by the developer of the Adobe Rock Ranch for possibly servicing the development. LPID does not have the current nor have the capacity in the future any excess treatment capacity to service the development. Other than the initial contact, no further communication as been made with LPID.

11 **Truck Expense.**

Oquirrh Mountain Water Company has allowed LPID to use the OMWC company truck to do district sewer business. The mileage is minimal, however, based upon actual mileage incurred this past year, the fee for use of the truck \$365.82 based of the federal mileage rate of 0.67/mile.

12. Operational Reports

A. UPDES Compliance Report

	October	November	December	Limits
Influent BOD	205	205	378	ppm
Influent TSS	248	213	177	ppm
Effluent BOD	18	19	21	(Limit 45 ppm)
Effluent TSS	27	30	44	(Limit 45 ppm)
pH	8.8	8.9	8.7	Limit >6.0 <9.0)
Coliform	<1	<1	<1	Limit 128)
Influent Flow	0.358	0.370	0.353	mgd
Effluent Flow	0.263	0.203	0.312	mgd

Effluent parameters were within permit including the effluent TSS at 44 mg/l. Aeration time remains at 4 hours/day for the month of December primarily for mixing in cell #1. Cell #2 has experienced a moderate reduction in algae bloom and cell #3 was clear except for some precipitated calcium carbonate (white cloudiness, little algae)

- B. Influent flow has decreased slightly from 379 mgd in November to 0.353 mgd in December. No ice covers on lagoons to date. Lagoon yearly operation charts for 2024 were reviewed showing month to month variations in flows, BOD and TSS.

13. Lagoon Operation Review - 2024

- I. Influent biological oxygen demand - lbs/day: remains steady since 2007 - 2025
- ii. Influent total suspended solids - lbs/day: declining since 2007
- iii. Effluent BOD increasing since 2016, more erratic since 2017, all below limitation
- iv. Effluent total suspended solids - a number of times exceeding limitation (45 mg/l) since 2012, more violations since 2017 due to algae carry over.

14. Draft Renewal UPDES submittal

- I. Ammonia pond limitation
- ii. Phosphorous limitation
- iii. TSS, BOD Coliform - unchanged
- iv. Chlorine: Max 2.0 ppm, no de-chlorination of effluent
- v. Zero discharge still being considered

15. Annual Audit

Haynie and Company has submitted a proposal to perform the agreed upon procedures to the Lake Point Improvement district's accounting records, Financial Survey and compliance with applicable state laws for the year ending December 2024. The agreed upon fee for conducting this engagement for Annual Revenues or Expenditures greater than \$350,000 and less than \$1,000,000 shall be \$8600.

16. Will Serve Letters

The District will continue to have Ward Engineering approve the connection construction procedure from the sewer main lateral to the house sewer lateral into the house.

17. Commercial Sewer Connection Fees.

Sewer impact fees for commercial installations shall be calculated using established formulas based on water use by the facility.

18. Franchise Agreement

The Lake Point Improvement received a draft Franchise Agreement for the Board to review. It has been reviewed and was acceptable by Lake Point City. The LPID Board must sign the Agreement and have it recorded.

Motion to accept the Franchise Agreement as written:

Motion: Seconded: In Favor: Opposed: Motion Carries: Yes

19. 2025 Board Meeting Schedule.

Attached is the 2025 Board Meeting Schedule

20. Other District Business or Trustee Concerns

A. Next LPID Meeting - February 13, 2025

B. Other Trustee Business

21. Adjournment

Motion was made to adjourn the LPID Business meeting of January 9, 2025 @ 8:54 pm.

Motion: Brady. Seconded: Ryan; In Favor: 4. Opposed: 0; Motion Carries: Yes