

Lake Point City Council Business Meeting Minutes

Date: Wednesday, March 12, 2025

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-** Rich Cunningham
3. **Pledge of Allegiance-** Kirk Pearson
4. **Presiding Officer-** Kathleen VonHatten
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair) Absent	Gino Garcia	
Kathleen VonHatten (Vice Chair)	Rich Cunningham	
Jonathan Garrard (C.)	Regina Nelson- Sheriff Dept.	
Ryan Zumwalt (C.)		
Kirk Pearson (C.)		
Jamie Olson (RCDR)		
Joel Whitehorse (Attorney)		

6. Legal Training – Joel

A. none

7. Staff Updates- Jamie Olson

- A. The Planning and Zoning had a citizen come to their meeting expressing their desires for a rezone of their 1.2 acre lot to be split into 2 equal parcels. The Commission wanted to know how the Council felt about that request before spending resources on it, and if this would be entertained by the Council.
 - i) Council Members expressed their thoughts initially, and it was expressed that having smaller than one-acre lots was not what they felt Lake Point has wanted, but if the citizens start expressing more that they want that, then this can be a possible future discussion.
 - ii) If it was pursued, it would change several ordinances and regulations.
- B. Sign ordinance and fee schedule will be on the next agenda. She asked that they please review it and make comments
- C. Annexation Concept Map- If it is liked by the Commission and Council, then it can be sent to the engineers to draft. She asked the council to please review it.
- D. She was at another Bonfire (procurement software) training. For the next procurement process, please allow a little more time as this is a new software for the state.

8. Public Comment- (12:50 recording)

- A. Motion-Kathleen to open Public Comment. Ryan 2nd
 - i) Vote was unanimously approved
- B. Rich Cunningham (13:30 recording)
 - i) Lake Point will have its first firework show, they have all the approvals they need
 - ii) Lake Point Community Association is going to put it on along with Lake Point Parks.
 - iii) He thought it would be cooler if they could say "Lake Point City Firework Show." He is asking for a name only representation from the city of Lake Point, and if he can add the city to the announcement.
 - iv) (Kathleen and Kirk) expressed possibly being okay with it, depending what legal recommended.

- v) (Gino) The show will be through Lantis Fireworks, and it will be covered by a 5 million dollar policy, Gino will be running the show.
 - vi) (Ryan) Would like to consult legal, and felt that it might still be a liability to the city
 - vii) (Jonathan) expressed wanting legal opinion before stating his opinion on the matter.
 - viii) Council will reach out to legal and find out if it also needs an official vote.
- C. Motion- Jonathan to close Public Comment. Kirk 2nd
 - i) Motion passed unanimously by those present
- 9. Approve the Minutes (16:55 recording)**
 - A. 02.26.2025
 - i) Motion-Kirk to approve the minutes 02.26.2025. Ryan 2nd
 - 1) Motion passed unanimously by those present
- 10. Reports/Presentations**
 - A. Tooele County Police Dept (17:32 recording)
 - i) (Regina Nelson) gave the police report.
 - ii) There is a good amount of presence in the area with a lot of traffic stops.
 - iii) (Ryan) asked what is the most helpful to the Sheriff Dept from citizens example; If camera footage is helpful
 - 1) (Regina) citizens being quick to respond, and if you see something suspicious, report it.
 - B. Tooele County Fire District
 - i) Absent-Could not present a report this evening
- 11. Discussion Items**
 - A. Rich Cunningham-Fire Work Show
 - i) Had a discussion in public comment.
- 12. Action/Business Items (20:13 recording)**
 - A. Franchise Agreement with Lake Point Improvement District (20:13 recording)
 - i) Brief discussion on the agreement, and if there was a way to amend it if needed in the future, and the length of this and other agreements.
 - ii) Motion-Kirk to approve the Franchise Agreement with Lake Point Improvement District, approve as is. Jonathan 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously by those present
 - B. Dispatch Agreement (27:13 recording)
 - i) Motion- Kathleen to approve the Dispatch Agreement for 2025-2026. Kirk 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously by those present
 - C. Establish a Capital Fund Account. (30:58 recording)
 - i) (Kathleen) wanted to make sure they had a policy for the Capital Fund, and if they can make that account under the PTIF account, so they don't lose the PTIF interest.
 - ii) Motion- that we have the Treasurer and someone from the finance committee set up the Capital Fund Account. Ryan 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously by those present
- 13. Attorney Clarification**
 - A. None
- 14. Council Updates (3**
 - A. Alexis Wheeler
 - i) Absent
 - B. Kathleen VonHatten (37:32 recording)
 - i) The UDOT Connectivity Study Group met, and they had concerns with connectivity. The State is having a study done and wanted to know where Lake Point was.
 - 1) (Kathleen) Expressed the city was still working on their Master Transportation Plan.

- 2) (Kathleen) Areas around Lake Point's roads were discussed, like Pole Canyon and Droubay.
- 3) Council discussed the desire of the state being mostly concerned with the connectivity between municipalities.
- ii) (Kathleen) Kendal Thomas reached out to Kathleen and wanted to know if the city wanted to handle the recommendations to the County for the Cemetery and Parks Board Members'
 - 1) (Kathleen) expressed the taxing district still needed to be done under the County.
 - 2) (Ryan) did not feel that another entity could control another entity, and the city could not do it, and it needed to stay with the County.
 - 3) Discussion of the current process of appointing
 - 4) (Kathleen) also asked Kendall about the issue of the tax districts that were split, and Kendall would follow up. She asked Ryan if he is aware of any updates.
 - (a) (Ryan) The park attorney is working on it and has a meeting this week.
 - 5) (Kirk) Felt the city could be helpful in reaching out to the community who would like to serve on the Cemetery Park Board, since the county is not familiar with the residents of Lake Point.
- iii) (Kathleen) was checking if the new 40 acres of retention pond that will be turned over the city. She wanted to look into getting a mower, the upkeep, and how that would be handled.
 - 1) (Ryan) clarified that area is being turned over to the Park Board not the city, that she was mis informed.
- C. Jonathan Garrard(50:53 recording)
 - i) Appreciated a report that was provided on what was being done with the roads. The city is in the 3rd year, and he was concerned that no chip seals have been done or any significant work.
 - 1) (Kathleen) They will be doing Canyon and Foothill this year.
- D. Ryan Zumwalt (53:00 recording)
 - i) (Ryan) He and Jamie will be laying out the schedule of the budget amendments, tentative, and final budget schedule for the agendas and the public hearings.
 - 1) Potentially April 2nd for budget amendment.
- E. Kirk Pearson (55:24 recording)
 - i) (Kirk) He reported on his research on the water situation. Lake Point doesn't have water other than maybe what Chris has. Stansbury is really struggling with water and is having a hard time keeping up with the growth. A water tank and additional wells were discussed. Would the city be interested in discussing the water situation, and what is available in the future for commercial and residential zones, and it is balanced between the two.

15. Public Comment (1:02:32 recording)

- A. Motion-Kirk to open Public Comment. Kathleen 2nd
 - i) Motion passed unanimously
- B. Gino Garcia (1:02:40 recording)
 - i) He was able to listen to the last meeting. He wanted to comment on the Recorder Wages. He used to manage a lot of employees. He appreciated the idea of a contracted HR for hiring, interviewing, etc., and felt they could be a neutral party. The employees should have a contact for complaints.
 - ii) With a small town, it would be helpful to have outside eyes.
 - iii) When he hires. He hires more part-time than full-time (he manages about 40 employees). He suggested having 1 full-time person and several part-time people. He felt that having more employees gives more backups.
 - iv) He expressed that whenever he reaches out to Jamie, she responds. He sees her as the Recorder but also a manager and should have people under her in different capacities.
 - v) He feels there is more flexibility with part-time.
 - vi) He feels like what Jamie does is more than her job description.

- vii) He has jobs that have employees that have different job codes. They clock in for one position and clock in for a different position at different rates.
- viii) He felt job descriptions are important.
 - 1) At his work, he is aware of how long a job takes and if the job isn't done in that amount of time, the clock might be being milked.
- ix) He feels what Jamie does is above and beyond what it was initially thought it would be.
- C. Regina Nelson (1:09:30 recording)
 - i) (Regina) got a notification of the Oquirrh Mountain Water Company (OMWC). When they moved here, they were required to have 80% of their property developed. She is now being told she has too much grass.
 - ii) She was wondering if the city was sending out anything alongside of the OMWC.
 - 1) (Kathleen) explained that OMWC is a separate entity, and the city has no control over the water company.
 - iii) She would like to be pointed in the direction to go concerning taxes. This year alone she is paying \$400 more a month. She feels that with all the homes there might be a decrease in taxes. There are a lot of us feeling this increase.
 - 1) (Jonathan) pointed out that the County Assessor is the one that assesses the property value. The city has not raised its taxes and only adopted a transient room tax and a telecommunication tax. Other entities may have raised their tax rates.
 - 2) (Jonathan) citizens can dispute the assessment.
 - 3) (Kathleen) The only thing we can do as a city is lower or increase the city taxes, and are not involved in the land assessment.
 - 4) (Jonathan) also suggested contacting the state legislature.
- D. Motion- Kathleen to close Public Comment. Kirk 2nd
 - i) Motion passed unanimously

16. Closed Session- not needed

17. Adjournment- 7:19 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/taped 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 26 day of March, 2025


Chair

ATTEST:


Jamie Olson, City Recorder