

Lake Point City Council Business Meeting Minutes

Date: Wednesday, June 11, 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-** Alexis Wheeler
3. **Pledge of Allegiance-** Ryan Zumwalt
4. **Presiding Officer-** Alexis Wheeler
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair)	Chief Kevin Nunn	Eric Thomas
Kathleen VonHatten (Vice Chair)	Cody Deeter	Chaelea Allred
Jonathan Garrard (C.)	Regina Nelson TCSD	Parley Wheeler
Ryan Zumwalt (C.)	Ronald Thomas	Lori Chigbrow
Kirk Pearson (C.)	Norene Thomas	Josh Gibbons (Hales)
Jamie Olson (RCDR)	Matt Laurendeau (Jones DeMille)	Joseph Browning (Hales)
Attorney Jay Springer	Dan Fechner (Jones DeMille)	Chris Robinson (Online)

6. Legal Training/Clarification –

- A. No legal training

7. Staff Updates-Jamie Olson (Lake Point City Recorder)

- A. Candidate Filling Period update, and the candidates are;
 - i) Ryan Zumwalt, Alexis Wheeler, David Walbeck, Parley Wheeler, Kirk Trimble, Lori Chigbrow
- B. Council meeting dates for July are July 9 and July 30
- C. Storm Drain email titled “Plat 14 sump pump water approval letter”. I need responses from the Council concerning this email.
- D. You should see the Fraud Assessment by the end of this week.
- E. FY25 Budget Amendment and FY26 Budget will be going out to the public by Friday.

8. Public Comment-(3:46 recording)

- A. Motion- Alexis to open Public Comment. Jonathan 2nd
 - i) Vote was unanimously approved
- B. Attorney Jay Springer introduced himself
 - i) (Attorney Springer) Because of the issues with posting the agenda item, the engagement letter will not be voted on tonight. He is here to answer any questions.
 - ii) (Attorney Springer) If the contract is backdated, then he can answer questions and represent the city if that is the city’s wish.
 - iii) (Alexis) explained that the Council will be meeting on Monday to approve the contract and include in the motion to backdate the contract.
 - iv) (Attorney Springer) addressed the potential conflict of interest, and what they do to protect their clients. Attorneys are bound by the oaths to the Supreme Court and yearly reaffirm their licenses. They reference professional standards and conduct in the engagement letter. When there is/are conflict of interest, they are not allowed to represent someone when there are directly adverse interests.
 - v) (Attorney Springer) When new matters arise, their firm’s first question is who is on the other side, and they check their system, generating a report that identifies possible conflicts. If they identify interests, they send out conflict waivers.
 - vi) (Attorney Springer) His firm represents Chris Robinson, and conflict waivers will be sent out.

- vii) (Attorney Springer) He promises he has more to lose by not following the rules than anyone. They take a very conservative approach to conflicts.
- viii) (Attorney Springer) If there was a conflict, they could refer the city to other options for representation.

C. Motion- Kathleen to close Public Comment. Alexis 2nd

- i) Motion passed unanimously

9. Reports/Presentations

A. Tooele County Police Dept. (17:06 recording)

- i) Officer Regina Nelson gave the Council the Sheriff's Report
 - 1) (Regina) answered Jonathan's question from the previous meeting, regarding the practice shooting that happens on the mountainside, and she has made an inquiry.
 - 2) (Kathleen) asked about the possibility of patrolling the truck stop and the trucks parking on Saddleback Blvd

B. North Tooele County Fire District

- i) Council tabled this item for now and moved on to Action Items
- ii) Council returned to this topic from Item 10.C. (2:44:36 recording)
- iii) Chief Nunn gave the Fire Dept report.
 - 1) Topics that were discussed
 - (a) Ladder Truck- they have applied for another grant/funding opportunity
 - (b) County funding for incidents that occur on I-80
- iv) (Chaelea Allred) asked about fire safety and what they (the community) can do to help
 - 1) (Nunn) will have a booth at Lake Point Days promoting fire safety message.
- v) They will be there for the 5th of July fireworks show on standby
- vi) Council moved to item 10.D.

10. Action/Business Items

A. Financial Impacts and options related to the Master Drainage Plan (21:20 recording)

- i) (Cody Deeter) went through the cost analysis and financial impacts for the needed stormwater drainage projects.
- ii) Cody presented 3 different options for funding the projects and expenses that will be presented in the Storm Water Management Study. The city and its constituents would need to discuss what they are willing to pay to have drainage infrastructure and mitigate possible future storm drainage events or issues.
- iii) Feasibility and impact fees were discussed.
- iv) Please see the link to the slide show presentation <https://lakepoint.gov/city-recorder/> minutes.
- v) Council discussed what it might look like to create a monthly or quarterly utility fee.
- vi) Council discussed the fact that Lake Point has not had fees related to stormwater drainage in the past.

B. Adoption of the Master Drainage Plan (51:03 recording)

- i) (Dan Fechner) with Jones and DeMille presented a summary of the drainage study for the Master Storm Water Drainage Plan. Please see the Storm Water Management Study Final Draft you can find <https://lakepoint.gov/city-recorder/> minutes
- ii) (Dan) discussed the main concern is the water runoff from the mountains through the city and under Hwy 36 and I-80, and the proposed water basins.
- iii) (Dan) pointed out the cost of each 11 projects. Which included basins above the tracks, and drainage pipes off the large detention area near Saddleback Blvd.
- iv) (Chris Robinson) asked Dan a few questions regarding the size of the basin and the already existing drainage culverts along Saddleback Blvd. (1:07:45 recording)
- v) (Jonathan) asked if there could be alternate cheaper options, like when the city had water flowing down Canyon Road in the 80's, and the citizens managed the water with sandbags.
- vi) (Dan) pointed out some of the onsite issues, for example, the 1200 E. easement.
- vii) (Ryan) asked if Jones and DeMille ever found any studies done in Lake Point in the past.
 - 1) (Dan) did not find anything prior to Jones and DeMille's study for Lake Point.

- viii) Motion- Kathleen to adopt the Master Drainage Plan as presented by Jones and DeMille. Kirk 2nd (1:25:57 recording)
 - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) (Alexis) likes parts of the plan, but not other parts; she looks forward to future discussions.
 - (b) (Jonathan)- thinks it is good information identifying the water flow paths, but suggested the projects were excessive.
 - (c) Motion passes 4 to 1
- C. Public Hearing Master Transportation Plan (1:27:42 recording)
 - i) Motion-Alexis to open Public Hearing for the Master Transportation Plan. Kathleen 2nd
 - 1) Motion passed unanimously
 - ii) Josh Gibbons and Joseph Browning with Hales Engineering presented the plan overview/summary of the key elements of the plan.
 - iii) They touched on the following
 - 1) Public Survey
 - 2) Future Projects
 - (a) Frontage roads
 - (b) Signalized intersections on SR-36
 - (c) Pole Canyon Road Connections
 - (d) Mountain View Canyon to Clinton Landing
 - (e) Hardy Road
 - 3) Vision Projects to provide better connectivity (1:40:55 recording)
 - (a) Canyon Road to I-80 interchange
 - (b) In-depth discussion on the idea of a road running along the railroad track from the end of Foothill and connecting to the top of Canyon Road to provide local access to Lake Point. If there were a future need, it would preserve the corridor, if development were to occur. There is no need for eminent domain (1:45:38 recording)
 - (i) There were different pros and cons to the plan mentioned, including some negatives, added traffic from Droubay, it is not needed, and increased traffic, which increases the fire hazard.
 - (ii) Positives were that it was along the tracks, a fire barrier, connectivity to Droubay and Pole Canyon, and less intrusive.
 - (iii) (Eric Thomas) does not plan on developing that land
 - (iv) This idea was removed from the plan
 - 4) (Chris Robinson) pointed out some of the following items. (2:13:46 recording)
 - (a) He had concerns about a planned overpass over the railroad tracks near Pole Canyon that connects to 1200 East, which is in recorded plats with dedicated land already, and why it was not included in the Transportation Plan. He prefers it to be included in the plan.
 - (b) After this discussion, the Council added this to the Future Vision Projects.
 - 5) Discussion on the Public Transit Route and the Active Transportation Plan (2:37:43 recording)
 - iv) Hales will get the suggested edits and send a new draft out for adoption. After adoption, there would potentially be traffic studies and funding that may be needed by the city.
 - v) Motion- Alexis to close the public hearing. Kirk 2nd
 - 1) Motion passed unanimously
 - vi) Council moved to Item 9.B. Fire Dept Report
- D. Decision if the Council wants to do a Request for Proposal (RFP) or a Bid (RFB) for an Auditor and Accountant, or continue with the current contracted personnel. (03:03:26 recording)
 - i) (Kathleen) is concerned with the Accountant, and did not have a problem with the Auditor
 - ii) (Jonathan) pointed out that the Auditors' contract is up and suggested we hold off on our Accountant since he does not hit his 3-year mark until the end of the year.

- iii) (Ryan) would like to put out for the Accountant, as he has concerns, and not put out an RFP for the Auditor.
- iv) (Alexis) The fact is that the contract for the Auditor's contract has expired.
 - 1) (Ryan) the RFP for the auditor was for multiple years.
- v) (Kirk) thinks we need to do the accountant and is either way on the auditor.
- vi) (Jonathan) is good to do the Auditor and wait till December to do the Accountant
- vii) Motion- Alexis to issue a Request for Bid for an auditor, and a Request for Proposal for an Accountant. The request needs to be made by the end of the month, Kathleen 2nd (3:19:46 recording)
- viii) Roll Call Vote-[Jonathan-Nay] [Ryan-Nay] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - 1) Jonathn- Nay, he felt there needed to be a separation of time between the two.
 - 2) Ryan Record- for the same reasons as Jonathan, and doesn't want the motion to include both items, since he feels differently.
 - 3) Record- Ryan believes the RFP awarded through the accounting firm carried through multiple years for the audits, and I don't want to breach that award.
 - (a) Motion passes 3 to 2
- ix) Certified Tax Rate Approval (3:21:22 recording)
- x) Motion-Kathleen to approve the certified tax rate (Council paused to accept the edits to the draft) 2026 with the changes made tonight. Jonathan 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously

11. Attorney Clarification (3:23:00 recording)

- A. Discussion of removing this item from the agenda in the future and adding it to Legal Training earlier in the agenda.
 - i) (Alexis) This was a suggestion to save money and not make him sit through the meeting.
 - ii) (Alexis) suggested being cautious when spending time, because of the higher rate and items we will be charged for that we weren't before.
- B. Motion- Alexis remove Attorney Clarification from the agenda for the future. Kirk 2nd
 - i) Motion passes unanimously
- C. (Jamie) Can title the first Attorney agenda item "Legal Training/Clarification"

12. Council Updates (3:26:29 recording)

- A. Ryan Zumwalt
 - i) No update
- B. Kirk Pearson
 - i) He is thinking of the traffic and speeding, and if we put some signs up, to help educate the public.
- C. Alexis Wheeler
 - i) No updates
- D. Kathlen VonHatten
 - i) SR-36 will be finished southbound by the end of the week. Northbound will start in the next two weeks, and they will be very aggressive to get it done.
 - ii) Collette Street is sinking again. Lake Point Improvement District is meeting with their board (06.12.2025) and discussing this. It needs to be fixed since it is a hole right now.
- E. Jonathan Garrard
 - i) No updates

13. Public Comment (3:33:10 recording)

- A. Motion- Alexis to open Public Comment. Jonathan 2nd
 - i) Motion passed unanimously
- B. Lori Chigbrow
 - i) She is a citizen and an accountant
 - ii) It is a huge red flag if an accountant expresses that he will quit if the city does not change the auditor.

- iii) She is concerned that the appearance of sending out a bid for an auditor after one year.
- iv) It is valuable to have the same auditor over a period of time.
- v) Another idea is to change out the auditing staff you work with.
- vi) She is also concerned that that was not a fair vote, because of combining both the auditor's and the accountants' votes into one motion. She suggested doing a revote.
- vii) She is very concerned that the accountant put money into another city's account.
- C. Chaelea Allred
 - i) She is a citizen and the President of the Lake Point Arts, and they just did the Lake Point Pageant.
 - ii) We have a Lake Point Queen representation now, and her name is Harmony Wolf.
 - iii) Bently and Naomi will be in the parade, and they want to help with city events that unify the city.
- D. Kevin Nunn- Fire Chief
 - i) They put in for CIB funding- they applied for funding for a new Lake Point Fire Station.
 - ii) Cross your fingers for us.
- E. Jonathan Garrard
 - i) Citizen- he wants to highly encourage- there are regulations we need to follow. Because there are rules to follow, and when we attest not to talk about certain things. It is not good to break the rules that are put in place for a specific reason.
- F. Motion- Alexis to close Public Comment. Kirk 2nd
 - i) Motion passed unanimously

14. Closed Session- not needed


15. Adjournment- 9:44 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.

Note- Any "For the Record" statements included in these minutes represent the individual Council Members who made them. They do not reflect official findings or the position of the city unless adopted by majority vote.

PASSED AND APPROVED but the Council this 9th day of July, 2025


Chair

ATTEST:


Jamie Olson, City Recorder