

Lake Point City Council Business Meeting Minutes

Date: Wednesday, June 25, 2025

Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074

Time: 6:00 PM

1. **Call to Order-** 6:03 pm
2. **Prayer-** Jamie Olson
3. **Pledge of Allegiance-** Alexis Wheeler
4. **Presiding Officer-** Alexis Wheeler
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair)	Doyle Garrard (Treasurer)	
Kathleen VonHatten (Vice Chair)	Lori Chigbrow	
Jonathan Garrard (C.)	Gino Garcia	
Ryan Zumwalt (C.)	Josh Gibbons	
Kirk Pearson (C.) arrived 6:19 pm	Brady Morris	
Jamie Olson (RCDR)		
Jay Springer (Attorney) left at 7:27 pm		

6. **Legal Training/Clarification** Attorney Jay Springer
 - A. Explained his policy on charging for travel and mileage when he travels for a client.
 - B. He explained some staff resources he has at his firm, which can be a resource for the city during the summer at a lower rate.
 - C. He wants to give the best advice possible, so if there is something that takes a little more thought, he will let the Council know.
 - D. If there is something the Council would like the extra staff to help with, he prefers to receive high-level direction on policy from the Council, and he can provide a starting point. He would then pick it back up toward the end to review and refine it.
 - E. (Alexis) explained the email she had just sent to the Council explaining a discrepancy with Chaelea's timecard. Jamie and Alexis discovered that a time period had been repeated, and it put the time period behind by two weeks. They thoroughly researched records and triple checked everything, and in the end, the city will owe Chaelea \$32.01
 - F. The Council discussed the process for approving time sheets and the city's current policies.
7. **Staff Updates-** (29:25 recording)
 - A. (Kathleen) asked Jamie if the city has issued any solicitor licenses.
 - B. (Jamie) explained that there have been a couple of licenses issued, and if she has any come to her door, she has kindly educated them if they don't have a solicitor's license. Licenses are individual and have the picture of the solicitor on the license if it is issued by Lake Point.
8. **Public Comment-** (30:24 recording)
 - A. Motion- Alexis to open Public Comment. Jonathan 2nd
 - i) The vote was unanimously approved
 - B. (Doyle Garrard)
 - i) He expressed safety concerns for Canyon and Sunset with the construction on Hwy 36. Since there are some that do not have the acceleration lanes.
 - 1) Council and Doyle had an open discussion on the construction and safety.

- ii) There are 5 resolutions on the agenda, two he has a concern about were the Transportation and Drainage Plan, and making sure the citizens had enough access to these and time to review them.
 - 1) (Kirk) explained that doing an "Open House" was more expensive, that the plan is a general plan of the city transportation. The city isn't putting in the roads, it is just giving the plan to property owners.
 - iii) He felt on the Auditor Contract and they typically go for more than a year.
- C. (Lori Chigbrow)
 - i) Concerning the auditor agenda item. She encouraged having consistency with the audit firm you chose. A new auditor every year costs more money. Replacing your auditor after a year is a red flag.
 - ii) Highway 36 and getting off of I-80, the lanes are very narrow, and the left turn into the TA is not even wide enough for the semis.
 - iii) The timecard should be for daily hours, clocking in and out. The HR committee and the treasurer should be reviewing those detailed timecards and who is approving them. She feels the timecard details should also go to the Treasurer.
 - iv) She was concerned the pay period was paid twice and felt that the accountant should have caught it.
- D. Motion- Jonathan to close Public Comment. Kathleen 2nd
 - i) Motion passed unanimously
- 9. Approve the Minutes-** (46:10 recording)
 - A. 2025 05.14
 - B. 2025 05.28 tabled
 - C. 2025 06.16
 - D. Motion-Alexis to approve 5.14.2025 and 6.16 as amended. Jonathan 2nd
 - i) Motion passed unanimously
- 10. Reports/Presentations** (47:07 recording)
 - A. Treasurer Report
 - i) There was an adjustment to the Hales invoice for the Transportation Plan.
 - ii) (Doyle) Jamie picked up on the discrepancy on what was being paid to the County for the Sheriff's Dept for quarterly invoices. This is being worked on to become current.
- 11. Action/Business Items**
 - A. Decision whether to rescind the previous vote (2025 06.11) to send out an RFB for the Auditor (49:56 recording)
 - i) (Alexis) had Jamie dig into the RFP for the Auditor, and Jamie talked to K&C. It was discovered that K&C typically sends out its yearly engagement agreements. The current engagement letter was only for FY2024, and that is where the confusion was in thinking there was an expired contract.
 - ii) Motion- Jonathan to rescind our previous vote on 6.11.2025 in light of the additional information, that the contract did not expire of the RFP and only the engagement letter for FY2024 had truly expired. Alexis 2nd (51:52 recording)
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passes unanimously
 - iii) Record- Ryan, I just want to make clear on my part, I voted "no" last time because I brought that information to the Council prior to the vote. That the contract was still in place, so I want to make clear that that was raised prior to the last vote.
 - B. K&C CPA Auditor Contract Approval for FY25(52:52 recording)
 - i) There was a minor correction addressing "the Council" and not the "Mayor and Council".
 - ii) Motion- Kathleen to approve it with that one change. Alexis 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - 2) Motion passes unanimously

- iii) Record Jonathan -That once this is approved that we have regular updates on the audit so they are informed on the progress and possible issues along the way. I think Council communications on the audit should go through the Finance Committee.
 - iv) Council moved to item 11.H. Road Repairs on the agenda
- C. Resolution 2025-09 to adopt the Fiscal Year 2026 Budget and Public Hearing (1:41:00 recording)
 - i) Motion- Alexis to open public hearing. Jonathan 2nd
 - 1) Motion passed unanimously
 - ii) Council reviewed the drafted Fiscal Year Budget and went through the line items the Council had questions or changes.
 - iii) Some of the Line items that were discussed and/or adjusted were;
 - 1) property tax, sales tax, and transient room tax
 - 2) Council discussed grouping some permits and licenses together.
 - 3) Waste and recycling (2:21:27 recording)
 - 4) Solid Waste Sheet (2:37:15 recording)
 - 5) Planning and Zoning
 - 6) Public Safety (2:50:49 recording)
 - 7) Street Contracted Services
 - 8) Grant Refund
 - 9) Capital Projects (2:59:30 recording)
 - 10) Review Resolution (3:08)
 - iv) Motion- Alexis to adopt Resolution 2025-09 the Fiscal Year 2026 Budget as amended in the meeting tonight, 2nd Kirk
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - 2) Motion passed unanimously
 - v) Motion-Alexis to close the public hearing. Jonathan 2nd
 - 1) Motion passed unanimously
- D. Resolution 2025-10 to adopt the Fiscal Year 2025 Budget Amendment and Public Hearing (3:09:19 recording)
 - i) Motion- Alexis to open the public hearing Fiscal Year 2025 Budget Amendment. Jonathan 2nd
 - 1) Motion passes unanimously
 - ii) Council went through the budget amendment and adjusted numbers to reflect current expenditures and revenues.
 - iii) Council moved the excess funds, exceeding the 35% revenue threshold that can remain in the General Funds, in the amount of \$472,000.00, into the Capital Projects Fund.
 - iv) Motion- Alexis to adopt Resolution 2025-10 Fiscal Year 2025 Budget Amendment as amended tonight (3:47:15 recording)
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Alexis-Yea] [Kathleen-Nay] [Kirk-Yea]
 - 2) Record- Ryan- I appreciate all your guy's work, but I don't believe the numbers from the accountant are accurate.
 - (a) Motion passes 3 to 2
 - v) Motion- Alexis to close the public hearing for Fiscal Year 2025 Budget Amendment. Jonathan 2nd
 - 1) Motion passes unanimously
- E. Resolution 2025-11 to Adopt the Master Drainage Plan (3:48:26 recording)
 - i) (Alexis) This was previously voted on, but it needed to be adopted by resolution.
 - ii) Motion- Kathleen to approve Resolution 2025-11 to Adopt the Master Drainage Plan. Kirk 2nd
 - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Nay] [Kathleen-Yea] [Kirk-Yea]
 - iii) Record- Jonathan, I appreciate the research and detail in the Stormwater Master Plan, and I see the value of having good data as development continues in Lake Point and the surrounding areas. That said, I'm not comfortable adopting a plan that could lay the groundwork for a future stormwater fee. I consider that a hidden tax, and I don't support adding that kind of financial burden onto our residents. We were all for saving our resident's

money on waste disposal, so to replace it with a new fee seems opposite of that. Planning is important, but it should reflect our values of transparency, limited government, and respect for property rights. For that reason, I'm voting no.

- 1) Motion passes 3 to 2
 - iv) Council moved to Item 10.G. America250
 - F. Resolution 2025-12 to Adopt Master Transportation Plan (1:20:25 recording)
 - i) The council discusses the Master Transportation Plan and the need to include a connection to SR 201. Jeff from UDOT suggests showing the connection in the plan to indicate the city's interest and ensure it is considered in regional plans.
 - ii) The majority of the Council agreed to add the Hwy 201 connection to the Plan with added verbiage explaining connection preferences.
 - iii) Council and Hales Engineering discussed other minor adjustments.
 - iv) Motion-Kathleen, to approve the Master Transportation Plan with adjustments made here tonight. Kirk 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - v) Ryan- he supports putting this on the Traffic Master Transportation Plan because we need to get it in place, but he is still opposed to the Saddleback extension through the open space and into the foothills, because I believe it conflicts with our General Plan and the community's desires.
 - 1) Motion passed unanimously
 - vi) Council moved back to 11.C. FY26 Budget Adoption.
 - G. Resolution 2025-13 America250 Support (3:49:53 recording)
 - i) (Kathleen) this is to support the America250 celebration.
 - ii) Council and staff made minor edits to the Resolution to name Lake Point in the Resolution template.
 - iii) Motion- Alexis to approve Supporting Resolution 2025-13 America250, recognizing and approving the Lake Point, Utah 250 Community Committee with any further formatting and grammatical spelling issues, that Jamie will be fixing. Kathleen 2nd.
 - iv) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - v) (Jonathan) was not able to review additional details and is not fully aware of what he is agreeing to, he will be a Nay.
 - vi) Motion 4 to 1
 - H. Discussion or decision on repairs and cost for road repairs on Collette/Weston. (55:06 recording)
 - i) There is a new hole in Collette road; it is still being looked into as to if it was the monument failure or compaction issues. It is no longer under warranty, and they can try and get other entities and the developer to pitch in to pay for fixing.
 - ii) (Alexis) asked Attorney Springer if they have the proof that it was a compaction issue with Lake Point Improvement District, what recourse do they have to hold them accountable.
 - 1) (Attorney Springer) Typically, it is either negotiation or litigation. He recommends negotiation, as it is far less expensive.
 - iii) Impact fees, warranty, and monument placement were discussed.
 - iv) Discussion on the process of compaction and who does what.
 - v) Motion Kathleen – That we will look to piggyback on another project to share costs with that. If none are occurring, that we can put out a bid to correct the Road on Collette and then work with Lake Point Improvement District to see what we can share costs on. Alexis 2nd (1:17:59 recording)
 - vi) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - 1) Motion passed unanimously
 - vii) Council moved back to Agenda Item 11.F., Master Transportation Plan
- 12. Council Updates (3:59:10 recording)**
- A. Kirk Pearson
 - i) He was able to get a bid on the re-striping, but he needs to get the map.

- B. Kathleen VonHatten
 - i) Agenda item request for the end of July meeting if we are raising or keeping the cost the same.
 - ii) Be careful and be fire-wise.
- C. Ryan Zumwalt
 - i) No updates
- D. Jonathan Garrard
 - i) No updates
- E. Alexis Wheeler
 - i) No updates

13. Public Comment

- A. Motion Alexis to open Public Comment. Jonathan 2nd
- B. Motion passed unanimously
- C. (Jamie Olson)
 - i) There was a request by the Fire Department to put up their fire danger sign, and they would like to know if they can have their sign permit fee waived. Council was okay to add this to the next agenda.
- D. (Jonathan Garrard)
 - i) Remember we are a small city- some cities have higher and lower levels of service. We have a discrepancy on what is the best and bare minimum of funds being used. We are stewards of the city's monies, and just because some cities choose a higher level of service, does not mean we need to.
- E. Motion- Alexis to close Public Comment. Kathleen 2nd
 - i) Motion passed unanimously

14. Closed Session- not needed

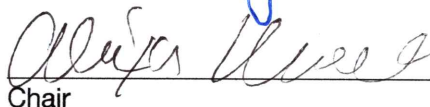
15. Adjournment-10:08 pm

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 30 day of July, 2025


Chair

ATTEST:


Jamie Olson, City Recorder

