

# Lake Point City Council Business Meeting Minutes

Date: Wednesday, August 13, 2025

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

Time: 6:09 PM

## 1. Opening Formalities (0:00 recording)

- A. Call to Order – 6:09 PM
- B. Prayer - Kathleen VonHatten
- C. Pledge of Allegiance - Jamie Olson
- D. Presiding Officer - Alexis Wheeler
- E. Attendance Roll Call

<b>Lake Point Council &amp; Staff</b>	Chief Kevin Nunn (NTFD)
Alexis Wheeler (Chair)	Officer Regina Nelson (TC Sheriff's Office)
Kathleen VonHatten (Vice Chair)	Diane Schmidt (Library Presentation)
Jonathan Garrard (Council) – arrived 6:14 PM	Craig Smith (Erda City Council)
Kirk Pearson (Council) – absent	BJ Fabrizio
Ryan Zumwalt (Council) – over the phone and arrived in person 6:16 PM	Deb Dutkiewicz
Jamie Olson (Recorder)	Gino Garcia
Jay Springer (Legal Counsel)	Lori Chigbrow

## 2. Legal Training / Clarification (34:38 recording)

- A. Council tabled this item until Council members arrived.
- B. Attorney Jay Springer led a discussion on procurement code, chair selection, annexation policy, open meetings training, and truck route.
  - i) Procurement Code Review
    - 1) He explained that if the city has its own procurement code, it does not have to follow the more complex state procurement code.
    - 2) Suggested revisiting thresholds, exemptions, and processes to simplify and tailor them to Lake Point's needs (e.g., carveouts for professional services, allowing basic cost comparisons under certain dollar amounts rather than full RFPs).
    - 3) Council expressed interest in receiving specific, concise recommendations at a future meeting.
  - ii) Chair Selection Clarification
    - 1) The attorney reviewed the code provision that requires the annual selection of the chair and vice chair in January.
    - 2) The current language is ambiguous as to whether the chair must rotate each year.
    - 3) Options discussed included allowing reappointment or requiring rotation so each council member has an opportunity to serve.
    - 4) Attorney will draft simple amendment options for Council review at a future meeting.
  - iii) Annexation Policy Update
    - 1) The attorney addressed feedback from Tooele County, Erda City, and individual property owners.
    - 2) Confirmed that overlapping annexation maps are not prohibited, though the policy should emphasize landowner self-determination.
    - 3) Proposed adding language clarifying that Lake Point's annexation expansion area is meant to provide options, not limit choices.
    - 4) Also recommended adding a zoning requirement so that properties annexed into Lake Point are assigned a zoning designation at the time of annexation, to avoid ambiguity.
    - 5) Council agreed more time may be needed before scheduling public hearings.

- iv) Open Meetings Training
  - 1) Provided guidance on Utah's Open and Public Meetings Act.
  - 2) Clarified that operational or managerial discussions (e.g., signing checks, trainings, attending conferences) do not require public notice.
  - 3) Emphasized caution when councilmembers attend Planning Commission meetings or social gatherings, recommending notice of quorum when appropriate.
  - 4) Encouraged clear communication when councilmembers speak as private citizens versus in their official role.
- v) Truck Route Enforcement Discussion
  - 1) In response to prior public comments, the attorney noted it would be difficult to hold construction companies liable for road damage without clear evidence.
  - 2) Discussed the need for designated truck routes, ordinances, and signage to support enforcement.
  - 3) Council Member Garrard noted that past signage has fallen into disrepair, some Council Members agreed that ordinance updates may be needed.
- 3. Staff Reports (2:52 recording)**
  - A. Jamie Olson reported on upcoming cybersecurity training. Councilmembers will receive phishing/cybersecurity training emails and test emails.
- 4. Public Comment (3:30 recording)**
  - A. Motion – "I motion to open public comment." — Alexis Wheeler, Kathleen 2<sup>nd</sup>
    - i) Motion passed unanimously
  - B. Public Comments:
    - i) Lori Chigbrow
      - 1) expressed concern about heavy construction trucks with double bumpers traveling through Lake Point city streets, specifically Sunset, Mountain View, Center Street, and Pole Road, before exiting to SR-36 and Adobe Rock. She reported personally following and photographing the trucks to document their routes. She observed frequent truck traffic in the mornings, noting up to six trucks waiting to be loaded near the Holiday Oil construction area. According to her, the trucks are using city streets to avoid the inconvenience and cost of turning directly onto SR-36, which would require flaggers and additional time. She emphasized that this detour shifts the wear and tear—and future repair costs—onto Lake Point taxpayers rather than the construction project or the state. They urged the City Council to coordinate with UDOT to ensure construction companies bear the responsibility for road impacts, rather than local residents.
    - ii) Craig Smith (Erda City Council) (10:18 recording)
      - 1) Read a letter representing the Erda City Council, speaking regarding Lake Point's annexation policy. He requested that Lake Point delay adoption of its annexation plan for approximately six weeks to allow both cities to meet, review their annexation policy maps, and work toward resolving potential conflicts. Mr. Smith cited Utah Code §10-2-803, which encourages municipalities to negotiate and cooperate on defining expansion areas. He emphasized that a short delay would not harm Lake Point but would show goodwill and cooperation between the two cities. He further stated that Erda is prepared to meet promptly—either by designating representatives from each council or by holding a joint open public meeting—whichever format Lake Point prefers. (See Note below on where to find the letter Craig read)
  - C. Motion – "Motion to close public comment." — Alexis Wheeler-Jonathan 2<sup>nd</sup>
    - i) Motion passed unanimously.
- 5. Approval of Previous Minutes (12:00 recording)**
  - A. July 30, 2025 Minutes
  - B. Motion – "Motion to approve the minutes of July 30, 2025." Kathleen VonHatten - Alexis 2<sup>nd</sup>



- i) Motion passed 3-0, Jonathan abstained.
- 6. Reports (12:52 recording)**
  - A. Tooele County Sheriff's Office – Officer Regina Nelson presented July report.
    - i) No major issues were highlighted, but clarification was provided regarding how “suspicious vehicle” calls are defined. These typically involve resident reports of unusual or concerning activity, such as cars parked where they should not be, vehicles meeting late at night, or possible drug-related activity. Such calls are coded as “suspicious” and dispatched for investigation.
  - B. North Tooele Fire District – Since the last meeting, Lake Point has had 18 calls, mostly medical. Other incidents included a gas leak, one car accident, a carbon monoxide alarm, a system complaint, and one canceled call.
    - i) Across the district (Stansbury Park, Lake Point, I-80, and Pine Canyon), there were 147 total calls, with Lake Point representing about 10–15% of the volume, which is typical.
    - ii) The Chief noted a recent fireworks-related explosion on the salt flats that, fortunately, did not cause a vegetation fire.
    - iii) A detailed breakdown of calls was provided to the City Recorder.
- 7. Library Presentation (19:14 recording)**
  - A. Diane Schmidt (Stansbury Library) presenting
    - i) Presentation Summary – Library Services Proposal (See exhibit A)  
Library representatives proposed a partnership with Lake Point City to provide residents full access to library services. Resources include digital tools (such as e-books and audiobooks through the Libby app), a physical collection of about 7,500 books, interlibrary loans, and programs like summer reading, story time, and community events.
    - ii) Under the proposal, Lake Point would enter into an interlocal agreement and contribute about \$3 per resident annually, whether the citizen used the library card or not, compared to the current \$8 individual annual fee. More data would be collected to determine the population of Lake Point, so the population could be configured at \$3 per resident. That number would be entered into the agreement, and the total would be paid by the city of Lake Point if the Council entertained the agreement. If the agreement was approved, citizens of Lake Point would no longer need an individual annual membership.
    - iii) No matter the membership, anyone can come to story time.
    - iv) The library would also offer a board position for a Lake Point resident to ensure local input.
    - v) No decision was made; the presentation was for discussion only, and further information on population counts and costs will be gathered.
- 8. Action / Business Items (33:00 recording)**
  - A. Roundabout Repainting Cost Approval – Kirk absent.
    - i) Motion – “I motion to table item 8A, the roundabout repainting cost approval, until Kirk can be at a meeting with us to present that cost.” Alexis Wheeler - Jonathan 2<sup>nd</sup>
      - 1) Motion passed unanimously.
- 9. Council Updates (34:00 recording)**
  - A. Jonathan Garrard
    - i) no updates.
  - B. Ryan Zumwalt
    - i) requested that annexation maps be retitled to the Annexation Expansion Area Map
  - C. Alexis Wheeler
    - i) no updates.
  - D. Kathleen VonHatten
    - i) no updates.
  - E. Council moved back to Agenda Item 2. Legal Training / Clarification
- 10. Public Comment (1:30:40 recording)**
  - A. Motion – “I motion to open public comment.” Alexis Wheeler - Jonathan 2<sup>nd</sup>

- i) Motion passed unanimously
- B. Public Comments:
  - i) Lori Chigbrow
    - 1) urged quick action on truck route enforcement for the next agenda.
- C. Motion – “I motion to close public comment.” Alexis Wheeler - Jonathan 2<sup>nd</sup>
  - i) Motion passed unanimously.

**11. Closed Session** if needed for purposes listed under Utah Code 52-4-205 (1:32:00 recording)

- A. Motion – “I motion to move to closed session allowed under Utah code 52-4-205 for the purpose of strategy sessions to discuss pending or reasonably imminent litigation.” Alexis Wheeler - Kathleen 2<sup>nd</sup>
- B. Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Absent]
  - i) Motion Passed Unanimously
- C. Council moved to Closed Session at -7:42 pm

**12. Returned from Closed Session** at 8:36 pm on August 13, 2025

- A. Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074
- B. Presiding Officer-Alexis Wheeler
- C. In attendance

Alexis Wheeler (Chair)
Kathleen VonHatten (Vice Chair)
Jonathan Garrard (C.)
Ryan Zumwalt (C.)
Jamie Olson (RCDR)
Jay Springer (Attorney)

**13. Adjournment of City Council Open Public Meeting-** 8:37 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, and 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.

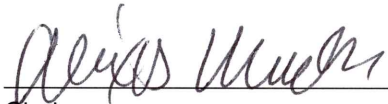
Note- Additional information concerning meetings, including agendas, minutes, recordings, written/typed public comments, other distributed materials, ordinances, resolutions, public notices, and how to sign up for notifications on the Public Notification Website, can be found at <https://lakepoint.gov>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

Note- This meeting includes public comment that was written and given to the City Recorder for the record. To find the complete record, please visit lakepoint.gov Departments-Recorder-Downloaded Forms- Meeting Minutes.

Note – These minutes may have been prepared using AI tools (ChatGPT and Otter.ai); all facts have been reviewed and verified.

PASSED AND APPROVED by the Council this 27<sup>th</sup> day of August, 2025.

  
Chair

ATTEST:


  
Jamie Olson, City Recorder

Exhibit A  
2025 08.13.2025

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**Current Open Hours:**

Monday, Tuesday - 12:00 pm – 5:00 pm  
Wednesday, Thursday, Friday - 10:00 am – 5:00 pm  
Storytime Thursday - 10:30 am

**Digital Content Available with your Library Card**

- **Libby App (Overdrive)** - e-books, audiobooks, and e-magazines for adults, kids & teens, with over 142,000 items available for checkout.
- **Creativebug** - Thousands of award-winning art & craft video classes taught by design experts and artists.
- **Gale Academic Resources** – Research database containing millions of articles, podcasts, transcripts and videos from over 17,000 scholarly journals, magazines, newspapers and broadcast media outlets.
- **ProQuest Newspapers** - Enables the user to search the most recent global news content, as well as archives that stretch back into the 1980s.
- **EBSCO Learning Express Library** - Offers a highly acclaimed e-learning and test preparation solution for students and professionals.

**Resources and Activities Available with your Library Card**

- **Physical book checkouts** – 7,500 books available for checkout.
  - **Interlibrary Loan** – Ability to borrow books from any library in the state at no cost.
  - **Summer reading program** – Weekly crafts & multiple in-person activities. Open to all ages. All participants who complete the program get a free book.
    - Current Theme - "Color Our World" (Art)
    - Previous Theme - "Adventure Begins at Your Library" (Adventure)
    - Upcoming Themes - "Unearth a Story" (Dinosaurs/Archaeology/Paleontology), "Mysteries Await at Your Library" (Mystery/Detective/Suspense), "Libraries Are Legendary" (Mythical Creatures).
  - **Weekly Preschool Storytime** – Weekly story, songs and a craft.
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