

Lake Point City Council Business Meeting Minutes

Date: Wednesday, Oct 22, 2025

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

Time: 6:00 PM

1. Opening Formalities

- A. Call to Order-
- B. Prayer- Doyle Garrard
- C. Pledge of Allegiance- Jonathan Garrard
- D. Presiding Officer- Kathleen VonHatten
- E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair) Absent	Doyle Garrard	
Kathleen VonHatten (Vice Chair)	Rickey Lloyd	
Jonathan Garrard (C.)	Marylinn Sharp	
Ryan Zumwalt (C.)- online	Roddy Sharp	
Kirk Pearson (C.) arrived at 6:27 pm	Lori Chigbrow	
Jamie Olson (RCDR)		
Joel Whitehorse (Attorney)		

2. Legal Training/Clarification

- A. None today

3. Staff Updates- Recorder Jamie Olson (3:00 recording)

- A. Election Updates
 - i) Reminder that any vote for the Withdrawn Candidate Alexis Wheeler, will not be counted in the election
 - ii) Ballots have been mailed.
 - iii) Ballots must be received by Nov 4, 2025, or in a drop box by 8 pm on Nov 4, 2025.
 - iv) Last Day to register to vote for this election is Oct 24, 2025
 - v) Mail ballots early, they need to be received by 8 pm on election day Nov 4 (post mark no longer applies)
 - vi) There are 7 drop boxes in Tooele County, one of which is at the Lake Point Park (on Canyon Rd.)

4. Public Comment- (5:30 recording)

- A. Motion-Jonathan to open Public Comment. Ryan 2nd
 - i) Vote was unanimously approved by those present
- B. Chuck McCown
 - i) A representative from Mechanic Technology Corporation, located on Commerce Drive, described plans for facility expansion and requested City sponsorship of their application to the state's Rural Small Business Grant program. The representative provided a near-final 2026 product catalog and explained that the grant could support local job creation and infrastructure improvements tied to the company's growth.
- C. Motion- Kathleen to close Public Comment. Jonathan 2nd
 - i) Motion passed unanimously

5. Reports/Presentations (9:16 recording)

- A. Treasurer Report
 - i) Doyle Garrard reported that October finances were tracking within budget expectations, and account balances remain stable.

- ii) He attended the Mosquito Abatement meeting and noted five West Nile virus-positive mosquito pools detected in the county—four in Grantsville and one near Benson Mill—along with a single equine case near Erda. Comparative data from surrounding areas (Salt Lake City, South Salt Lake, Utah County) reflected significantly higher positive counts than Tooele County.
- B. Presentation and information by Dan Torres, the Economic Development Manager with the Greater Salt Lake Municipal Services District. (13:58 recording)
 - i) Torres delivered a comprehensive presentation on foundational strategies for sustainable municipal growth. He emphasized that a strong General Plan, up-to-date zoning ordinances, and a Transportation Master Plan form the backbone of sound economic development. Torres explained that fiscal resilience requires balancing sales tax capture from Lake Point's enviable Tooele County gateway traffic. To ensure zoning supports both residential quality of life and long-term serviceable commercial and Home-Based Businesses.
 - ii) Torres also discussed the importance of aligning land use decisions with available infrastructure capacity and capital improvement plans. He noted that Lake Point needs to be aware that large parcels strain local service districts and to work collaboratively with those districts. He encouraged coordination with entities such as WFRC, UDOT, and Tooele County to synchronize transportation priorities, which improves eligibility for state and federal funding. Regarding grants, he urged the City to understand federal wage rules, grant match requirements, and the value of building relationships with congressional offices to access earmark-style funding. He closed by recommending that the Council cultivate a clear 'Lake Point story' to attract appropriate development, use data-driven planning, and maintain transparent communication with residents.
 - iii) Make sure Grants take you where the city wants to go and there is a clear chain of command for grants, budgeting in advance for grants, and weighing the costs and efforts put into grants.
 - iv) Grant Writers' have potential, but he expressed risks and benefits. He suggested getting grant writing training and it can be handled better by Council and Staff.
 - 1) Commercial vs Residential discussion included Lake Point telling its story and sharing the fact that Lake Point is the gateway to Lake Point.
 - (a) Having a good relationship with relators, since they are the boots on the grounds.
 - (b) Ensuring your zoning law is ready and functional so there is less work for the Commercial when they want to act.
 - (c) A good code in place so decisions are administrative rather than returning to Commission and Council for approvals. Time costs.
- 6. Discussion Items (No Vote) (42:28 recording)**
 - A. Trails/Pathway/Sidewalk discussion and Bridlewalk trails
 - i) Councilmembers discussed potential grants through UDOT and WFRC for constructing ADA-compliant sidewalks and multi-use trails. They weighed connectivity goals—such as linking neighborhoods to the park, bus stops, and commercial areas—against maintenance responsibilities and cost. Several members favored asphalt surfaces for durability, easier maintenance and accessibility. Attorney Springer advised that clear signage such as "No winter maintenance—use at own risk" could reduce liability exposure. Council supported grant applications and to research the desires of adjacent property owners.
 - ii) Extensive discussion and feedback on the Bridlewalk neighborhood trail system was mixed; some residents valued off-street walking paths while others cited poor maintenance, and inconvenience to citizens who have trails abutting their property. Staff and Council will assess which trail segments are essential for connectivity before recommending improvements or possible vacations.
- 7. Action/Business Items (1:18:40 recording)**

- A. Whether to pursue the Rural Communities Opportunity Grant (RCOG)
 - i) Kathleen explained a proposal for the City to sponsor a local business's application to the state's competitive RCOG program. After calls to the state and research, Kathleen found out today that the Planning and Zoning must first recommend the project before Council sponsorship can be finalized. The state program's funding pool has been reduced from \$5 million to \$2.5 million, making competition more intense. A 20% matching requirement applies, but the McCown Technology Corporation intends to cover the match privately. Council directed staff to schedule a special meeting for the Commission and Council for the evening of Oct 24. The Commission will meet at 7:30 pm and the Council would meet at 8:00 pm to vote on recommending and sponsoring the grant on behalf of McCown Technology Corporation.
 - ii) Jonathan felt that there might be a need for policy on this procedure for the future.
 - 1) Jay felt these would be rare and adding more layers wouldn't protect the city, these would be more on a case-by-case basis, similar to other situations that are evaluated case by case.
 - iii) Kathleen explained further the process of this grant and the time frame to get it submitted.
 - iv) Frank McCown explained if awarded the competitive bid, where their business aim to use the funds and how it would expand their business, jobs, and support the local economic growth.
 - v) Local sales tax and funding were discussed.
 - vi) Motion- Kathleen This item will be tabled until the Council Special Business Meeting on Friday Oct 24, 2025 at 8:00 pm. Kirk 2nd
 - 1) Motion passed unanimously by those present
 - B. Mike Adams 369 Design Renewal Contract (2:03:54 recording)
 - i) Motion-Kathleen moves to approve the contract for Mike Adams / 369 Design renewal for 2026 (website maintenance). Jonathan 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously by those present
- 8. Council Updates (2:04:39 recording)**
- A. Committee Updates
 - i) (Jamie) The draft parking ordinance and enforcement framework remain under Council review; further coordination will occur when Councilmember Zumwalt returns.
 - B. Kirk Pearson
 - i) Reported that roundabout striping was completed and annexation outreach efforts have begun with nearby business owners.
 - C. Alexis Wheeler
 - i) absent
 - D. Kathleen VonHatten
 - i) Kirk and Kathleen met with Roads Dept. on the Collette and Weston Road sinking after the t-patch, it is sinking again. It was temporarily patched and will be monitored for additional settling before any deeper excavation is pursued.
 - E. Jonathan Garrard
 - i) No updates
 - F. Ryan Zumwalt
 - i) No updates
- 9. Public Comment (2:08:20 recording)**
- A. Motion -Jonathan to open Public Comment. Kirk 2nd
 - i) Motion passed unanimously
 - B. Rickey Lloyed
 - 1) Expressed, good job.
 - C. Motion-Jonathan to close Public Comment. Kirk 2nd
 - i) Motion passed unanimously

10. Closed Session- if needed for purposes listed under Utah Code 52-4-205

A. Not needed

11. Adjournment-8:09 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 but not limited to 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.

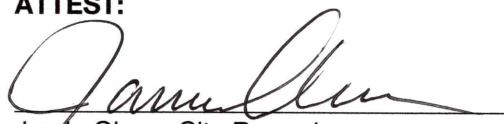
Note – These minutes may have been prepared using AI tools (ChatGPT and Otter.ai); all facts have been reviewed and verified.

Note- This meeting may have included 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.

PASSED AND APPROVED but the Council this 5th day of Nov., 2025


Chair

ATTEST:


Jamie Olson, City Recorder