

Minutes approved 1/8/2026

Meeting Start

- The Lake Point Improvement District business meeting began on November 13, 2025, at 7:08 PM at the Broken Arrow Conference Room.
- A motion to open the meeting was made by Brady and seconded by Ryan.
- Roll call was taken: Present are: Brady Morris, Ryan Deedlow, Brendan Thorpe, Keith Fryer, Terry Marshall, Todd May, Jeff Caldwell.

Public Concerns – Trey Baldwin

- Trey Baldwin's concern is with the process of getting permits.
- The specific concern was not known as he was not present at the meeting.

The application details were discussed with the board.

- An application was made on October 17th by Trey Baldwin for Doyle Garrard.
- The application is for a house being built next to the old barn on Center Street by the church.
- The city approved the building permit on October 27th with notes by Kelly Brown. The notes stated that the permit could be issued without the approval letter form LPID as long as this was done before the lateral inspection.

City's Actions & Concerns

- The city approved the building permit before the improvement district's approval, going against protocol.
- Brendan sent an email to Trey Baldwin on November 7th requesting clarification on structural plans and clearance.
- The structural plans were not legible.
- The foundation footings have already been completed. The city is supposed to respond within 10 business days to building permit applications.
- The city approved the permit without the district's approval.
- Kelly Brown told Jamie that they can't wait for them to pour concrete when it's snowing.

Communication Issues

- Trey Baldwin did not address the red lines in the plans.
- He did not attach the LPID standard drawings.
- The builder wants things done immediately and needs to plan ahead.

approved 1/8/2026

Addressing the Situation

- The city is not following its own process.
- A letter to the city addressing the concerns is needed.
- The letter should state that the district was within its 10 days and the city overstepped its bounds.

As-Built Drawing & Elevations

- An as-built drawing of the conditions is required.
- There is a risk that the house has been set too low to get sewer service and may require a pump.
- Keith Fryer witnessed the lateral inspection.

Letter to the City

- A letter to the city will be written regarding the property at 7677 Center Street.
- The letter will be put on the letterhead and sent to the city.
- The city might "walk over" the district if they don't respond correctly to non-compliance.
- There's a suggestion to add "teeth" to the response, potentially denying sewer service for future applicants who don't complete the application before permit issuance.
- A letter should be kept on file with the application to document the response in case of future problems.

Official Approval Letter

- After septic tank and application certificate completion, an official legal document should be given to the homeowner stating all requirements have been met.
- Brendan is writing the official approval, which is required before a building permit can be obtained.
- Keith commented that the letter should be on the district's letterhead, not Ward Engineering's, and should state that construction plans have been approved from an engineer's standpoint.
- It was pointed out that the letter from Ward Engineering is on LPID letterhead, and Brendan Thorpe has been approved by the board to issue this letter.
- The letter will state that they've done everything to meet the board's criteria.

Meeting Minutes

- The minutes from October did not get sent out. Todd Will send them out for the next meeting.

Public Concerns - Rick Thompson

- Rick Thompson discusses a sewer line issue on his property, which he bought in 1974.
- The sewer line is currently full of rocks.
- There is a discussion about responsibility for the sewer line, specifically whether it extends from the main line to the house or only to the property line.
- Rick mentions an agreement from 1990 where the sewer district was supposed to have meetings at the fire station free of charge because they didn't pay for a sewer hookup.

ADU and Building Permit Questions

- Rick is installing a mobile home (classified as an ADU) on a vacant piece of property.
- There are questions about cleanouts and finish floor elevation for the building permit.
- The engineer had a few minor comments on the application, including adding a clean out near the building.
- There is a question about who owns the sewer line going under the road.

Finances

- Checks were signed and mailed after the meeting but need official approval.

ACH and Checks

- ACH processing fees for October 31st were \$372.43.
- Checks written on 10/23:
 - Check 4734 to Rocky Mountain Power: \$675.70
 - Check 4735 to Okra Mountain Water: \$37.99
 - Check 4736 to Electropower Utah (lagoon work): \$262
 - Check 4737 to Liberty Plumbing and Electorate (Saddleback cleaning): \$825
- Checks written yesterday:
 - Check 4738 to Blue Stakes of Utah: \$6,875
 - Check 4739 to Pipe View Services (Sunset): \$2,051
 - Check 4740 to Chemtech Ford (lab services): \$298
 - Check 4741 to Ward Engineering: \$1,189.99

- Check 4742 to Rocky Mountain Power: \$772.20
- Check 4743 to Keith Pryor (operator services): \$5,131
- Check 4744 to Terry Marshall (services): \$1,990.55
- Check 4745 to Keith Fryer (aerator motor savers): \$421.18
- Check 4746 to Terry Marshall (toner, domain): \$475.04 (\$234.95 for domain)
- Check 4747 to Mele Enterprises (Blue Stake services): \$1,125
- Checks 4734-4747 total \$13,143.71.
- Total expenses for part of October and all of November: \$13,516.14.

Mele Enterprises Check

- The Melay Enterprises check was less than usual because of a week of vacation.
- Melay took off \$375 for "October vacation credit one week."
- There was no redundancy for blue stakes coverage during that week.
- Blue Stakes is slowing down significantly.
- Levi started inspecting manholes affected by the blockage.
- No significant source of blockage has been found yet.

Motion to Approve Checks

- Motion to approve checks 4734-4747, totaling \$13,143.71, plus ACH fees of \$372.43, totaling \$13,516.14.
- Motion seconded and approved.

Budget and Balance Sheet

- Checking account balance: \$23,306 (due to pump failure at regional pump station).
- Impact fee checking: \$9,345 (location unknown).
- Amended 2025 budget:
 - Terry and Keith reviewed numbers and adjusted expenses.
 - Utah property taxes show a deduction of \$1,040.
 - Correction from the county.
- Cleaning sewer lines is a significant operating expense.
 - Sunset line has been cleaned and is in good condition.
- Center Street cleaning budgeted for 2026.
- Capital expenditures include a replacement pump.
- Total income balances out to zero.

Amended Budget Approval

- The amended budget is a matter of record.
- A public hearing is required to do the budget amendment.

- Motion to open a public hearing to discuss the amended 2025 and proposed 2026 budgets. By Brady
- Motion seconded. By Jeff
- The amended 2025 budget was presented, adjusting areas where the budget was exceeded.
- Motion to accept the amended budget for 2025 as presented.
- Motion seconded and unanimously approved.
- The 2026 budget will be presented in December for final approval.

Regional Pump Station Pump

- Money is allocated for the new regional pump station pump under capital expenses.
- Rebuilding pumps comes with a 90-day warranty, while new pumps have a five-year warranty.
- Getting bids for repair vs. replacement.

Operations

- Problem with phragmites control.

Phragmites Control

- Mowing down phragmites is the only effective control method; no pesticide works.
- A pilot test using a solar-powered unit on the golf course is planned.
 - The unit creates a water disturbance, changing light refraction to inhibit growth.
 - Brett Palmer can be contacted for more information.
- Kennecott Land mows down phragmites but learns that the mower spreads the seeds.
 - Raking the cut phragmites out of the water is considered.
- Cleaning off the phragmites allows them to creep out of the water and spread across the land.
- Roundup has been used to hold them back.
- Goats, not sheep, will eat phragmites.
- “Goats on the Go” is a contractor who will bring goats to eat down the weeds.

Collection System Issue on Saddleback Boulevard

- A leak was discovered on Saddleback Boulevard.
 - There is a small flow before the manhole, and a large flow after the manhole.
 - A hole plug is dislodged, causing water to gush out.
- The plug is likely an eight-inch plug.

Bluestakes and Notification Issues

- Two instances occurred where Bluestakes was called without Keith being notified.
 - One at MTC near the regional pump station.
 - One at Beehive Telephone on Sunset Road.
- At the regional pump station, workers dug close to the power line going into the pump station.
 - Keith was not notified and discovered it by chance.
- Beehive Telephone wanted to know where all the sewer manholes were.
 - Keith was contacted directly, even though a Bluestake order was in place.
- Keith believes all notifications should come to him due to his knowledge of the district's infrastructure.

Responsibility for Marking Electrical Lines

- The electrical line from the transformer to the meter is Rocky Mountain Power's responsibility.
- There is concern about liability if someone from the district marks the lines that do not belong to us incorrectly.
- Keith took the initiative to get someone out there to mark it.
- There is disappointment that blue stakes notifications are not coming to Keith.
- Levi is responsible for blue stakes as decided by the board..

Blue Staking and Design Requests

- Engineers cannot typically get blue staking done based on design requests.
- Utility companies can be contacted for GIS maps or private locating companies can be hired.
- Lake Point Sewer could be contacted to mark the lines.

Blue Stakes

- Adding someone to blue stakes can create confusion, as only one person should be responsible.
- The goal is to map the system onto GIS for future reference.
- If someone is added as a backup, they wouldn't be responding to any of the blue stake requests.
- Todd will speak with Levi to see if he was notified about the Sunset Road and the regional pump station.

** Follow up by Todd. Nov 14th. Not a part of the public meeting. The Regional pump station request was issued while Levi was on Vacation. Levi has given the maps to Beehive Telephone for Sunset Road as requested.

Blue Stake Process

- If they called Keith directly, they bypassed the blue stakes process.
- First question should be if they put in a blue stake ticket.

Manhole Inspections

- An updated manhole inspection manual was sent out.
- Concern about doing manhole inspections alone for safety reasons.
- Newer manholes don't have to be inspected every year.
- Tooele City inspects manholes annually, cameras every two years, and jet rods every three years.

Cleaning Strategy

- Develop a cleaning strategy that considers system characteristics, age, type of pipe, grade connection, and past history.
- A three-year or less cleaning frequency is a good guide.
- TV inspect all lines at least once every three years.
- Document all cleaning and maintenance.

Pump Station #1

- The red light was on at the number one pump station (by the TA Truck stop).
- Keith reset it, and it was fine after that.
-

Operator/Contractor Services

- The decision was made to hire a contractor by the board. We are required to repost the position every year.
- An ad was placed two months ago for an operator. This received a few responses.
- The new operator job description includes the requirement for a business license and sewer operator certification.
- The question is where to publicly advertise the position. KSL classifieds and Indeed are good options. Facebook Marketplace has a job section.
- Consider advertising on Facebook (Tooele 411).
- Rural Water Association is another place to advertise.

Bids

- They are looking for a quality-based proposal, not necessarily a hard and fast scope of work.
- They are asking for a backup person.

Manhole Safety

- Concern was raised about Levi doing manhole inspections by himself.
- It was clarified that the concern about Keith doing it alone was due to safety concerns.
- Todd said the air monitor used for manhole inspections may need to be replaced due to its age. It is currently in the possession of Stansbury Park.

Aging and Physical Limitations

- The speaker acknowledges physical limitations due to aging, such as difficulty climbing stairs.
- Mentions the need to be careful to avoid injuries to the back and knees.

Staffing and Transition

- Todd believes that certain tasks should be a two-person job for safety reasons.
- Keith stated, there should be a transition period of a couple of years for a successor to learn all aspects of the job.
- The board has tried to find a replacement in the past, but the right person has not been found.

Board Member Vacancy

- There is a board member vacancy that needs to be filled.
- The position requires the person to live in Lake Point.
- There has been no response to the Facebook ad for the position.

EPA Data and Coliform Levels

- Data reported to the EPA showed that all guidelines were met except for a slight exceedance of coliform levels at 14 (limit is 273).
- The chlorine dosage has been increased to prevent recurrence.

Pump Station Issues

- Pump station number four has a mini cast that monitors the pump for temperature and water.
- The wiring diagram for the mini cast is not working.
- The guide rails at pump station number 4 are rusted and need to be replaced.
- Keith has ordered three more guide rails: two to fix number four and one spare for number one.

Computer Replacement

- A new computer has been ordered with similar RAM and storage to the old one.
- The new computer comes with a new monitor, mouse, one-year backup subscription, and a lifetime warranty.

Agreement Between LPID and Tooele City

- An agreement between LPID and Tooele City is in place for emergency pump truck and jet router services.
- The previous contract had expired and needs to be updated with new signatures.
- The agreement includes a release of liability clause.
- The agreement needs to be sent to Tooele City for approval and signatures.

DWQ Compliance Evaluation Inspection Report

- The Division of Water Quality conducted a compliance evaluation inspection.
- They check for 302 different things.
- The inspection covered record-keeping, permit availability, and other operational aspects.
- Keith said we passed the inspection 100%.
- Todd said The air monitor used for manhole inspections may need to be replaced due to its age.

Davies Property and Sewer Connection

- Kathy Davies wants to bring a sewer line across the neighboring property to have only one road cut.
- A similar proposal was done across the street from Rex Hale's on Park Meadow.
- The sewer connection on Park Meadow was inspected and approved.
- The most important thing is to inspect the workmanship on the lateral installation.
- The proposal by Davies is similar to what has been done on Park Meadows

- They are calling it "Davie's place".
- It is not the Smart part Meadows.
- It is located about halfway down Center Street, on the west side, where Dave Davies used to live.
 - There is a yellow trailer there.
 - The property is being divided into four properties.
- The area in question is to the west, going into the new road.

- The owner of the subdivision wants to avoid extending the sewer line to save money.
- The right-of-way cuts across neighboring property.
- The current plan shows the sewer extension.
- The Plan is rejected by the board.

The meeting was closed by Brady and seconded By Ryan at 9:11 PM