

Permit Process Issues

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approval 1/8/2026

Meeting Commences

- Meeting for the Lake Point Improvement District on Dec. 4th at 7 PM.
- Location: 8960 Clinton Landing Road, Lake Point, Utah.
 - Attendees: Brady Morris, Jeff Caldwell, Todd May, Terry Marshall, Keith Fryer, Ryan Dedelow, Jesse Johnson.
- A guest named Jesse Johnson is present. Operator Applicant
- Digital recording device is being used.

Public Concerns: Permit Process

- Trey Baldwin expressed concerns about the permit/application process.
- Thinks the process could be easier.
- Suggestion to separate commercial and residential applications.
- Concerns that Brendan might be too picky and critical in reviewing applications.
 - Suggestion to provide an example drawing of what is expected.

City Inspector & Process

- Difficulty getting the city inspector to respect their process.
 - Trey Baldwin knows the building inspector and pushed to get a building permit authorized without the required acceptance letter.
 - Kelly authorized the building permit for Gerard's house without their letter, contingent on receiving it before the lateral inspection.
- Keith Fryer did a lateral inspection on Gerard's house before the plan was approved.
 - The building inspector is performing the lateral inspection and claims the district doesn't have the authority to do it. The district can inspect for their own records.

Following the Process

- They went against their own rule of the permit by approving the permit without the District acceptance.
- Trey (the Builder) is pushy and sent a new application directly to Brendan.
- The system works, but Trey pushed it along.

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- Need to follow the process and not let the builder bypass the system.

Introducing JesseJohnson

- Jesse Johnson is a guest and potential operator candidate.
- Keith has been the operator for almost 30 years.
- Jesse found the ad on the Rural Water website.
- Jesse is an engineer.

Jesse Johnson'sBackground

- Jesse has been a water operator for a few small systems.
- He works with SCHNEIDER ELECTRIC.
- He has experience in equipment manufacturing and with the Division of Drinking Water.
- He has worked with several military base water and wastewater systems.
 - He was with American Water and approved contractors' plans and performed site inspections.
- Jesse had a sewer certification in the past that has expired.

Potential Services

- Jesse envisions weekly visits to check the system, ensure pumps are running, and the lagoon is in order.
- He can provide record-keeping and work with regulatory agencies.
- He can perform inspections on new connections.

Evolving Responsibilities

- Keith has been responsive due to living in town, but that may need to change.
- Scheduled tasks like sampling and record keeping are minor.
- Looking for a second person to assist with tasks like pulling pumps.
- Pulling a pump might be contracted out in the future.

Contractor Coordination

- The operator could handle contractor coordination and supervision.
 - The goal is to have a second person available in case of emergencies or when Keith is unavailable.

Operator Responsibilities and Training

- The trainee needs to learn how to pull a pump, do wiring, operate aerators, and troubleshoot pump issues.
- Keith also handles lateral inspections, construction oversight for new sewer lines, cleaning with a back truck, and videoing lines.
- Jesse is currently working for a simple water system, pulling monthly samples and submitting them to the state.
 - The frequency of visits (weekly or bi-monthly) would need to be determined with Keith during the transition.
- The new operator will need to learn everything Keith does through one-on-one training.
 - Training may need to occur on weekends and evenings due to the candidate's full-time job.

Business and Contractual Requirements

- The board does not want to be an employer, so the operator needs to be a contractor with a business license.
- The operator needs workers' compensation coverage or a waiver.
 - The board is wondering if the candidate could provide engineering services and if that would be a conflict of interest.
 - Jesse can conceptually design projects and approve drawings.
 - He is experienced in plan review.

Jesse has experience with basic master planning and five-year capital plans for water and wastewater systems.

SCADA and Monitoring

- The existing SCADA system is not functioning and needs to be repaired or updated.
 - The major pump station has backup generators, so power outages are not a major concern.
- The board is open to updating the SCADA system if needed.
- There is existing hardware that may be able to be revamped.

Lake Point and Future Considerations

- Service agreements can be set up with contractors for pump replacements and other tasks.
- The board wants to fix the guide rails at pump station number four so no one has to enter the manhole.

Compensation

- Jesse is open to a fixed fee arrangement.
- Currently, the other operator is paid hourly.
 - A fixed fee could be set for a defined scope of work, with additional work billed on a time and materials basis.

Discussion of Previous Meeting Minutes

- Ryan commented that the minutes are unorganized and should be rewritten. They are written by AI. So the minutes follow the actual discussion. Todd cleans them up a little.

Financials

- ACH fees for November were \$31.49.
- Check number 4748 to PC laptops was voided because they wouldn't accept a check.
 - Keith was reimbursed with a different check.
- Check number 4749 to Blue Stakes of Utah for \$35.
- Check number 4750 to the Rural Water Association of Utah for 2026 membership dues for \$372.
- Check number 4751 to ChemTech Ford for lab services for \$206.
- Check number 4752 to Keith for the computer reimbursement for \$1,698.
- Check number 4753 to the USA Blue Book for lagoon repairs for \$946.53.
- Check number 4754 to Todd May for public notice advertising for the operator job for \$65.
 - Check number 4755 to Ochre Mountain Water for the first six months of the year for mileage on the truck that Keith drove for \$7280.
- Check number 4756 to Keith Fryer for operator expenses for \$2,333.10.
- Check number 4757 to Terry Marshall for treasurer services for \$1,735.45.
- Check number 4758 to Levi for \$1,300.
- Total expenses: \$7,495.37.
- Motion to accept checks 4748 through 4758 for a total of \$7,463.88 and ACH fees of \$31.49 for a total of \$7,495.37.
 - Motion passed.

Audit Invitation

- Haney and Company proposed to do the audit again.
 - The fee engagement would be \$8,996.

- This is an increase of about \$96 from last year.
- Motion to go with Haney and Company to perform the financial audit for the 2025 calendar year.
- Motion passed.

Balance Sheet

- There is \$19,856.11 in the checking.
 - This needs to be there for rebuilding the pump.
 - A decision needs to be made whether to rebuild the pump or buy a new one.
 - Rebuilt pump has a 90-day guarantee.
 - New pump has a five-year guarantee.
- Impact fee: \$1,589,451.18
- Discussion of the 2005 budget.
 - Service fees are right on the money.
 - Plan review and inspection fee was only 32% of what was budgeted.
 - Engineering services were over budget.
 - Budgeted \$7,751, but ran up a \$22,000 bill.

2026 Budget

- Need to ratify the 2026 budget.
- Open the agenda for a public hearing to adopt the 2026 Lake Point District budget.
 - Motion to open the public hearing.
 - Motion passed.
- Discussion of the proposed 2026 budget.
 - Want to get bids from three major companies for cleaning sewer lines.
 - Pipe View, Pro Pipe, and Twin D are the three big ones.
 - The rest of the budget is more or less adjusted for where they were in 2025.

Proposed Budget Discussion

- Lift station repairs are included in the budget with more money allocated this year.
- SCADA system:
 - A previous system cost \$25,000 and only lasted three years.

- The board feels a SCADA system is critical.
- A SCADA system would provide alerts if a pump goes down.
- The speaker will follow up and get an estimate for the SCADA system.
- Some components from the water system were pulled down to the current system.
- Regional pump stations:
 - Currently running on one pump at each station.
- At pump station number four, one pump's impeller is worn out.

Budget Details

- The left column of the budget is the current year, and the right column is the original proposed budget.
- The amended budget is for 2026.
- Levi has been billing \$1500/month for Bluestakes and lateral inspections, but is not budgeted for 2026.
 - It was suggested to include money for Blue Stakes and a contracted operator in the budget.
- Contract services were overspent this year.
 - Blue Stakes cost \$650 for the service fee.
 - it was suggested to double Levi's (Bluestakes)previous number of \$13,500 to \$27,000 to include an additional operator.
- It was decided to put \$18,000 in for Levi/Blue Stakes and increase Operation PRO tech to \$46,500.

Engineering Services

- Plan reviews are part of Ward Engineering's responsibilities and should be covered under application fees.
- A capital facilities plan needs to be done again, and the budgeted \$19,000 may not be adequate.
- It was suggested to double the \$13,000 budgeted for engineering services to \$26,000.

Budget Approval

- A motion was made to approve the 2026 proposed budget with the following changes:
 - Operation and contract services from \$28,500 to \$46,500.
 - Engineering services other from \$13,000 to \$26,000.
 - Blue Stakes from \$0 to \$18,000.

- The motion was seconded and approved.
- A motion was made and seconded to close the public hearing.

Operations Update Sewer Line Inspection

- Inspected a concrete sewer line that had been in place since 1972.
- Originally videoed when Saddleback came on and showed no deterioration.
 - After 25 years, the recent inspection showed no deterioration except for gravel at Rick Thompson's lateral.
 - The gravel was cleared, and the lateral was videoed and found to be clean.
- Tooele City agreement:
 - Awaiting a response from Jamie regarding the agreement.
 - Important to get it signed this year, preferably before the new mayor comes in.
 - The county attorney's signature is the only thing of concern.
- Lagun pump stations:
 - Three different wiring diagrams have not worked for the new pump.
 - A person from Flyte pumps wired the pump before and it worked, but it didn't work this time.

Blue Stakes & Levi

- Keith commented that Levi was given three months to put together the GIS / Bluestakes map and turn it over. He claims this has not happened.
- The board confirmed that they had access to the GIS information and it had been mapped out.
- The board voted to have Levi cover blue stakes.
- Keith complained that Levi is not marking bluestakes
 - A resident who put in a blue stake notice to put a fence around his property never heard back from anyone. The board discussed that there were no markings because there was no interference with the sewer lines.
- The district is the only one that knows where the pipelines are.
- The resident was concerned about digging down and hitting sewer lines.
 - Per past statements, the district wouldn't be concerned about a fence post because the pipes are 10ft deep.
- If there's no response from blue stakes in three days, the excavator is clear to dig.

Current Blue Stake Situation with Levi

- Anything to do with blue stakes is not Keith's responsibility.
- Levi is being paid \$1500/month.
- Levi was also doing GIS services.

Data Access & Responsibility

- Keith has thumb drives with all the information about camera inspections.
- The sewer lines are mostly in the road.
- If someone calls about blue stakes, refer them to Levi.
- The board does not have access to the information Keith has.

GIS & Data Storage

- Levi sent out access to log into the GIS system.
- The videos on flash drives should be put on the hard drive or in the cloud for access.
- Ward Engineering doesn't have all the drawings.
- The fifteen hundred dollar consideration paid to Levi will be evaluated.

Discharge Monitoring Report

- The flow is up to 327,000 gallons a day due to a leak on Saddleback Boulevard and a minor one on Sage Lane.
- Need to determine the plug size needed for the Saddleback Boulevard leak.

Standby Operator Applications

- Jesse is interested but lives out of town and has a full-time job.
 - Todd Holt from Idaho is moving to the area and looking at a job with Timpanogos Sewer District.
 - Jenny from Rural Water Association referred Corey's son (Stansbury Park Improvement District), who is in the apprenticeship program.
- Corey's son is looking for a full-time job but could work part-time.
- He lives in Stansbury Park, which is a plus.
- Rural Water Association has grants to help pay for the apprenticeship.
- The apprenticeship program is now a six-month minimum.

Levi's Contract & Future Plans

- Levi called and was told that things are slowing down and the rate will likely be renegotiated.

- Propose to either stop Levi's contract or renegotiate to an hourly rate as needed.
- Foresee finding an applicant to start the process of building redundancy.
 - Consider a service contract with contractors for labor or mechanical help on an as-needed basis.

Training & Safety

- Opportunity to bring someone in and train them, passing on Keith's knowledge.
- The goal is not to replace Keith abruptly.
- The son of the guy from Stansbury sounds like a good candidate.
- If there's any question about the flatness of a pipe, Keith checks it himself.

Job Sharing with Oquirrh Mountain

- Ochre Mountain wants to offset their overhead costs.
- Todd believes contracting with Oquirrh Mountain will be very expensive.
 - A part-time employee could potentially work part-time or full-time with Ochre Mountain Water.
- Todd suggests keeping things separate.

Sewer Issues and Responsibility

- A sewer line videoed for Rick Thompson turned out to be clear, so there was no problem.
- A homeowner on Adobe Lane reported a sewer backup in their basement.
 - Keith checked the sewer lines and found no evidence of a backup.
 - The issue turned out to be a plug in the homeowner's drain system inside the house.
- The speaker does not charge for checking the sewer line.
 - The speaker only checks to make sure the sewer line is clean.
 - The speaker does not handle issues inside the house.

Lateral Cleaning

- The jet rodding company will come out to do the Blue Moon run again and check the lateral on Canyon Road near Janet's Gerrards Home. Keith will call if there is a blockage in the district's area.

Contract Services Advertisement and Renewal

- The treasurer and operator contract services were advertised, but there were no responses.
- The proposal is to receive Terry's resume for treasurer and wait until January.
 - If there are no other candidates, Terry can be adopted as treasurer for 2026.
- Similarly, Keith submitted his resume for the operator position.
 - The plan is to find someone Keith can mentor and train.
 - Brady anticipates renewing Keith's contract services as well.
 - The board will wait until January to make it official to allow time for other candidates to respond.

Board Member Vacancy

- The board member vacancy was posted on Facebook twice, but there were no responses.
- An engineer who lives in the northern end of Lake Point is a potential candidate.
 - He works for the Division of Water Rights as a water rights enforcement engineer.
 - He is planning on attending the January meeting.
 - His name is Colby Lloyd.
- It is good to have someone with knowledge of state regulations and procedures.
- If anyone finds someone else who is interested, they should notify the group.

Rio Tinto Service Request

Keith received a service request from Rio Tinto regarding 78 lots around the lagoons and Adobe Rock.

- The request was to determine if the district had the sewage capacity to handle a division of 78 acres.
- The county parcel map shows the parcel number provided is for property on the east side of SR36, outside the district boundaries.
- Lake Point proposed to modify their annexation boundaries, which may have caused the confusion.
- The speaker will respond to Rio Tinto, copying Keith, stating that the property seems to be outside the district.
- The email states that it is a potential commercial development.
- The person who sent the request is a principal advisor for land and water.

2026 Schedule

- A proposed schedule for 2026 was printed and published in the newspaper and on the
These notes were taken with Minutes AI (<https://myminutes.ai>)

public notice website.

- The board should review the schedule and note any objections.
- The speaker hopes Todd checked with Heather to make sure it was okay.
- Keith was reminded of a past Valentine's Day meeting that caused issues.

Meeting Adjournment

- A motion is made to close the meeting, and it is seconded.
- All are in favor, and the meeting is adjourned.