

Lake Point City Council Business Meeting Minutes

Date: Wednesday, January 14, 2026

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

Time: 6:00 PM

1. Opening Formalities

- A. Call to Order- 6:00 pm
- B. Prayer- Ryan Zumwalt
- C. Pledge of Allegiance- Jim Willes
- D. Presiding Officer- Kathleen VonHatten
- E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Kathleen VonHatten (Chair)	Jim Willes	
Kirk Trimble (C.)	Jonathan Garrard	
Lori Chigbrow (C.)	Kim Clausing (NTFD)	
Ryan Zumwalt (C.)	Buck Peck (NTFD)	
Kirk Pearson (C.) arrived at 6:02 pm	Stephanie Harris (TCSO)	
Jamie Olson (RCDR)		
Jay Springer (Attorney) left at 8:45 pm		

2. Legal Training/Clarification

- A. City Attorney Jay Springer discussed the possibility of holding an informal council training and administrative session in February 2026. The purpose would be to provide onboarding support for new council members and to address internal administrative topics outside of a formal public meeting setting.
- B. Mr. Springer also provided an overview of how he monitors legislative activity during the Utah legislative session, particularly as it relates to land use and zoning. He explained that he would provide updates as relevant and is available to review specific bills of concern to the Council.

3. Staff Updates-

- A. Jamie Olson, City Recorder, thanked Council Members for submitting their ethics and conflict-of-interest forms in a timely manner.

4. Public Comment-

- A. Motion- Kathleen to open Public Comment. Ryan 2nd
 - i) Vote was unanimously approved
- B. Jonathan Garrard
 - i) Provided public comment regarding several agenda items. He expressed concerns about the SR-36 Corridor Preservation Agreement, noting that it appeared to be a one-sided agreement favoring UDOT and recommended further negotiation. He also raised concerns regarding the agenda item related to expenditures for Congestion Mitigation & Air Quality (CMAQ) and Transportation Alternatives Program (TAP) grants, stating that the item appeared to authorize expenditures before grant awards were finalized, there are no details provided to the public on these projects, and requested clarification or deferral. Additionally, Jonathan asked for clarification regarding the reassessment of waste disposal costs, noting that updated

information had not been publicly posted. (Jonathan also provided paper copies to the Council and Recorder, those are available on the city website. See notes for more details.)

- C. Motion- Pearson to close Public Comment. Trimble 2nd
 - i) Motion passed unanimously
- 5. Approve the Minutes** (12:30 recording)
 - A. 12.10 2025
 - B. 01.05 2026
 - C. Motion- Pearson to approve the minutes 12.10.2025 and 01.05.2026. Kathleen 2nd
 - i) Motion passed unanimously
- 6. Reports/Presentations**
 - A. Tooele County Sheriff's Office (13:35 recording)
 - i) Deputy Harris from the Tooele County Sheriff's Office reported 75 calls for service, six arrests, and 66 citations during the reporting period. Significant incidents included assistance with a DCFS child welfare case and traffic enforcement actions. Speed enforcement efforts and the use of speed trailer data were also noted.
 - B. North Tooele Fire District (1:43:45 recording)
 - i) Tabled until later in the meeting
 - ii) Council returned to this fire district report
 - iii) Fire marshal Buck Peck presented the fire district report and also provided a presentation and discussion regarding the role and effectiveness of indoor fire sprinkler systems, particularly in residential and commercial structures. The presentation emphasized that indoor fire sprinklers are designed to activate individually in response to heat, rather than all at once, and are effective at controlling fires in their early stages, significantly reducing property damage and risk to occupants.
 - iv) The Fire District noted that sprinkler systems can improve life safety outcomes, reduce the spread of fire, and assist firefighters by limiting fire growth prior to arrival. Discussion also addressed common misconceptions regarding water damage, clarifying that sprinkler activation typically results in less overall damage compared to fire suppression efforts once a fire has fully developed.
 - v) Council Members asked questions regarding costs, maintenance, and applicability to different building types. The discussion highlighted that while sprinklers add upfront construction costs, they may provide long-term safety benefits and potential insurance considerations. No action was taken, and the presentation was informational in nature.
 - vi) (Council moved to agenda item 8.H.)
- 7. Discussion Items (No Vote)**
 - A. Public Infrastructure Districts (PIDs) (15:02 recording)
 - i) The Council discussed Public Infrastructure Districts, including their purpose as a financing mechanism for infrastructure through tax-exempt bonds. City Attorney Jay Springer provided a detailed explanation of how PIDs function, the safeguards that can be implemented by the City, and concerns raised by the State Auditor. Council Members discussed potential risks, protections for residents, and the importance of establishing clear policies should a PID proposal be presented to the City.
- 8. Action/Business Items**
 - A. Appoint City Council Chair and Vice Chair for the year 2026 (28:30 recording)
 - i) Nominations for Kathleen and Kirk Pearson as council chair were entertained by the Council
 - ii) Motion- Ryan to appoint Kathleen VonHatten as the Chair. Lori 2nd
 - 1) Roll Call Vote-[Trimble-Nay] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Nay]
 - (a) Motion passed 3 to 2

- iii) Motion- Ryan to appoint Kirk Pearson as the Council Vice Chair. Kathleen 2nd
 - 1) Roll Call Vote- [Trimble- Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson- Yea]
 - (a) Motion passed unanimously
- B. Resolution adopting the 2026 City Council meeting schedule (31:59 recording)
 - i) Council discussed the 2026 meeting schedule dates
 - ii) Motion-Kathleen to adopt 2026 City Council meeting schedule Resolution 2026-02. Pearson 2nd
 - (a) Motion passed unanimously
 - iii) Council moved to agenda item 8.E.
- C. SR-36 Corridor Preservation Agreement between Lake Point and UDOT (55:55 recording)
 - i) The Council held an extensive discussion regarding the proposed SR-36 Corridor Preservation Agreement with UDOT. Discussion focused on preserving future access and intersection options within Lake Point City boundaries, particularly in relation to planned commercial development and long-term transportation needs. Council Members expressed concerns about balancing traffic flow, avoiding excessive traffic signals, and maintaining City influence over future roadway decisions.
 - ii) City Attorney Jay Springer explained that the agreement is primarily a planning and coordination document and does not obligate either party to construct infrastructure or fund improvements. It was clarified that inclusion of potential future intersections does not automatically authorize a traffic signal, as any signal would still be subject to traffic studies, UDOT standards, and additional approvals. Council Members discussed the importance of corridor preservation to prevent future loss of access points and to ensure that UDOT does not unilaterally restrict intersections to right-in/right-out only.
 - iii) The Council generally agreed that preserving options through the agreement provides the City with greater leverage in future discussions with UDOT, while recognizing that final implementation decisions would occur years in the future and remain subject to additional analysis and approval.
 - iv) Motion- Kathleen to recommend approving the corridor agreement with UDOT between Lake City and SR 36. Pearson 2nd
 - 1) Roll Call Vote-[Trimble-Nay] [Ryan-Yea] [Lori-Abstain] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed 3 to 1 with 1 council member abstaining.
- D. Consideration of the updated contract for city attorney, Jay Springer (Meridian Land Counsel, PLLC) (1:24:25 recording)
 - i) City Attorney Jay Springer explained that the proposed contract reflects the same scope of work that was approved through the City's prior request for proposals process. He stated that the scope of work included in the contract mirrors the RFP language verbatim and is attached as Exhibit A. Attorney Springer noted that the primary purpose of the new agreement is to update the firm name, while maintaining the same substantive terms, representation, and expectations previously approved by the Council.
 - ii) Attorney Springer further explained that his billing rates would remain unchanged for 2026, rather than increasing at the beginning of the year, which he noted is typical in many contracts. He stated that the contract is shorter and more streamlined, but substantively consistent with prior terms. He also clarified that other attorneys who previously worked on City matters generally billed at higher rates, and that the proposed agreement continues his current rate structure.
 - iii) Kathleen asked for clarification regarding travel costs. Attorney Springer explained that he has been billing only for travel time, not mileage, and that he is open to clarifying travel billing through a flat-rate travel time per meeting. He stated that this clarification could be documented without requiring a substantive contract amendment, in order to ensure clear expectations moving forward.

- iv) Motion- Pearson to approve the contract for Jay Springer. Trimble 2nd
 - 1) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously
- E. Appoint Planning and Zoning Commission members and discussing how commission council picks will be done (36:49 recording)
 - i) Motion- Ryan to pass Resolution 2026-03 appointing Jim Willes the Planning Commission member for Kirk Trimble. Trimble 2nd
 - (a) Motion passed unanimously
 - ii) Jim Willes was sworn in by Jamie Olson (City Recorder) following his appointment.
 - iii) The Council discussed upcoming Planning and Zoning Commission vacancies and the importance of continuity. It was agreed to retain willing members where appropriate and to open the one remaining position for public application. The Council supported advertising the vacancy through multiple communication channels, including social media, the City website, and possibly a postcard mailer.
 - iv) Motion- Kathleen that we spend the money to send out a postcard for communication between several items, planning, zoning, waste, emergency management, emailers and several city topics. Lori 2nd
 - 1) Motion passed unanimously
 - v) (Council moved back to agenda item 8.C.)
- F. Community Development Block Grant (CDBG) First Public Hearing Notice (1:29:00 recording)
 - i) Kathleen read the following public hearing information.
 - ii) As we now we open the public hearing for the CDBG program to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2026 funding cycle. The grant money must be spent on projects benefiting primarily low and moderate-income persons. The Wasatch Front Regional Council, in which Lake Point is a member, is expecting to receive approximately \$1,000,00 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual, and interested persons can review it at any time. I have it here for review, if anyone would like to see it. Several of the eligible activities listed include examples, such as construction of public works and facilities (e.g., water and sewer lines, fire stations), acquisition of real property, and provision of public services such as food banks or homeless shelters. In the past, Lake Point has received two grants, the CDGB program. There are copies of the capital investment plan as part of the regional “Consolidated Plan” available if anyone would like one. This list shows which projects the city has identified as being needed in the community.
 - iii) Motion-Kathleen to open public hearing for the Community Development Block Grant. Lori 2nd
 - 1) Motion passed unanimously
 - iv) Jonathan Garrard (1:31:03 recording)
 - 1) Jonathan Garrard thanked the city for holding the public hearing and explaining the Community Development Block Grant (CDBG) process. Speaking as a resident, he stated that his comments were not intended to oppose discussion of the grant, but to encourage careful consideration before pursuing any application.
 - 2) Mr. Garrard noted that while CDBG funds are often viewed as readily available or “free” money, they ultimately originate from taxpayers and typically include long-term conditions, reporting requirements, and policy constraints that may influence local decision-making well beyond the initial funding period. He emphasized that his concern was not with the goals of assisting residents or improving infrastructure, but with how

- those goals are achieved and whether grant-driven projects can unintentionally shift priorities away from local control toward external program requirements.
- v) He encouraged the city, if it considers applying for CDBG funding, to clearly evaluate and disclose any long-term operational or maintenance obligations, potential policy or land-use conditions affecting future councils or residents, and whether similar outcomes could be achieved through local, voluntary, or private means. He also emphasized that accepting a grant is not a one-time decision and may shape future budgets, regulations, and expectations. Mr. Garrard expressed appreciation for the opportunity to provide input early in the process and stated that the comments were offered on behalf of both himself and his wife. (Jonathan also provided paper copies to the Council and Recorder, those are available on the city website. See notes for more details.)
- vi) Motion- Kathleen to close public hearing. Lori 2nd
 - 1) Motion passed unanimously
- vii) For specific purposes and requirements of this grant please see the following information contained in the minutes

**FIRST CDBG PUBLIC HEARING MINUTES
LAKE POINT FIRST CDBG PUBLIC HEARING
HEARING HELD**

Date: Wednesday, December 10, 2025

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

Time: 6:00 PM

The Lake Point first CDBG public hearing was held on Wednesday January 14, 2026, in the Lake Point North Tooele Fire District building located at 1528 Sunset Road, Lake Point, UT 84074, meeting commenced at 6:00 pm.

Present: Councilmember Kathleen VonHatten (City Council Chair) (online)
 Councilmember Kirk Pearson (City Council Vice Chair)
 Councilmember Kirk Trimble
 Councilmember Lori Chigbrow
 Councilmember Ryan Zumwalt

(Other public or elected officials or employees)
 Jamie Olson (City Recorder)
 Jay Springer (City Attorney)
 Kim Clausing (NTFD)
 Buck Peck (NTFD)
 Jim Willes
 Jonathan Garrard

City Recorder: Jamie Olson

City Attorney: Jay Springer

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC HEARING:

City Council Chair Kathleen VonHatten opened the public hearing for the CDBG program and stated that the purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2026 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The recorder

will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

The hearing was adjourned at 9:20 pm.

G. Expenditures for Congestion Mitigation & Air Quality grant and Transportation Alternatives Program grants (1:36:10 recording)

- i) The Council discussed the status and feasibility of the grants and the need for clarity regarding whether expenditures were contingent upon future awards. The city will attempt to apply for the CMAQ grant.
- ii) (Council moved to agenda item 6.B.)

H. Opposition to State Zoning Control and Overreach (2:07:15 recording)

- i) The Council discussed concerns regarding potential state legislation that could limit or override municipal zoning authority. Council Members expressed apprehension that increased state control over land use decisions could reduce local flexibility and the City's ability to respond to community-specific needs.
- ii) Discussion emphasized the importance of preserving local decision-making authority, particularly for growing communities such as Lake Point. Council Members noted the need to remain informed during the legislative session and to consider advocacy or formal opposition if proposed legislation negatively impacts municipal zoning, planning, or land-use autonomy.
- iii) Motion- Pearson that we approve and send the letter. Trimble 2nd
 - 1) Motion passed unanimously

I. Reassess Waste Disposal Costs (2:21:57 recording)

- i) The Council discussed the City's current waste disposal cost structure and reviewed concerns related to operating deficits within the solid waste fund. Kathleen explained that while the City's billed rates do not reflect actual collection costs, shortfalls are currently being covered by the City until late fees and outstanding balances are collected.
- ii) There are also increased service costs that need to be taken into consideration in assessing fees.
- iii) Council Members reviewed preliminary financial figures, discussed the impact of unpaid accounts on the City's general fund, and explored potential options for adjusting rates and late fees, to more accurately reflect actual service costs. The Council emphasized the need for transparency and public communication before implementing any rate changes and acknowledged that additional data and analysis would be helpful before future action is considered.
- iv) It was discussed if there was a need to add the waste billing account software and access to the treasurer's laptop.
- v) Lori expressed concern that a minimal increase could quickly lead back to a deficit, requiring another fee adjustment, while a slightly higher increase could provide a modest reserve without overcharging residents. Members emphasized the importance of balancing fiscal sustainability with fairness to residents and avoiding the perception of holding excess funds.
- vi) Lori asked for a more detailed financial data before moving forward. This includes a comprehensive data dump of billing information (accounts, addresses, number of cans, charges, late fees, payment timing, and account aging) to allow month-by-month and year-over-year analysis, including delinquency rates and payment trends. Additional information was requested to better understand how costs and balances are allocated between the general fund and related accounts.
- vii) The Council agreed that once the data is reviewed, a specific proposal, such as a per-can fee increase with clear justification and projected outcomes can be formally placed on a future agenda. The item was tabled for now, with the intent to revisit the fee structure in February after staff provides the requested financial analysis.

9. Council Updates (02:44:17 recording)

A. Committee Updates

- B. Kirk Pearson
 - i) No updates
- C. Lori Chigbrow
 - i) She would like to revisit the value of joining the Utah leagues of Cities and Towns in the future.
 - ii) She would like a presentation from the Council members as what they perceive their priorities are for the city.
- D. Kathleen VonHatten
 - i) The updated Wildland Urban Interface map has been updated and gave an update.
 - ii) Updated the council on traffic calming efforts, including follow-up with the City's engineers regarding pricing and options for traffic counting tubes that could be installed for approximately \$2,000 to collect speed and traffic volume data over a one-week period, which could support future decisions such as installing stop signs. The Council discussed locations with recent speeding complaints, including Sunset and Mountain View/Central areas, and noted that funding is already available in the budget under speed control devices. Collecting data before winter weather was identified as an important consideration before moving forward.
 - 1) Trimble expressed the desire to purchase the movable speed tracking devices (incognito black box put on a pole) that would collect hard data of traffic speeds. This topic will come up repeatedly and it would be helpful to have the device to put wherever the city deems, rather than repeatedly paying someone else to gather the data.
 - iii) Updated the Council on the America250 event(s) and event ideas.
 - iv) Chamber of Commerce lifetime achievement recognition ideas.
 - v) Chamber of Commerce Advisory Committee member
 - vi) Roundabout restriping
 - 1) This will wait until March
- E. Kirk Trimble
 - i) No updates
- F. Ryan Zumwalt
 - i) No updates

10. **Public Comment** (3:14:45 recording)

- A. Motion- Kathleen to open Public Comment. Ryan 2nd
 - i) Motion passed unanimously
- B. Jonathan Garrard
 - i) Felt that \$600 was a lot to mail a notice card to the citizens, he suggested stating on the card how much the mailer cost Lake Point and then point them to the email sign up list.
 - ii) He recommends for the America250 goose chase idea, to not support foot traffic in the petroglyph area, because they are deteriorating.
 - iii) Concerns were raised about sandblasting striping, noting it can damage pavement
 - iv) An alternative method was suggested: using tar with chip-seal material to improve visibility while preserving road integrity
- C. Kim Clausing
 - i) Commented on her positive experiences working with the Utah League of Cities and Towns.
- D. Motion- Trimble to close Public Comment. Lori 2nd
 - i) Motion passed unanimously

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

- A. Not needed

12. **Adjournment-** 9:20 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 28th day of January 2026

Kath Von Halle
Chair

ATTEST:

Jamie Olson
Jamie Olson, City Recorder