Notes on LPID board Meeting Jan 8 2026

Created on January 8, 2026 at 7:00 PM by Minutes AI

Meeting Start

- The Lake Point Improvement District regular scheduled business meeting began January 20, 2026, at 7:04 p.m. at the Broken Arrow Conference Room.
- Roll call: Brady Morris, Ryan Deedlow, Brendan Thorpe, Keith Breyer, Terry Marshall, Todd May.
- Public Concerns: Kevin Walker, Leroy Wahler, Tom Toronto (GIs), and Colby Lloyd

were present.

Kevin Walker's Explanation of the Issue

- Kevin Walker explains the issue with the sewer lateral connections at his property in the Smart Subdivision on Park Meadow Lane.
    - There are three lots.
    - Sewer lateral connections for lots two and three were put on Walker's property.
- Walker states that he submitted plans to Tooele County three years ago.
    - He spoke with Chris Robinson Robbins and was given a plat map showing the sewer lines.
    - Walker claims he spoke to his builder and flipped the house plans to avoid digging through a driveway due to the sewer lateral easement.
    - Walker sent an email to his builder, Shane, noting the flipped plan and the sewer lateral easement.
- Walker states that in January 2022, he noticed the drain/sewer was exiting the wrong side of the house.
    - His contractor told him that the excavator spoke with the city inspector, who visually pointed out the sewer line to connect to because the city didn't have GPS records at the time.
- Walker questions why the previous owner of the lot purchased by Leroy Wahler wasn't notified of the sewer issue.
- Walker states that Leroy Wahler informed him that they would have to cut through the street and dig through the yard to access the sewer.
    - Walker states that he and his builder did their part to ensure everything went as planned.

Leroy Wahler's Input

- Leroy Wahler states that he bought a lot that was supposed to have a sewer lateral.
    - He discovered that the lateral was used by Kevin Walker's lot when he applied for the permit.
- Wahler says he had three bids for the work, and Broken Arrow was one of them.
- Wahler states that he shouldn't have to pay for the fix.

Discussion of Costs

- The total cost to install the sewer lateral was $23,631.15 after Kevin Walker paid $6,000.
- The work involved tying into the manhole.
- Broken Arrow's bid was around $26,000, and another bid was $37,000.

Shepherd Lane Issue

- A corner is missing on Shepherd Lane.
- They are trying to update the imagery to 2023.
- The manhole in the street is located near Kevin's home.
- The data set from Todd was not on their "as built" plans.

Distance Measurement

- A distance of 62ft from the manholes was measured on Google Earth.
- The measurement was taken from the center of the box.
- There is another sewer lateral connection point.
- It would have been more expensive to connect to the other lateral.

Inspection Details

- Keith inspected the installation of the new lateral.
- He was aware of the other lateral.
- No one inspected the final connection to the house on lot three.
- Leroy states, "Usually it goes 10ft behind the sidewalk."

Leroy's Argument

- Leroy and his builder tried to avoid the situation.
- Leroy says, "Someone had to have inspected it. Someone had to give them the approval."
- Leroy contacted his builder when he saw the hole in the wrong spot.
- Leroy asked Kevin to cover 50% of the $24,000 bill, about $12,000.

Board Discussion

- The board will discuss the issue and get back to Kevin and Leroy.
- The bills have already been paid.
- There were two sewer stub markers on Kevin's property.
- Kevin's contractor said they didn't have GPS mapping yet and to connect to the one they used.

Contact Information

- Kevin Walker: 8047 North Park Meadow Lane, Lake Point, Utah, 84074; 801-656-5693; kevin@walkerhomedesign.com
- Leroy Wayman: Merckwood Builders; 801-903-8736; leroy@merkwoodbuilders.com
- The board will discuss the issue and provide an answer in the next couple of days.

GIS Mapping Services

- Tom Toronto has been in the GIS realm for 25 years.
- His company is T2GIS Consulting.
- He has clients throughout Utah, Wyoming, California, Idaho, and Arizona.

- He has experience with various utility companies and systems.

Current Clients and Projects

- Met Todd through a preferred vendor contract at Rio Tinto.
    - Assisting them with old "as built" information due to issues with abandoned pipes during a tailings pond expansion.
- Contracting with the city of North Salt Lake as their main GIS mapper.
    - Working with planning, zoning, and public works crews.
    - Utilizing interactive maps.

GIS and GPS Experience

- Many people are familiar with GIS and GPS through Google Maps, Apple Maps, and GPS-enabled devices.
- Engineers often associate GIS with surveying.
    - Speaker has learned to "speak engineer" and has worked with various types of engineers (floodplains, sewer, land development, water).
- Developing AI to model water systems faster using EPA.net modeling software and GIS information.

Data Integration and Capabilities

- Can georeference old maps and integrate various data sources like GPS, drone flights, and LiDAR.
- Data can be put on a phone for field use (similar to ONX hunting maps).
- Can link manhole inspections, photos, and videos to specific locations on the map.
    - Create IDs for upstream/downstream pipes and link them to videos stored in Dropbox, OneDrive, or Google Drive.
- Can attach geotagged photos taken in the field to the map.

Data Accuracy and Improvement

- Can pull data from plan sets, including "as builts."
- Can identify discrepancies between plans and actual conditions (e.g., shifted pipe alignments, incorrect lateral connections).
- Can update maps based on pre-reviewed paper drawings.
- Can use rovers for more accurate location data (sub-meter or sub-foot accuracy).
    - Phone accuracy is around 10-15 feet.
- Can directly digitize onto aerial images.

Services and Applications

- Provides GIS services for Daybreak, including building and water system information.
- Can use GIS for blue staking by accessing sewer line locations on a phone.
- Working with cities to rectify actual conditions and correct inaccuracies in existing maps.
- Can identify missing information and areas needing updates.
- Can create links to scanned plan sets for documentation.

Lateral Information and Data Collection

- Lateral locations and swing ties are often found on as-built drawings from developers.
- Lateral information can be obtained by shooting locations during installation or using cameras.
- Working with Special Service Districts (e.g., Jordan Special Service District) to gather lateral information.
- Developers are often required to provide extensive as-built data.
- Can create master as-built point layers to identify missing data.

Linden Project Example

- Information was pulled from survey data and schematic drawings.
- Some data was drawn in schematically in the road according to drawings.
- Data was also taken from public works master plans from the last 20 years.

GIS System Completeness and Accuracy

- The current GIS system is estimated to be 98% complete in terms of identifying manholes and lines.
- Only about 15% of the system is survey accurate.
- Lines are numbered according to modeling and tied to a master plan.
- There are plans to incorporate GPS data from lateral inspections in the future.

On-Site Inspections and Asset Management

- On-site inspections can be recorded via a phone app, including photos and notes about the condition of manholes.
- The system can track inspection history, maintenance schedules, and other relevant data.
- Videos of inspections can be recorded and attached to records.

Software and Data Ownership

- It is recommended that the entity purchase its own GIS software license rather than having the data hosted through a third-party account.
- The annual cost for the software is approximately $1,300-$1,400, which includes three logins (admin, field worker, and view-only).
- Purchasing a license would allow for transfer of data and maintenance of the mapping system.

Data Enrichment and Modeling

- After the 2D horizontal data is accurate, the next step is to enrich the attribution by adding detailed information about each asset (e.g., manhole condition).
- The system can be modeled to show upstream/downstream connections for capacity verification.
- "Step one is inventory. So how many miles of sewer line do we actually have?"

Software and Coordinate System

- ESRI ArcGIS is the dominant software in the GIS space.
- The coordinate system used is State Plane Central, NAD83 (potentially updating to NAD20).

Approval of Minutes

- Minutes from November and December were sent out for review.
- A motion was made and seconded to approve the minutes.
- The motion was approved.

Operations Report - Discharge Monitoring Report (December)

- BOD: Influence 188, Effluent 14
- TSS: Influence 133, Effluent 23
- Coliform: Effluent 1 count (limit is 235)
- pH: Influence 7.8, Effluent 8.7
- Chlorine: Maximum discharge 0.24 ppm
- Flows: Inlet average 0.309 million gallons, Effluent average 0.289 million gallons

Operations Report - EPA Monitoring

- EPA requires monitoring of metals in both intake and effluent twice a year (December and July).
- The data is used to track metal content.

Operations Report - Pump Stations

- Regional pump station is operating at approximately 35% capacity.
- Number 4 pump station has ample capacity.
- Flows from both pump stations are gradually increasing.

Operations Report - Lagoons

- Lagoon capacity is approaching 100% of what it should be.
- Lagoon capacity is pushing about 80% wise.
- TSS is averaging 80-90%.
- Aeration has much more efficient operation.

Operations Report - Effluent

- BOD is generally not a problem.

- TSS has exceeded the maximum limit on multiple occasions, resulting in a write-up from the EPA.
- High TSS is primarily due to algae carryover.

Operations Report - Annual Revenue

- Annual revenue is fairly flat.
- December revenue was significantly lower due to reduced usage by major customers (Flying J & TA, motel).
- Revenue flattened out around December 2018.

Sewer Revenue and Capacity

- The sewer is probably at 60-70% capacity.
- Years ago, they looked at different types of treatment facilities.
- Stansbury is not interested in taking on what they have.
- They have limited land and can't have any more lagoons.

Stansbury Board Meeting

- The next board meeting for Stansbury is on Tuesday at 4 p.m.
- It would be good if someone shows up for that one.

Aerators and Odor Control

- It is a huge expense to take care of the phosphate and ammonia business.
- They are running aerators less this time of year due to fewer odor complaints.
- When it warms up, they get algae growth, and they can fire up additional oxygen.
- Someone from the sewer district in Stansbury Park called, concerned with smells coming into Stansbury from their sewer treatment fund.

Aerator Operations and Maintenance

- There are eight aerators, and six are working.
- They need to take motors and have the bearings put on.
- Two people have complained about the smell since last month.
- They should make an effort to run the aerators to alleviate public concern.

Aerator Concerns

- One negative of running aerators when it's cold is "called air stripping," which presents all gases and might get more smells.
- One aerator is running just to keep things turning over and prevent dead areas.
- They should turn on all six aerators for a week to see what happens.
- Brett said that running the aerators would be beneficial to deal with the smell issue.

Addressing the Smell Issue

- They are fairly close to the public.

- They are supposed to be back up into the 40s on Tuesday.
- Keith doesn't want to run the aerators.
- They should turn them on when they smell it or get a complaint.

Aerator Experiment

- They will try turning some more aerators on.
- Keith will send an email out saying how many aerators he turned on.
- He will track the temperature of the water to see how it affects the pond.
- They are asking that he turn them all on for a week.

Pump Station Issues

- They are waiting for the number two pump to arrive, promised by mid-January.
- The motor controller on the regional pump station is $3,500.
- They can exchange the guts from the new pump into the old one to save money.
- There is a plan to bypass the VFDs if the coil burns out.

VFDs

- VFDs are variable frequency control.
- They ramp up slowly versus just hitting full power.
- They are much easier on the motor.
- They save a ton of money in electricity.

Manhole Leak

- They need to pull a manhole to figure out what they can do to fix a sewer pipeline satisfaction.
- The plan is to buy an 8-inch plug and put it in there.
- There is a lateral connection stubbed in there that didn't get used, and the plug is half out.
- They need to find out for sure what it's going to take to fix it.

Manhole Inspection and Repair

- They jet-rodded the sewer line from the manhole to the motel.
- The one from the motel goes into the manhole.
- There are two flows coming into the manhole: the regular flow and the infiltration.
- Keith needs to look at it and see what it's going to take to fix it.

Board Meeting Efficiency

- They are trying to expedite their meeting process.
- They are trying to decide how much of the financial stuff they actually need to discuss in the meeting.
- They have to approve every check individually.
- They could email the checks out prior to the meeting.

Financial Approvals

- It is important that they still vote to approve the expenses.
- They need to make sure that the total amounts are recorded.
- ACA merchant fees for this month were 6476.
- Check number 4759 to Brady Morris.

Check Approvals

- Check numbers 4759 through 4774 are approved for $14,458.40, with ACH fees of $64.76, totaling $14,523.16.
- Checks 4775 and 4776 are approved for $778.

Financial Reports and Budget Discussion

- Total service fees are at 103%.
- Plan review and inspection fees are at 32.8%, lower than budgeted.
- Interest income is around 92%, with $128,682 from the PTIF.
- Total taxes are about 80.6% of the budget.
- Total income is 92.6% of the budget, $293,738 versus $317,000 in the 2026 budget.
- Expenses are at 108%, totaling $149,000, with overspending on travel and engineering services.
- Net income is $28,061.

PTIF Withdrawal Authorization

- A motion is made and seconded to approve a maximum of $20,000 to be withdrawn from the PTIF fund.
- The withdrawal is intended to cover expenses, considering potential costs like GI's and retainer fees.
- The board grants permission to withdraw up to $20,000, but the actual amount will be determined based on a clearer understanding of the needs.

Plan Review and Inspection Fees

- There have been only about four plan review and inspection fees since August.
- The plan review and inspection fees for the Marriott need to be reevaluated.

Contract Renewals

- A motion is made to renew Terry's contract for treasurer services for one year at the same rate; the motion is seconded and approved.
- A motion is made to renew contract services with Keith Fryer; the motion is seconded.

Pipeview, Twindy, and Propipe Quotes

- Request for quotes for yearly jet vac services from Pipeview, Twindy, and Propipe.
- Asked if guaranteeing a certain amount of sewer cleaning each year would result in a break on the hourly rate.

- Has not received any quotes yet.

SKN Quote for Skadia Pump Stations

- Requesting a quote from SKN for Skadia for pump stations.
- SKN needs to inspect abandoned equipment to see if it's useful.
    - The PLC is still there.

Board Member Vacancy

- Colby Lloyd has expressed interest in joining the board.
- Colby needs to get approval from his supervisor at the Utah Division of Water Rights.
- Board member responsibilities:
    - Each board member has specific assignments (e.g., board chair, vice chair, operations, finances, public relations, safety).
    - Compensation is $150 per meeting, paid annually in December minus taxes.

Park Meadow Sewer Lateral Discussion

- Discussion about the Park Meadow sewer lateral extension.
- There are conflicting accounts regarding the inspection and approval of the sewer line connection.
    - Levi says that someone was there for the inspection.
    - Contractors claim a "tall older gentleman" told them to connect to the lateral.
- Need to determine who authorized the connection.
- The first house's permit was with the county.
- Question of why $6,000 was paid and approved.
    - It was decided that the district would take a third of the responsibility.
- Kevin was approached for half of the total cost.
- Kevin's contractor and excavator are claiming they were told to tie in there.
- Levi has a survey of the water.
- Question of how this happened without an inspection.
- Suggestion to talk to Kelly Brown from the county.
- Keith documents what is put in because he is the only one that has any kind of documentation on the actual as built.
- Kelly Brown has stated that the district has no jurisdiction over from the main connection to the house.
- Keith states that the sewer is done long before the house is even built.
- Kevin was aware that his connection was over here, and he caught his contractor digging this.
- The contractor is saying that somebody told him that it was okay to do it there.
- In hindsight, it was a bad design.
- There is nothing in the file for it.

Subdivision Plat Issue

- A subdivision plat went through the approval process without the district reviewing the plans.
- The original plans for the property didn't include a sewer line on that lot.
- A sewer line was constructed without the district's knowledge.
- The district never accepted the easement across lot two to lot three.

Plat Signature and Discovery

- Someone from the sewer district likely signed the subdivision plat (possibly Ben Keith).
- The issue was discovered when someone checked the original subdivision plans and found no sewer line.
- A surveyor found a recorded plat amendment online that showed the easement.
- The district has no record of the sewer line design used to produce the easement.

Lack of Documentation

- There's a lack of documentation to refute the contractor's claims.
- Checking for Kelly Brown's approval on an inspection report within the building permit is suggested.
- In the past, the city or county has approved things without the district's awareness.
- It's possible the plat was created after the construction, without a subdivision plan.

Construction Timeline and Inspections

- The house was built in 2023, with construction starting in December 2022.
- Someone recalls calling Keith to inspect the connection before backfilling.
- Checking county records for a subdivision plan is recommended.
- If no plan exists, there are multiple issues with the process.

Potential Scenario

- Chris Robinson may have run the sewer up the street and stubbed it.
- When the subdivision plat was created, the easement was created for it.
- The district likely wouldn't have accepted the easement or sewer main design under a plan review.
- It's suggested that the situation was a design-build that bypassed the sewer district.

Addressing the Issue

- The best course of action is to check with Kelly Brown for proof of inspection.
- If Kelly signed off on the inspection, it could shift liability.
- A grammar request for the lot may not be necessary; directly asking Kelly for records is suggested.
- Kelly still does inspections for the county, primarily commercial, while Jared handles residential.

Financial Implications

- The district has already paid $6,000 to Leroy.

- Leroy is seeking half of the total cost from Kevin.
- The district should only pay for the lateral up to the back of the ten-foot easement.
- There is a discussion about whether the district should cover the entire bill or a portion.

Roadway Costs and Requirements

- Flowable fill was used, and it's questioned whether it was a county or city requirement.
- Traffic control costs seem high at $3,000 for a week.
- Engineering costs of $2,900 are questioned, as a plan was needed regardless.
- It's suggested that the engineering costs shouldn't be covered by the district.

Next Steps

- Call Kelly Brown to discuss the situation and check for documentation.
- Review impact fee paperwork for any relevant information.
- Check for any lateral inspection records.
- Investigate the discrepancy in lateral length and associated costs.

Engineered Plan

- An engineer needed to be hired to provide an engineered plan.
- The plan would have been required to record an animal or tie into the lateral and deal with the easement.
- They were asked to plot the easement on the plot plan.

Dates for Information

- Look for dates between August of 22 to March of 23.

District Concerns

- Fix the grate and bounty brackets.
- Number four, the frame needs a spring job.
- Need to pull the cover off and see exactly what needs to be replaced.

Cleanup

- Make a punch list or a task list of things that were deficiencies.
- Brady has put it together and will get it over to them so they can start putting time frames and cost to it.

Phragmites Around Lagoons

- Concerned about the phragmites around the lagoons and how far they're going out in there.
- They are losing capacity.
- They build up island out there, taking some volume.
- Need to excavate them out.

Roundup

- Tried Roundup, but it doesn't seem to do that much.
- Roundup doesn't hurt the biological activity because it's all surface.

Pilot Test

- There's a pilot test that is going to be done on the ponds.
- Contact Brett and be involved in how that pilot test goes.
- It's a new technology that creates a wave action that prevents the growth of those phragmites.
- Stansbury Park's looking at putting some in their lake.

Wave Action Technology

- The technology kills all the vegetation in the pond.
- It's a unit that floats and has an asymmetric weight in it that rotates.
- Everything inside the pond will be taken care of by the wave action technology.
- Follow up on it to see if it's snake oil or not.

Meeting Adjournment

- Motion to close the meeting was made and seconded.
- All in favor.
- Keys were distributed to Jeff and a potential new board member.

Sent from my iPhone