

Notes on Lake Point Meeting

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Meeting Details

- Lake Point Improvement District meeting, February 12th, 2026, 7:07 PM.
- Location: Broken Arrow Conference Room, 8960 Clinton Landing Road, Lake Point, Utah.
- Attendees: Brady Morris, Colby Lloyd, Jeff Caldwell, Todd May, Carl Huffaker, Terry Marshall, Keith Fryer, Brendan Thorpe, Brian Deedlow.

Public Concerns

- Pond Smell complaints on Facebook.
- Lake Point City Planning Commission wants the sewer district to explain its responsibilities at either its meeting or the district's meeting.
 - The board decided it would be better for a couple of its members to attend the Planning Commission's meeting.

Approval of Minutes

- Minutes from the previous meeting were emailed out.
- Motion to approve the minutes from January was moved and seconded; all in favor.

Oath of Office

- Colby Lloyd, Jeff Caldwell, and Todd May were reappointed as board members.
- They recited the oath of office.

Termination of Levi Mealy's Services

- Motion to terminate the agreement with Mealy Enterprises, effective February 1st, was moved and seconded; all in favor.
- Levi Mealy is not providing any service as of February 1st.

Introduction of Carl Huffaker

- Carl Huffaker will assist with the physical duties of the operator job, including blue staking.

- Todd May stated, "I've asked Carl to help with the physical duties of the operator job, blue staking, and I've got him set up on the blue stakes notifications that you're receiving those in email right now."
- Carl will shadow Keith to learn the system.
- Carl will be gone in June, July, and August.
- There are still applicants for the paperwork side of things.
 - Brandon DeBoer is still interested.
 - Jesse Johnson called back in January and is still interested.

Blue Stakes Notification

- Keith is not receiving blue stake notifications.
- Only one email and one text number can be used for notifications.
- Carl is on the email list, and Keith's old phone number is on the text list.

Carl Huffaker's Role and Responsibilities

- Carl will focus on physical aspects, such as manhole inspections, aerators, and pumps.
- He will assist Keith and learn the system.
- Carl is putting together a manhole inspection schedule.
- Keith stated, "As long as you work under me, you don't have to be certified."
- Blue stake inspections, manholes, and assisting with pump replacements.
- Trash removal and cleanup.
- Reminding Keith not to climb down into holes and trenches.

Point Works

- Carl has set up a company called Point Works.
- He is in the process of getting his TIN/EIN set up under the new company name.

Motion to Accept Carl Huffaker's Services

- Motion to accept Carl Huffaker and his company, Point Works, as an operator assistant for the Lake Point Improvement District, effective February 1st, was moved and seconded; all in favor.

W9 and I9 Forms

- W9 and I9 forms are in the recipient's packet.
- The first page needs to be filled out.

- A conflict of interest form is also required for everyone.
- If the EIN isn't changing, put it on the form. It's needed to issue a 1099 at the end of the year.

Finances

- ACH merchant processing fees for January: \$4.93.
- ACH payment to the US Department of the Treasury: \$1124.55 (Social Security, Medicare, taxes on the board members).
- Check number 4777 to Xylem Water Solutions for the submersible pump: \$46,248.
- Check number 4778 to Blue Stakes: \$35.
- Check number 4779 to ChemTech Ford for lab services: \$493.
- Check number 4780 to Rocky Mountain Power for electricity: \$650.38.
- Check number 4781 to Okra Mountain Water for culinary water: \$38.87.
- Check number 4782 to Keith Fryer for operator services: \$2005.64.
- Check number 4783 to Tamili Enterprises for blue staking: \$750.
- Check number 4784 to Terry Marshall for treasurer services: \$2150.06.
- Checks number 4777 through 4784 total: \$54,119.36.
- ACH fees: \$12.93.
- Total expenses: \$54,132.19.

Motion to Accept Checks

- Motion to accept checks 4777 through 4784 for \$54,119.36, ACH fees of \$12.93, for a total expense of \$54,132.19.
- The motion was seconded and approved.

Submersible Pump Freight

- The freight was not included in the initial quote.
- The quote had freight from the factory to their plant and then from their plant to the delivery site.

The freight costs \$1900. Equipment for Offloading Shipments

- It may be more cost-effective to let the shipper deliver due to liability concerns.
- The pump weighed 1100 pounds.
- A neighbor has a crane truck that could be used in the future.

Phone and Internet Reimbursement

- It's a reimbursement for office utilities and office space.
- Keith and Terry use dedicated rooms in their houses for work.

- Keith's reimbursement is a flat \$45.
- Terry's internet bill is \$99.95, and the district pays \$64.95.

Budget

- Total income is \$19,615 (6.5% of the budget).
- Total expense is \$66.62 (5.1% of the budget).
- Net income is \$55,359.
- A separate line item should be added to the budget for emergency expenses related to the pump incident.
 - This is in case insurance can cover some of the costs.
- The cost of the new pump will not be included, but the replacement panel and other damages will be.
- Insurance with the Utah Government trust should be contacted.
 - Terry should call and explain the electrical panel issues.
 - The policy needs to be reviewed for exclusions.

Financial Status

- Payer checking has \$1308.
- Impact fee checking has \$9,300.
- Ratepayer impact fee has \$1.6 million.
- Ratepayer has \$1.474 million.
 - This will be used for future treatment process changes or system updates.

Motion to Withdraw Funds

- Motion to approve up to \$50,000 to be taken out of the ratepayer account if necessary, before the end of February.
 - This is to offset potential costs.
- The motion was seconded and approved.
- Last month, \$20,000 was approved but not needed.
- The interest earned on the accounts is about \$10,000 a month.

Fraud Risk Assessment

- Last year's fraud risk assessment revealed a lack of documentation.
- Deficiencies include:
 - No policy for reporting fraud and abuse.
 - No IT and computer security section in the manual.
 - No licensed CPA on staff.
 - No formal training in accounting, budgeting, or financial areas for management.

- No formal internal audit function.
 - No formal audit committee.
- The auditor's office advised to do the best they can.
- A fraud hotline number will be added to the website, directing to the auditor's office.

2025 Fraud Risk Assessment

- The entity lacked sufficient documentation for several responses in its 2025 fraud risk assessment, including:
 - Written policies governing reporting fraud and abuse.
 - Written IT computer security.
 - Having a licensed or certified expert as part of its management team.
 - Having a formal internal audit function.
 - Having a formal audit committee.
- The district agreed with the auditor's findings and will ensure sufficient documentation for each "yes" answer in future assessments.
- The 2025 fraud assessment was completed in February, while the audit was completed in June.
- The 2026 fraud assessment has been completed with proper documentation.

Training Certificates

- Training certificates are needed from board members.
- Ryan has submitted his certificate.
- Todd, Jeff, and Colby need to complete both trainings.
- Brady needs to complete the open and public meetings training.
- The link to the website is highlighted in green on a sheet.
- Training takes about 30 minutes.
- Certificates should be emailed.
- The speaker will "nag" to ensure completion.

Conflict of Interest

- Conflict of interest disclosures are also needed.
- Lloyd and Colby were not included on previous emails.
- Lloyd's email: Lloyd@gmail.com
- Colby's email: Kolby@gmail.com

Administrative Policy and Special District Manual

- The speaker is addressing a question about ethics, stating that an ethical agreement is not required, only the conflict of interest disclosure.
- Carl receives a copy of the administrative policy and special district manual.

- Keith may have the manual memorized.
- The speaker will email a scanned copy of the special district manual.

Operations - Lagoon Performance

- Monthly lagoon performance is monitored for about 10-11 different things.
- BOD (Biochemical Oxygen Demand):
 - Influent: 270
 - Effluent: 15 (must be below 45)
- E. Coli: Usually less than 1 (only one that counts against them)
- Total Coliform: In soil, doesn't count against them.
- pH of influent: 8.8 (fairly constant)
- Chlorination: A residual must be maintained (currently 0.36 parts per million).
- Oil and Grease: Visual check, never seen.
- Flow:
 - Influent average: 329,000 gallons (maximum 371,000 gallons)
 - Effluent average: 261,000 gallons (maximum 281,000 gallons)
- The lagoons are in compliance.
- Winter impact: Numbers do go up slightly in the winter, but not significantly.

Regional Pump Station Electrical Failure

- A new pump was being tested at the regional pump station.
- The main electrical panel caught fire during the test.
- The voltage coming in was 480v, and the main breaker was 200amps.
- The circuit breaker on the Rocky Mountain Power substation tripped.
- The main circuit breaker panel had a full short inside.
- The motor starter on the number two pump was destroyed.
- Wires from the control panel to the number two pump failed a mega test.
- The breaker panel was replaced.
- Sewage backed up due to the power outage.
- A diesel pump was arranged through Todd's company as a backup.
- The electrical contractor happened to have a panel in their yard.
- The electrician came out within 20-30 minutes after the call.
- The issue was not related to the pump being hooked up wrong.
- The electrician believed it was a "freak thing" within the breaker panel.
- The electrician suggested replacing all the wires.
- The new pump is not yet installed.

Pump Status and History

- The old pump is still running.
- The pump that was removed had an oil leak.
- A second pump was hooked up, but had an open leg and wouldn't run.

- A new pump was ordered.
- The liquid-cooled pump had a hole and was sent back to Flight for repair.
- The pumps are generally guaranteed for five years.
- Rebuilding a pump costs two-thirds the price of a new one with only a 90-day warranty.
- The pump currently running is the original from 24-26 years ago.
- The new pump will provide redundancy.
- The system has been running on one pump for a long time.

Pump Status and Replacement

- The old pump has been running well, but the theory is that both pumps should alternate to wear evenly.
- A new pump was ordered in December and arrived in a month and a half, with some delays due to freight.
- The new pump was located in the US, avoiding longer import times from Sweden.
- Xylem, the parent company, has been good about maintaining a supply of pumps in the US and Canada.

Aerator Motors

- Two new aerator motors were delivered, but there are concerns about their weight compared to the old ones.
- The new motors are heavier and may affect the float level.
- The new motors are Toshiba motors with sealed bearings and cast iron bodies, designed for wet environments, unlike the old aluminum-bodied motors.
- Adjustments may be needed to ensure the floats are level with the new motors.

Aeration and Microbe Activity

- One aerator is currently running 24/7.
- The system is biological, with raw sewage storage in winter when it often freezes.
- Algae growth is desired for oxygen supply, supplemented by aerators.
- Microbe activity is temperature-dependent, with colder temperatures increasing oxygen in the water but reducing microbe activity.

Aeration Strategy and Implementation

- The engineer's opinion is that the required aeration should be running all the time.
- Currently, some aerators are not running, and some don't even have impellers.
- The plan is to install the two new motors on aerators two and three, pull four and five, and have the motors looked at.
- The goal is to have three aerators running by the end of next week.

Motor Refurbishment and Replacement

- Old motors will be taken to Dave at DM Electric for assessment.
- Stainless steel bearings are recommended for replacements to address corrosion.
- If the seat for the bearing is bad, replacing the bearing won't fix the motor.
- New, upgraded motors are preferred due to their sealed bearings and relatively small price difference.

Hydraulic Retention Time and Treatment Capacity

- Hydraulic retention time was recalculated using Keith's flow data and lagoon depth records, and it looks good.
- Aeration is the main mechanical factor affecting the treatment process.
- The system is designed for a specific oxygen demand based on biological oxygen demand, with eight aerators intended to more or less double the capacity.
- The treatment plant is currently at capacity, so running all aerators is recommended.

Sewer Pond Smell

- A conversation on Facebook about the sewer pond smell near Lake Point was mentioned.
 - Someone asked about buying a house in the area and the smell became a major topic.
 - One person joked about "Stank Point."
- One person stated that they never smell it at their house.
- It was mentioned that even mechanical plants have an odor.

Jet Cleaning

- A proposal was sent out to get a better rate on jet cleaning of sewer lines.
- One company gave a 10% reduction.
- Twin D was bought out by another company, but the original owners are still involved.

SCADA System

- SKM was contacted about the SCADA system.
- A letter was sent to Ryan Peck, the president of the company, who responded wanting to know what they wanted to put in electronically.
 - The system would be similar to the one at Okra Mountain, radio controlled, and monitor pumps and entrance doors.

Infiltration on Saddleback Boulevard

- Manholes were checked along Saddleback Boulevard to investigate infiltration.
- No major infiltration was found.

Canyon Road Foothill

- The trough at Canyon Road Foothill was completely full.
- It was cleaned out, but needs to be monitored closely.

Manhole Inspections and GIS System

- A question was raised about how to record pictures and notes from manhole inspections.
- A GIS system was discussed as a potential solution, allowing for photo uploads and note-taking via phone.
- In the meantime, data can be stored on a drive.

GIS System and Blue Stakes

- The purchase of a GIS system and a Blue Stakes license were discussed.
- The GIS system would allow for phone-based data entry and photo uploads.
- A motion was made and seconded to purchase the GIS license.

Agreement with Lake Point and Tooele City

- An emergency agreement with Lake Point and Tooele City was approved last meeting.
- The agreement allows for emergency sewer line assistance.
- It was used once on Saddleback Boulevard.

Lateral Responsibility and Blue Moon Issue

- A question was raised about responsibility for lateral repairs if a builder goes out of business.
- Chris is having his engineer create a plan to replace and repair the system.
- The plan includes replacing the sewer line between three manholes on Blue Moon in April.
- A pipe at Blue Moon has settled, creating bellies, requiring cleaning every three months. Blue Moon cleaning is scheduled for next month, and the jetter may be used at Canyon Road Foothill again.

Blue Moon Repair Plan Details

- The plan includes inspections of laterals as they reconnect to the main line.
- The developer wanted to reuse the trench backfill, but the county engineer said no.
- New asphalt and HDPE liners will be installed.

Inspections and Contractor Concerns

- Keith will be doing the inspections on the main line.
- Concerns were raised about the contractor, Pronghorn Enterprises, based on a previous negative experience on a UDOT project.
- The project is planned for April.

Cost and Warranty

- Importing trench backfill would cost around \$50,000 to \$60,000.
- The county has never accepted the roadway, so it's still under warranty.
- The city requires bonding for excavation permits.

Bonding Requirements

- It was suggested that the city requires bonding, and the county should as well.
- A separate bond may be needed for the sewer portion of development projects.

Warranty Bonds and Application Process

- The developer in Lake Point typically records their plat after most of the work is done, potentially avoiding bonding requirements.
- A warranty bond should be requested as work is completed, along with inspection and video documentation before the bond is released.
- There was a discussion about whether permits were needed for warranty work, but the decision was that they weren't necessary since the work was under warranty and hadn't been fully accepted.
- It was suggested that the city should draft up and add a warranty bond requirement to their application process.

Davies Property Subdivision

- A property on Center Street, known as Davies Place, is being subdivided into four lots.
- The application for the subdivision was sent today.
- There are concerns about how the subdivision was approved for 1-acre lots in that area.

Application Redundancy and Commercial vs. Residential Applications

- The current application is cumbersome and redundant, especially for residential projects.
- It was suggested to split the application into commercial and residential versions to reduce confusion.
- The application is geared towards big developers and individuals, making it confusing for single commercial projects.

Plan Review Deposit and Impact Fees

- A commercial company is proposing to build a shop across the street.
- The application includes a plan review deposit.
- The applicant was confused about the impact fee calculation, thinking it was \$33,000.
- It's important to clarify that the payment is a "plan review and inspection deposit," not the final fee.

Plan Review and Inspection Process

- The plan review and inspection deposit is intended to cover the costs for staff to process the permit.
- The deposit amount varies depending on the project size and complexity.
- The impact fee calculation is done during the plan review process.
- The application is primarily for administrative purposes, while the reviewer focuses on plan comments and guiding the applicant.

SPID Meeting

- They want to be added as an agenda item to the SPID board meeting to discuss connecting systems and regionalization.
- Email Brett tomorrow morning to see if they can get on the agenda.
- "We're from the government. We're here to help."