

Lake Point Improvement District Meeting

04/09/2026

Approved 05/14/2026

Roll Call: Brady Morris, Todd May, Ryan Dedelow, Kolby Lloyd, Jeff Caldwell, Terre Marshall, Keith Fryer, Karl Huffaker, Brendan Thorpe

Overview

The Lake Point Improvement District meeting on **April 9, 2026**, @ 7:08 pm @ the Broken Arrow Conference room covered several key points. Public concerns were minimal, with no complaints about odors. Minutes from February and March were approved.

Financial reports detailed expenses totaling \$41,420.23, including checks to various vendors and ACH fees. The 2026 budget is ahead on income but behind on expenses, necessitating a budget amendment. Impact fee expenditures were discussed, emphasizing the need to expend Impact Fees collected through 2019 by year-end to avoid penalties.

Operations updates included meeting discharge limitations and improving dissolved oxygen levels. New keys for facilities were distributed, with security concerns raised about centralized key storage.

The meeting discussed various repairs and maintenance issues. Two new five horsepower pumps were ordered to replace old ones that failed insulation tests. A raised box lid for a pump station was suggested to avoid tripping hazards. The team debated the placement of electrical boxes and the need for Jersey barriers. Manholes covered by asphalt were identified, with plans to uncover them. Six aerators are currently operational, with maintenance schedules for greasing motors. A proposal for a pulley system to retrieve aerators from ponds was discussed. The SCADA system at the regional pump station needs updating, with costs and proportionality for impact fees being considered. Key points included the need to update the design study report to factor in growth and allocate costs proportionally. The team plans to sample influent weekly and anticipates future phosphate and ammonia limitations. They discussed the condition of the chlorine building and roof, and the need for re-roofing and painting. Operator responsibilities were reviewed, with Ben Campbell and Evan considered as backup operators. The team also considered small job proposals and the need for contractor bids, aiming to complete projects by winter. The meeting discussed the completion of construction by December 2026, with a focus on mowing weeds beforehand. A proposal for complete engineering services was approved, with a 90% review process.

The fee assessment proposal involved evaluating the sufficiency of the current \$50 annual rate, with past rates set in 2025. The board considered proposals from Zions Public Finance and LRB ultimately favoring Zions Public Finance for their thoroughness. The discussion also covered the need for a rate study, the impact of increasing operators, and the potential for a treatment plant to reduce rates. The Stansbury Park Improvement District's nutrient removal process was also discussed. The meeting discussed the complexities of managing wastewater infrastructure, including the need to reroute a 10 million gallon per day pipe under a freeway and through a wetland. The team debated the environmental impact of discharging effluent into the Great Salt Lake versus other bodies of water. They also reviewed the status of board member training, the audit report, and the need for public notice and inspection during sewer line repairs. The conversation included plans for installing new pipes, the importance of maintaining compliance with regulations, and the storage and accessibility of operational documents. The meeting concluded with a motion to close the meeting and a plan for a follow-up discussion.

Action Items

- Contact the contractor who installed the new panel to request a bill covering all work completed to date so the district can proceed with payment.
- Complete purchase and installation of the dissolved oxygen meter for the lagoon and document its use as monitoring equipment under the impact fee facilities plan so the cost can be charged against impact fee funds.
- Inform the electrician that future invoices for pump station electrical work should be sent directly to the treasurer so they can be reviewed before payment.
- Prepare the upcoming set of checks for approved contractors once their invoices are received, ensuring enough money is available in the account and withdrawing funds roughly one week before the next meeting.
- Fabricate additional copies of the electrical-panel lock key and assemble a labeled key cabinet for the regional station or pond so keys are stored centrally instead of being carried individually.
- Once the nearby construction project is finished, coordinate with Rick's crew to dig around and uncover the buried manhole near the Commerce building so it can be raised.
- Identify all manholes along the line from the pumps to Broken Arrow that are currently covered by asphalt or dirt, and compile them into a list for potential bid work.
- Follow up with the software vendor to obtain and install the new manhole management software needed to support the planned manhole identification and maintenance processes.

- Create an Excel sheet or similar log to track lubrication and other scheduled maintenance activities for the aerators and associated motors.
- Work with the jetting company on the next visit to locate any missing manholes along the route between the pumps and Broken Arrow and mark their locations.
- Inspect the regional pump station garage ceiling for water damage and leaks, and if found, determine the source and repair it.
- Replace the six blown indicator lights on the aerators with the new lights being provided by the electrician.
- Coordinate with the electrician to rewire the
- Station Number 1 electrical box to match the current configuration and schedule a follow-up visit to bring the wiring up to code.
- Contact Ryan Pack at SKM to move the SCADA system upgrade project forward and discuss how it can be funded through impact fees.
- Order the flush-mount raised-box lid for the Station Number 1 pump station and arrange installation once available (expected in about three to four weeks).
- Arrange for a contractor to jackhammer, uncover, and raise the manhole in the road at Commerce Drive so the lid sits above the asphalt surface.
- Prepare two additional complete sets of well-lid keys for Terre, using the existing master set as a template.
- Install the two new 5-horsepower replacement pumps at Station Number 1 next week.
- Inspect the chlorine building roof and siding, including the area around the regional pump station van access, and decide whether the roof needs repair or replacement and whether siding should be replaced, then report back on the condition and recommended work.
- Paint the chlorine building and other exterior surfaces this summer as part of the planned maintenance work.
- Continue the new weekly influent sampling program (TSS and BOD) every Tuesday, including taking samples and delivering them to Brett Palmer's lab for analysis.
- Measure the sludge level and depth in the pond cells during the next visit and record the data to support hydraulic retention time calculations.
- Coordinate with the aerator design team to update the design study report with current growth projections, a full year of flow data, and updated hydraulic calculations, and submit the revised report to the state.
- Bring Ben Campbell's name forward as a potential backup operator and, if approved, begin showing him around the pump stations and manholes and explaining the weekly checklist and responsibilities.

- Ask Ben Campbell and his son Evan to each prepare a written proposal outlining their hourly rate, scope of work, and time commitment for backup pump station and manhole duties.
- Develop a written checklist for weekly pump station and generator checks and share it with the backup operators so they know exactly what to inspect and document.
- Prepare a written proposal for the pond vegetation control work (including scope, approach, and estimated costs) to send out to contractors for bids.
- Separate the construction work and the weed-mowing work in the impact fee reporting by creating a special process that proportionately allocates a portion of the work to the replacement contractor for accurate impact fee reporting.
- Coordinate and schedule a meeting with the Division of Water Quality, the Governor's office, Friends of the Great Salt Lake, and other relevant stakeholders to explore options for piping effluent to the Great Salt Lake before the next board meeting.
- Prepare and distribute a 90% design review package for the engineering project to the board at the next regular board meeting so they can review the design and provide feedback before finalization.
- Formally execute the approved engineering services contract for the project proposal so that construction can proceed toward the December 2026 completion deadline.
- Execute the contract with the selected rate study consultant to conduct the sewer rate study and impact fee evaluation.
- Contact the Zions representative to request a more detailed scope of work for the rate study so the board can hold the consultant accountable for the agreed deliverables.
- Complete the required open public meetings training for the special district, as directed by the audit report.
- Plan and initiate a new impact fee project (such as installing additional pipeline) so that some impact fee funds are started to be spent by the end of December.
- Bring the checks for upcoming invoices to the meeting the day before so they can be reviewed and signed during the meeting.
- Monitor the Blue Moon sewer replacement work (removal and replacement of the sewer line and road improvements) and watch for any signs of road settlement, improper bedding material, incorrect grade, or other issues that could affect the adjacent side street sewer line.
- Inspect the completed Blue Moon sewer work and verify that the new pipe has no bellies or other defects and that the road is restored to the correct grade before accepting the work.

- Coordinate with the pump installer to be present for the initial installation of the two new pumps at the plant on Monday or Tuesday, and let them know who will be watching and what their schedule is.
- Scan the paper copies of the manhole inspection manual and sewer cleaning schedule and store the digital versions on Keith's computer for easy access.