

Lake Point Improvement District June 11, 2026 Board Meeting

Approved: July 9, 2026

Overview of Minutes:

ROLL CALL: BRADY MORRIS, TOM TORONTO, RYAN DEDELOW, KEITH FRYER, TERRE MARSHALL, JEFF CALDWELL, TODD MAY, KOLBY LLOYD

The Lake Point Improvement District's business meeting on June 11, 2026, @ 7:01 PM @ 8960 Clinton Landing Road, Lake Point, UT began with a roll call and public concerns. There were no public concerns. The meeting minutes from May 14, 2026, were approved. Financial transactions included an ACH merchant processing fee of \$107.33, various check payments totaling \$53,913.42, and an impact fee check of \$6,385. Late notices were sent to 197 customers, with \$9,500 still unpaid. The board discussed the installation of a new roof cover for the sewer lift station at a cost of \$1,000.

Keith Fryer reported on the performance of the aerator system, noting high oxygen levels and suggesting no immediate need for additional aerators. The meeting discussed the aeration system's bias towards adding more aerators without considering oxygen generation from algae. It was noted that aeration might only be necessary for half the year, especially in cold winters. The team debated the feasibility of a zero discharge system, requiring a lined ditch or pipe system.

Jesse Johnson's role as the new operator was clarified, emphasizing his responsibilities for regulatory reporting and sampling.

The GIS system was introduced, highlighting its features for data management and asset tracking. The team also discussed the need for accurate mapping and the potential use of AI for drainage mapping. The meeting focused on updating and verifying sewer system data. Key points included the need to correct inconsistencies in CAD drawings, particularly regarding manholes and pipelines. Specific issues were identified at the lift station, Blue Moon Drive, and Colette Weston Way. The total number of manholes is 468, and the total pipeline length is approximately 17 miles. Construction updates included the completion of electrical work at Lift Station One and the replacement of laterals on Blue Moon Drive. The team also discussed the need for better documentation and video evidence for ongoing projects and potential legal issues.

The meeting discussed the expiration and extension of credits provided to Saddleback for sewer infrastructure work, with the current extension set to expire soon. The board members debated the historical value of these credits and the potential impact of using them now. They also reviewed the status of other projects, including a \$1,000 plan review fee paid by Pro Industrial

but no collected impact fee. The meeting concluded @ 9:01pm with a motion to adjourn and a discussion about new vests for team members.

Action Items

- Install the new aluminum lid cover for pump station #1, including cutting off the old lid and bolting the new cover in place, for approximately \$1,000, after the board's approval.
- Inspect the existing lid hardware and hooks for pump station #1 and send a photo to the contractor before the new lid is installed.
- Prepare a revised budget for the Lake Point Improvement District and email it to the board before next meeting so it can be reviewed.
- Review the revised budget that will be emailed before the next meeting and be prepared to discuss it at that meeting.
- Follow up with Chris to explore options for obtaining a long-term lease or purchasing the land near the stone evaporation ponds and, if feasible, present the zero-discharge system concept to the state.
- Define and document the regulatory versus operational responsibilities and the required weekly and monthly reporting schedule for the system, and provide this list to Jesse Johnson so he knows exactly what he must do.
- Ask Jesse Johnson about his current certification status and confirm whether he holds the certification that justifies his higher pay rate.
- Update Jesse Johnson's job description to reflect his regulatory reporting responsibilities, using the reporting requirements document that will be provided.
- Talk with Carl's backups, Evan and Ben, to understand how they are handling the increased maintenance workload while Carl is on vacation and adjust support as needed.
- Follow up on the Blue State-related items discussed in the meeting to ensure they are addressed.
- Change the GIS admin password for the LP ID staff account so that it is unique and more secure, while keeping the viewer and other user passwords the same.
- Send a short video or demo showing how to use the GIS system and access the sewer map.
- Provide direct map links to the GIS sewer system map so that staff can easily open it from ArcGIS.
- Download and install the Esri Field Maps app on mobile devices and log in with the provided viewer account so field staff can view and, where appropriate, update sewer asset data in the field.
- Email the county engineer with the Colette Weston Way video inspection file to support the district's position that the current settlement is due to poor asphalt work and not related to the sewer system.
- Send an email to Brandon to follow up on items 8 and 9 (sewer rate study and related items) and check on their status.
- Prepare and submit the district's tax rate adoption documentation to the county by the June 30 deadline, including the board's approval of the proposed tax rate of 0.000081.

- Obtain and digitize additional engineering drawings (CAD/blueprints, as-builts, plant drawings, etc.) for the sewer system and bring them into the GIS so missing lines and connections can be added and updated.
- Use the GIS desktop application to update the sewer network by adding missing lines (such as the main inflow/effluent lines and force mains), correcting manhole locations, and updating attributes (e.g., lift station in service, installation date) based on the new drawings and field observations.
- Contact the automation programmer who services the Lift Station 1 aerator controls to have him come out and review the timers and hardware, reset the settings to factory defaults, and provide his opinion on the issue.
- Coordinate with the contractor to complete the remaining work on Blue Moon Drive, including regrading the road, repaving the asphalt, relocating the sewer manhole and water valves, and installing new collars, so the project is fully finished within the next couple of weeks.
- Ensure the Sunset sewer manhole on Road 36 is raised to the new road profile during the road resurfacing work so it is at the correct elevation for the life of the road.
- Provide the Colette Weston Way sewer video inspection file to the board member who will forward it to the county engineer so the district can document that the settlement is due to poor asphalt work, not a sewer system issue.
- Follow up with the chlorine shed contractor to get him to start work on the chlorine shed and keep pushing him until he begins the project.
- Arrange for someone to mow the vegetation out to about 30 feet around the chlorine shed building to create a fire break, either by using a hand mower or by hiring another person if needed.
- Look up the expiration date of the developer's sewer/water impact fee credits (including any extensions) and report back to the group.
- Respond to Chris's email approving the transfer of his remaining sewer/water impact fee credits to offset the Fairfield hotel project's impact fees, confirming the approved amount.
- Verify whether the sewer/water impact fee for the Pro Industrial project has already been collected and, if not, send the outstanding impact fee invoice to Todd Barrett and Bill Cronkite and follow up until payment is received.
- Provide Terre with the credit card receipt for the purchased vests so it can be processed for reimbursement.
- Ensure Carl receives one of the new LPID vests and coordinate distribution of any remaining vests to other team members.