

Lake Point Improvement District
Business Meeting
September 8, 2016

Notice is hereby given that the Lake Point Improvement District held its regularly scheduled Business Meeting on September 8, 2016 at 7:10 pm at the North Tooele County Fire Station at 1540 Sunset Road, Lake Point, Utah. The agenda was as follows:

1. Call to order

Meeting to come to order: (digital recorder)

Motion: Keith, Seconded: Brady, In favor: 5, Opposed: 0, Motion carries.

Roll call:

Keith Fryer, Todd May, Mary Lyn Robbins, Brady Morris, Mitch Hall and Terre Marshall

Ward Engineering: Brendan Thorpe

2. Public Concerns

No Public in attendance.

3. Public Hearing

Review the amended 2016 budget. Board members discussed the budget. Everyone thought it looked great.

Motion was made for Board approval of the amended budget.

Motion: Todd, Seconded: Mitch, In favor: 5, Opposed: 0, Motion carries.

Close Public Hearing

Motion: Keith, Seconded: Mitch, In favor: 5, Opposed: 0, Motion carries.

4. Approval of minutes

Approval of minutes for the Business Meeting of August 11, 2016:

Motion: Brady, Seconded: Todd, In favor: 5, Opposed: 0, Motion carries.

5. Financial Reports

a. Approval of bills – (check #'s 3811-3817) total amount: \$2,702.23 and (check# 2105) total amount: \$250.00.

Motion: Brady, Seconded: Mitch, In favor: 5, Opposed: 0, Motion carries.

b. Budget Report – Keith wants to check "capital reserved fund" budget. We have too much in that account. Did we budget incorrectly or is something wrong?

- c. Balance Report – Everything looks good.
- d. HWCU checking accounts are within balance guidelines so there will be no need to transfer any money.
- e. 2017 budget (draft) – A preliminary draft will be compiled. This will reflect new growth in Lake Point and any changes that need to be planned for the 2017 year.

6. LPID Management Agreement

LPID is negotiating renewal of the Management Agreement with OMWC. LPID will charge a management fee to administer overall management of OMWC. This will be paid directly to LPID. Remainder of agreement will be unchanged.

Motion was made to approve the draft LPID Management Agreement to manage OMWC facilities.

Motion: Keith, Seconded: Todd, In favor: 5, Opposed: 0, Motion carries.

7. Operations Reports

UPDES Compliance Report – August 2016

The district did not discharge most of the month of August 2016.

Monitoring results for effluent - (No samples were taken)

8. Sewer flow measurement – Canyon Road

Flow test started August 25, 2016 and has been running for 13 days. This testing will continue for approximately two more weeks. Data looks normal. Average flow weekly is 116.25 gallons/per day per house. There are 136 homes upstream of the test area. There appears to be little to no infiltration.

9. Manhole repair

Craig Savage with Tooele City will repair leaking manholes in September instead of the last week of August 2016 when it was originally scheduled.

10. Sewer cleaning for 2016

Pheasant Lane sewer to Mountain View Road, Mountain View to Sunset and Sunset to SR36 will be cleaned in September to ensure clean lines that will serve Saddleback Phase 2. (Another concrete blockage was found in a manhole on Center Street).

11. Development Status

- a. Saddleback-phase 2 (49 lots) DR Horton has started/completed 20 homes. DR Horton has purchased 4 additional lots from Lightyear.
- b. Saddleback – Phases 3&4 (83 lots) DR Horton is planning to begin building homes in phase 3 by the end of 2016. Phase 4 is scheduled to be completed by fall of 2017. Main line sewer on Lake Shore and Iron Horse are complete. Sewer videoing and air testing are complete. Water line laterals on Lake Shore are being installed this week. Lake Shore will remain closed to general traffic until mid October but there is bus access in

the mornings and afternoons for the school district. Brady has had his mailbox knocked over 2 times from trucks trying to turn around. Keith will ask that the construction signs are moved 100 feet south so there is more room to turn around before going that far north on Lake Shore. This should take care of that problem.

- c. Lake Point Estates – (15 lots) No activity since last month.
- d. Bridle Walk Acres- (42 lots) Cluff Property –LPID has received payment from Schmidt for engineering and plan/reviews. Schmidt has secured water from Saddleback. (Saddleback sewer credits will be used for sewer service to the development). Silver Spur Construction was awarded contract. Construction began September 6, 2016. Sewer pipe installation will begin next week. Final plat has not been recorded nor has approval from state been received for construction of water system.

11. Safety Equipment

All necessary equipment has been purchased.

12. Other district business and trustee concerns

- a. Fire hydrant on Sunset Road was accidentally broken off by a local service truck. The hydrant was then stolen. (Terre handled all paperwork and the hydrant has been paid for).
- b. Ward Engineering has submitted a proposal for a sewer master plan for the North Basin of the Lake Point Sewer District, encompassing Saddleback Development, undeveloped commercial areas and areas outside Saddleback Development. Before commencing the study, Bingham Engineering has committed to provide LPID with the sewer master plan in the subject area.
- c. Hansen, Allen and Luce have completed GIS mapping of water and sewer in Lake Point. We are awaiting results of report.
- d. Next LPID Business Meeting – October 13, 2016

13. Adjournment

Motion was made to adjourn this meeting of September 8, 2016.

Motion: Brady, Seconded: Mary Lyn, In favor: 5, Opposed: 0, Motion carries.