



**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
JANUARY 20TH, 2026
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT 84015**

Mayor:
Brian Vincent
Council:
Jerry Chatterton
Annette Judd
Michele Swenson
Trent Yarbrough
Jeremy Strong
City Manager:
Kyle Laws

- THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL
- A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:
 - » Online: - <https://us02web.zoom.us/j/83841198770> » Telephone: 1(669) 900-6833 – Meeting ID: 838 4119 8770

SITE VISIT @ HORIZON JR. HIGH – 5:15 PM

The Council will tour shared gym facilities and City Recreation Department office space.

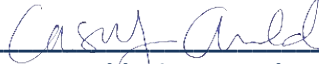
ADMINISTRATIVE SESSION – 6:00 PM

1. Code Enforcement Update – Mr. Bruce Dopp [pg. 4](#)
2. Discussion Regarding Impact Studies in Annexation Area – Mr. Boyd Davis [pg. 6](#)
3. Discussion Regarding Nielsen's Frozen Custard – Mr. Boyd Davis [pg. 41](#)
4. Discussion Regarding a General Plan Amendment Request for Property at 2084 N 5000 W (Nilson Homes) - Mrs. Bryn MacDonald [pg. 43](#)
5. Other Items


GENERAL SESSION – 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment (*Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives*)
7. Appointment of West Point City Planning Commissioners – Mayor Vincent
8. Consideration of Resolution No. 01-20-2026A, Approving the Appointment of Mayor Pro Tempore – Mayor Vincent [pg. 48](#)
9. Consideration of Resolution No. 01-20-2026B, Approving Appointments to Local District Boards – Mayor Vincent [pg. 49](#)
10. Consideration of Approval of City Council Meeting Minutes:
 - a. January 24&25, 2025 [pg. 126](#)
 - b. September 16, 2025 [pg. 130](#)
 - c. October 7, 2025 [pg. 139](#)
 - d. December 2, 2025 [pg. 148](#)
11. Consideration of Acceptance of the FY2025 Financial Audit for West Point City – Mr. Ryan Harvey [pg. 51](#)
12. Consideration of Approval to Place the Bluff View Subdivision Phase 4 on Warranty – Mr. Boyd Davis [pg. 124](#)
13. Consideration of Approval to Remove the Sunview Estates Subdivision Phases 2 & 3 from Warranty – Mr. Boyd Davis [pg. 125](#)
14. Motion to Adjourn the General Session

Posted this 15th day of January, 2026:


Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above January 20, 2026 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at www.westpointutah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.


In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

TENTATIVE UPCOMING ITEMS

**The items listed below are for planning purposes only and are subject to change.
They should not be relied upon as an official agenda for any City Council meeting.*

Date: **02/03/2026**

Canceled

Date: **02/06-07/2026**

Planning & Visioning Retreat

Date: **02/17/2026**

Administrative Session – 6:00 pm

1. Quarterly Financial Update – Mr. Ryan Harvey
2. Discussion Regarding *

General Session – 7:00 pm

1. Update from the Davis County Sheriff's Office
 2. Consideration of Ordinance No. **, Amending the General Plan Zoning Designation for Property Located at 2084 N 4500 W – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
-

Date: **03/03/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. Youth Council Update
-

Date: **03/17/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. **

Date: **04/07/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. Youth Council Update
-

Date: **04/21/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. **
-

Date: **05/05/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. Youth Council Update
-

Date: **05/19/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. *
-

Date: **06/02/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. Youth Council Update
-



WEST POINT CITY 2026 CALENDAR

2026

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
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AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30	31				

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
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27	28	29	30			

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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MAY

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31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30					

JUNE

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28	29	30				

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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20	21	22	23	24	25	26
27	28	29	30	31	1	2

JANUARY

1	New Year's Observed-CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
19	MLK Jr. Day - CLOSED
20	City Council - 6 PM
22	Planning Commission - 6 PM
27	Council/Staff Lunch - 12 PM

FEBRUARY

6-7	City Council Planning & Visioning Session
10	Senior Lunch - 11:30 AM
12	Planning Commission - 6 PM
16	President's Day - CLOSED
17	City Council - 6 PM
26	Planning Commission - 6 PM

MARCH

3	City Council - 6 PM
12	Planning Commission - 6 PM
17	Senior Lunch - 11:30 AM
17	City Council - 6 PM
26	Planning Commission - 6 PM

APRIL

4	EASTER EGG HUNT - 10 AM
7	City Council - 6 PM
9	Planning Commission - 6 PM
14	Senior Lunch - 11:30 AM
21	City Council - 6 PM
23	Planning Commission - 6 PM
28	Council/Staff Lunch - 12 PM
TBD	ANNUAL SPRING CLEAN-UP

MAY

5	City Council - 6 PM
7	CEMETERY CLEANING
12	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
19	City Council - 6 PM
25	Memorial Day - CLOSED
28	Planning Commission - 6 PM

JUNE

2	City Council - 6 PM
9	Senior Lunch - 11:30 AM (Loy Blake)
11	Planning Commission - 6 PM
12	MOVIE IN THE PARK - DUSK
16	City Council - 6 PM
19	JUNETEENTH - CLOSED
25	Planning Commission - 6 PM
TBD	MISS WEST POINT PAGEANT

JULY

3 & 4	PARTY AT THE POINT EVENTS
6	Independence Day Observed - CLOSED
7	City Council - 6 PM
9	Planning Commission - 6 PM
10	MOVIE IN THE PARK - DUSK
14	Senior Lunch - 11:30 AM (Loy Blake)
21	City Council - 6 PM
23	Planning Commission - 6 PM
24	Pioneer Day Holiday - CLOSED

AUGUST

4	City Council - 6 PM
7	Summer Social - 6:30 PM
11	Senior Lunch - 11:30 AM (Loy Blake)
13	Planning Commission - 6 PM
14	MOVIE IN THE PARK - DUSK
18	City Council - 6 PM
27	Planning Commission - 6 PM

SEPTEMBER

1	City Council - 6 PM
7	Labor Day - CLOSED
8	Senior Lunch - 11:30 AM (Loy Blake)
10	Planning Commission - 6 PM
12	DAY OF SERVICE
15	City Council - 6 PM
24	Planning Commission - 6 PM

OCTOBER

1	CEMETERY CLEANING
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Employee Training - CLOSED
20	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
27	Council/Staff Lunch - 12 PM
TBD	FALL FESTIVAL/CHALK ART EVENT
TBD	ANNUAL FALL CLEAN-UP

NOVEMBER

3	GENERAL ELECTION DAY
10	Senior Lunch - 11:30 AM
11	Veterans Day - CLOSED
12	Planning Commission - 6 PM
17	City Council - 6 PM
26-27	Thanksgiving - CLOSED
30	CITY HALL LIGHTING - 6 PM

DECEMBER

1	City Council - 6 PM
4	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
8	Senior Lunch - 11:30 AM
10	Planning Commission - 6 PM
15	City Council - 6 PM
18	CEMETERY LUMINARY - 4 PM
24-25	Christmas Holiday - CLOSED
1	New Year's - CLOSED

CITY COUNCIL STAFF REPORT

Subject: Code Enforcement Update
Author: Bruce Dopp
Department: Community Development
Date: January 20, 2026



Background

In order to achieve the highest quality of health, safety and the continuing beauty of the City of West Point, it is necessary to establish achievable and measurable goals for the enforcement of the ordinances established for that purpose. These goals will change from time to time depending on seasons and circumstances. If properly applied these goals will assure the continuing quality of life for the residents of the City. The day to day operation of code enforcement is driven by the following objectives:

1. Timely acknowledgement of citizen complaints with follow up to ensure satisfaction.
2. Establish priorities to make sure that health and safety issues are addressed as a top priority.
3. Ensure that staff is always courteous and respectful in dealing with complaints.
4. Pro-Active enforcement. Code Enforcement Officer spends at least 50% of working hours patrolling the City. Code Enforcement Officer needs to be visible to residents.
5. Establish "Best Practices" for code enforcement through communication with other cities, continuing education and involvement with county and state agencies.

Analysis

Between July and December 2025, Code Enforcement efforts have been focused on the following areas:

Fall Clean-Up

On October 24th and 25th the City sponsored the annual Fall Clean-up. We used the City Newsletter, website, and Facebook to advertise this event. Eighteen-foot dumpsters were in place in each of the three City parks beginning at 7:00 am each morning.

During the two day event, more dumpsters were filled than ever before. I personally monitored the dumpsters at each park and received very positive feedback from several citizens. As the City population continues to grow this event has been and will continue to grow. We are still committed to continue this popular event and will make necessary changes to insure its success.

Winter Parking

Education of residents was the primary consideration for actions taken during November and December. Newsletter articles were published alerting residents of the requirement to refrain from parking on the streets from November 15th until the end of February. The articles also instructed residents to trim trees so that snow plows could clean streets without damaging equipment or trees.

419 Courtesy Notices were placed on windshields of vehicles during early morning patrols during the third week of November informing residents that it is illegal to park on the street beginning November 15th. All of these vehicles were illegally parked. The notices also warned residents that citations could follow if they continue to park illegally.

I have received very little pushback from citizens regarding our current ordinance. Such is not the case in other cities. Some cities have ordinances which allow winter parking unless a snow event is forecast. This type of ordinance has been troublesome for most cities and most have gone back to ordinances similar to ours.

In addition to the educational and enforcement efforts cited above, I issued 15 courtesy notices for illegally parked vehicles during November and December.

Tree Trimming

In early September I began a pro-active tree trimming project. The objective of the effort is to eliminate trees overhanging streets and causing snow plowing problems. I did a sweep of the City and issued 34 courtesy notices. All of the notices were complied with except 3 which went to a 14 Day Notice of Ordinance Violation. All came into compliance. I do this project each September and will plan to continue it in the future.

Weeds

It was a very busy weed season this past spring and summer. A wet spring and a dry summer produced long dry weeds which in some cases posed fire hazards. I received many complaints and completed several citywide patrols aimed at keeping the City safe from fire hazards. During the months of May through September I received 61 citizen complaints and served various notices on 23 violations that I observed while patrolling. The large majority of complaints were in new subdivisions on vacant lots.

Illegal Parking

The Spring, Summer and Fall months always produce a great increase in illegal parking on the streets. Most complaints involve RV's parked on the street in excess of 48 hours. In some cases the complaints were for line of sight issues which are given high priority because of potential safety issues. I received 36 complaints and all were compliant via the issuances of various notices.

Other Miscellaneous Complaints and Issues (Yard Debris, Business Licensing)

Courtesy Notices Issued-----12

Courtesy Notices Complied With-----12

Recommendations

Winter parking will continue to be a priority for the rest of the snow months. A cooperative effort with the Davis County Sheriff's office should bring this effort into even better compliance. While we will never completely eliminate the problem, I believe the educational efforts have been very effective.

CITY COUNCIL STAFF REPORT



Subject: Annexation Infrastructure Studies -
Interlocal Agreement
Author: Boyd Davis
Department: Engineering
Meeting Date: January 20, 2026

Background

The City Council recently approved two contracts to complete studies of the infrastructure in the newly annexed area of the city. The purpose of the studies is to determine if the existing road and storm drain infrastructure is adequate for the proposed residential developments in the area. Because this infrastructure was inherited from Davis County they have agreed to share the cost of the studies.

The portions of the studies that relate to the Parker Place and Ivy Meadows subdivisions are complete. Staff has reviewed the information and has met with Davis County to share the results. Staff would now like to present the information to the Council.

Analysis

The first study that we will discuss is the road analysis. The consultants studied both traffic volumes and pavement conditions. They determined the existing traffic volumes by doing physical counts of the cars using the existing roads and then did a projection of future traffic volumes based on the expected number of homes in the area. They determined that a two lane road has adequate capacity for future traffic volumes.

They also studied the condition of the existing pavement and safety concerns. They determined that the roads need to be widened to 26' to meet fire code requirements. They also took core samples in each of the roads and determined that the roads do have several years of remaining service life, but they need to be maintained. They recommend an asphalt overlay be done on the roads.

Specific to the two subdivisions in question, it is recommended that 2425 N be widened to 26 ft. from the entrance to Parker Place going east to 5000 W. Additionally, it is recommended that 5500 W be widened to 26 ft. from the county boundary going south to 2425 N. Both roads should also be overlaid to extend the life of the road.

The second study we will discuss is the storm drain analysis. The full study is not complete, but they have finished the portion related to the subdivisions. The consultants located and mapped all existing storm drains and then ran an analysis to determine if the existing system has adequate capacity for the new developments. What they discovered is that there are existing pipes that are too small and must be upgraded. There are various options shown in the attached plan that depend on factors such as increasing the detention requirement or utilizing open ditches. We would like discuss the options with the Council to help determine the best path forward. While upgrades are needed, it is important to note that these upgrades are not a result of the density proposed by either project. Any new construction would necessitate the upgrades recommended in the report. The existing system is only adequate for what currently exists in the area.

Recommendation

No action necessary as this is for discussion only.

Significant Impacts

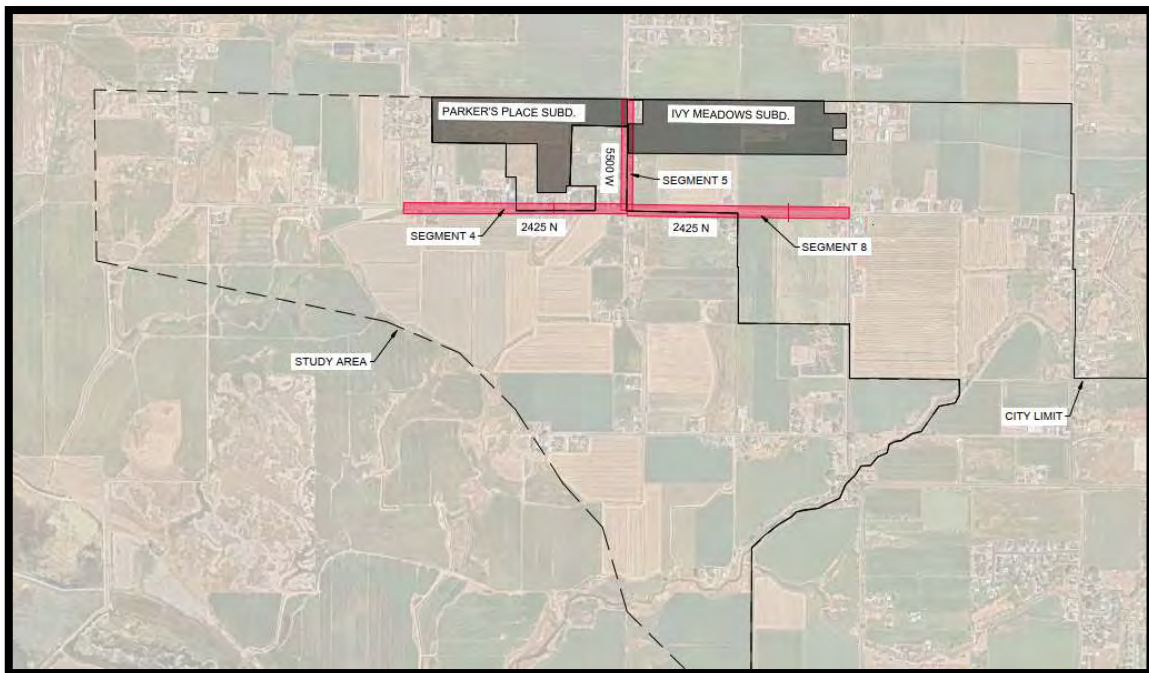
None

Attachments

Road Study

Storm Drain Study (relevant portions)

West Point Annexation Area: Proposed Subdivision Analysis



NOVEMBER 7, 2025

Prepared by: Gardner Engineering

Project Number: 25-233



Introduction

West Point City has retained Gardner Engineering to conduct an Existing Roadway Safety and Condition Assessment as part of the West Point Annexation Area Transportation Study. This study reports the findings of the condition and safety evaluation of three roadway segments within the annexation area. These three segments have been compiled as part of this initial study to evaluate two proposed developments within the annexation area. It is anticipated that these segments will experience increased traffic due to the proposed developments. The residential developments are the Parker's Place Subdivision and the Ivy Meadows Subdivision, proposing a combined 160 single-family homes. The segment exhibits are included in Appendix A. The segments are as follows: Segment 4 (2425 N), Segment 5 (5500 W), and Segment 8 (2425 N).

Each of the three segments' condition and safety were evaluated through the assessment of existing pavement condition, roadway safety, past maintenance and potential roadside hazards. Recommendations for improvements and maintenance, with estimated pricing, are also found in this report. Each of these segments were assessed individually, with findings presented in a consistent format for comparison.

Contents

Introduction2

Segment 4: 2425 N.....5

 Location & Description.....5

 Asphalt Condition5

 Safety Assessment5

 Road Section Exhibits.....6

 Recommendations9

 Estimated Cost.....9

Segment 5: 5500 W.....10

 Location & Description.....10

 Asphalt Condition10

 Safety Assessment10

 Road Section Exhibits.....11

 Recommendations14

 Estimated Cost.....14

Segment 8: 2425 N 315

 Location & Description.....15

 Asphalt Condition15

 Safety Assessment15

 Road Section Exhibits.....16

 Recommendations20

 Estimated Cost.....20

Appendix A: Vicinity and Segment Maps.....21

Appendix B: Cost Estimates26

 Segment 4: 2425 North Cost Estimate26

Segment 5: 5500 West Cost Estimate	27
Segment 8: 2425 North Cost Estimate	28

Segment 4: 2425 N

Location & Description

Segment 4 is the section of road located between 6000 West and 5500 West. See Appendix A Sheet 2 for segment exhibit. The total road length of this section is approximately 2,720 feet. The approximate width of the asphalt is 20 feet. The approximate road area is 54,412 square feet. The speed limit in this section is 30 miles per hour.

The existing Annual Daily Traffic (ADT) estimated on this segment is less than 1000 and the future ADT is 5000.

Asphalt Condition

The asphalt condition assessment was completed considering several different factors. These factors include existing asphalt cracking and patches, existing road section, past maintenance, and the annual daily travel (ADT).

Segment 4 has had past maintenance that includes chip seal and crack seal. These treatments appear to have been done recently, but the date is unknown. There are cracks in the road that have appeared since the last crack seal. The chip seal appears to be deteriorating in some locations. There are no visible patches on this section. There are no potholes visible, nor rutting or raveling. There is no longitudinal cracking. Fatigue cracking makes up approximately 44% of this section and transverse cracking 2%.

Safety Assessment

The safety assessment was completed considering existing asphalt width, shoulder width, roadside drainage, corner radii, signage, striping, site distance, and utility pole proximity.

The approximate width of the asphalt on this section is 20 feet. The shoulder width of this section varies, with some sections having wide gravel shoulders and other sections having more narrow gravel shoulders. Off the shoulder on the west end, on the north side of the road, there is a wide and deep open ditch. This is an increased hazard to drivers. Most of the road has underground stormwater drainage, ending toward the west end of the road where it turns into an open ditch. There are approximately seventeen catch basins on this section of road and one storm drain manhole. At the corner of 2425 North and 5500 West, there is a structure covered with a wooden grate near the road. The corner radii coming from 5500 W 2, 5500 W 1, and 6000 W are all sufficient for current traffic. There is mild dirt and gravel tracking when turning onto 2425 N 2. The signage on this road includes two 30 mph speed limit signs and a two-way arrow sign at the west end of this section. Site distance is not a safety concern on this segment. There is no striping on this section of

road. There are two utility poles in close proximity to the roadway at the corner of 2425 N 2 and 5500 W 1.

Road Section Exhibits



Exhibit 1 – Open Ditch on West End



Exhibit 2 – Utility Poles Near Roadway



Exhibit 3 – Fatigue Crack Sealing with Recent Cracks Visible

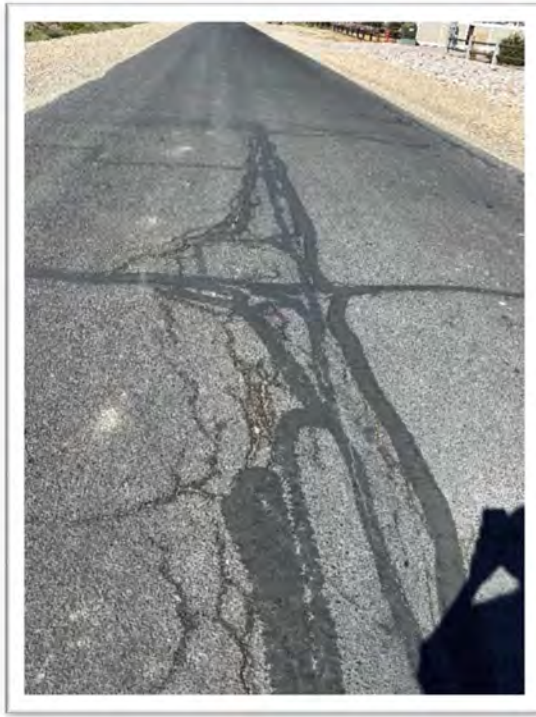


Exhibit 4 – Additional Fatigue Crack Sealing with Recent Cracks



Exhibit 5 – Deterioration of Chip Seal Treatment

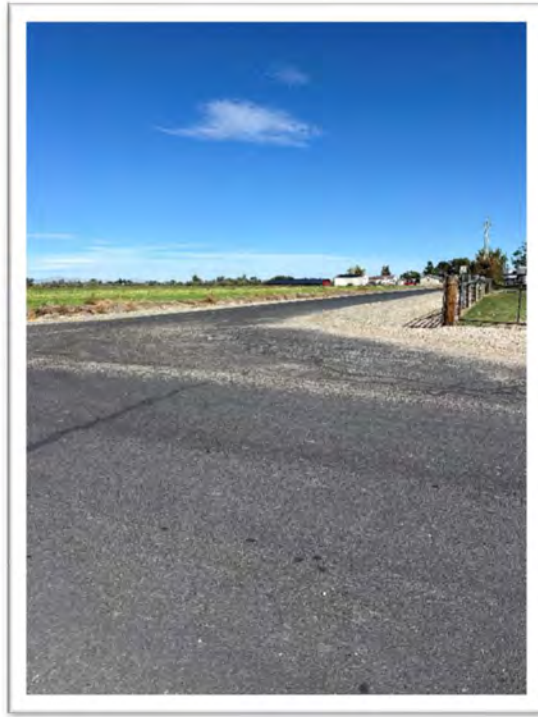


Exhibit 6 – Corner Radius

Recommendations

Based on the condition assessment, it is estimated that the remaining service life of this segment is 10 years. It is anticipated that road maintenance including chip seal and crack seal will be needed within the next 5 years. It is recommended that, as traffic in the area increases, the road be widened to a minimum of 26 feet of asphalt with 3-foot road base shoulders installed at a depth of 6 inches. It is recommended that at the time of widening, an asphalt overlay be considered. Areas of severe fatigue cracking may require patching or spot repair. As development occurs the City will require development frontage to be reconstructed to the City standard road section. All open roadside ditches will need to be piped prior to roadway reconstruction. Road striping and utility pole relocation should also be considered.

Estimated Cost

Estimated road maintenance cost: \$25,000

Estimated Road Widening/Shoulder/Overlay: \$226,000

Segment 5: 5500 W

Location & Description

Segment 5 is the section of road located between the county line and 2425 N 3. See Appendix A Sheet 3 for segment exhibit. The total road length of this section is approximately 1,350 feet. The approximate width of the asphalt is 23 feet. The approximate road area is 31,046 square feet. The speed limit in this section is 30 miles per hour.

The existing Annual Daily Traffic (ADT) estimated on this segment is less than 1000 and the future ADT is 1000.

Asphalt Condition

The asphalt condition assessment was completed considering several different factors. These factors include existing asphalt cracking and patches, existing road section, past maintenance, and the annual daily travel (ADT).

Segment 5 has had past maintenance that includes chip seal, crack seal, and patch seal. The chip seal and crack seal treatments appear to have been done recently, but the date is unknown. The chip seal appears to be deteriorating in some locations. The patch seal treatment was applied where storm drain infrastructure runs underneath the roadway. There are no potholes visible, nor rutting or raveling. There is no longitudinal cracking. Fatigue cracking makes up approximately 24% of this section, transverse cracking 2%, and patch seal 2%.

Safety Assessment

The safety assessment was completed considering existing asphalt width, shoulder width, roadside drainage, corner radii, signage, striping, site distance, and utility pole proximity.

The approximate width of the asphalt on this section is 23 feet. The shoulder width of this section varies, with some sections having wide gravel shoulders and other sections having more narrow gravel or grass sections followed by an open ditch. Some areas also have grass shoulders with a private driveway in the middle. This section of road has both underground storm drainage and open ditch. There are approximately six catch basins on this road, and on the corner of 5500 West and 2425 North, there is a large structure covered with a wooden grate. The corner radius coming from 2425 North is sufficient for current traffic. There is mild dirt and gravel tracking when turning onto 5500 W from 2425 North. The signage on this road includes two 30 mph speed limit signs, a stop sign at the south corner, and a sign signaling the Davis County line. Site distance is not a safety concern on this segment. There is no striping on this section of road. There does not appear to be any close-proximity utility poles on this section.

Road Section Exhibits



Exhibit 7 – Fatigue Crack Sealing on Road Edge



Exhibit 8 – Additional Fatigue Crack Sealing on Road Edge



Exhibit 9 – Chip Seal Treatment Degradation

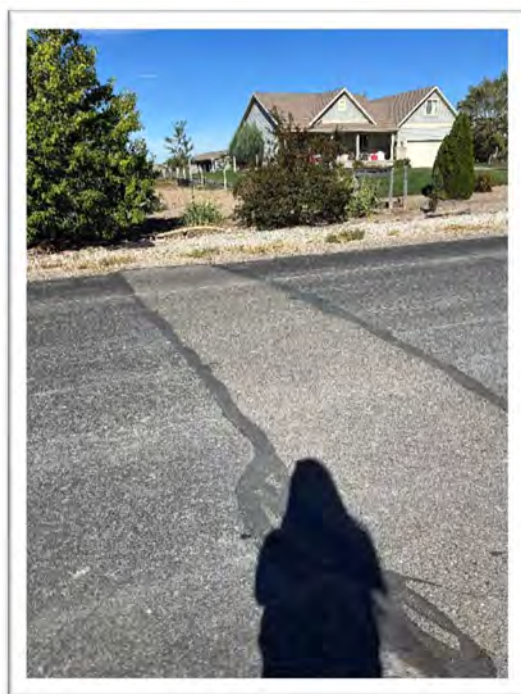


Exhibit 10 – Patch Seal over Storm Drain Infrastructure

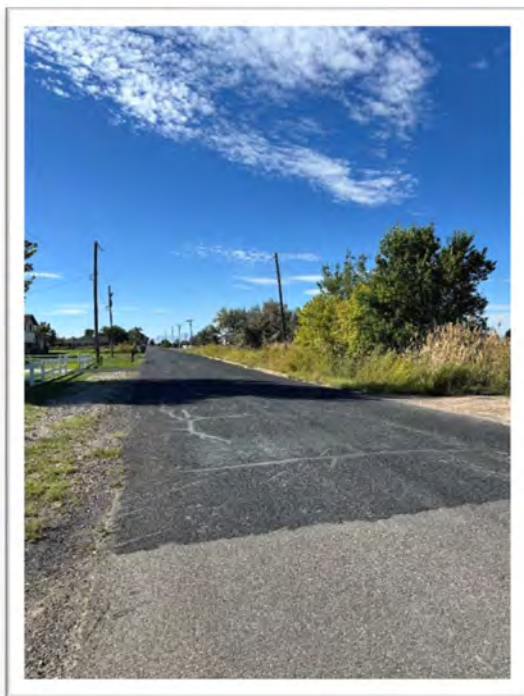


Exhibit 11 – Transverse & Fatigue Crack Seal



Exhibit 12 – Structure with Wooden Grate



Exhibit 13 – Corner Radius

Recommendations

Based on the condition assessment, it is estimated that the remaining service life of this segment is 14 years. It is anticipated that road maintenance including chip seal and crack seal will be needed within the next 5 years. It is recommended that, as traffic in the area increases, the road be widened to a minimum of 26 feet of asphalt with 3-foot road base shoulders installed at a depth of 6 inches. It is recommended that at the time of widening, an asphalt overlay be considered. Areas of severe fatigue cracking may require patching or spot repair. As development occurs the City will require development frontage to be reconstructed to the City standard road section. All sections of open roadside ditch will need to be piped prior to roadway reconstruction. Road striping should also be considered.

Estimated Cost

Estimated road maintenance cost: \$14,000

Estimated Road Widening/Shoulder/Overlay: \$87,000

Segment 8: 2425 N 3

Location & Description

Segment 8 is the section of road located between 5500 West and 5000 West. See Appendix A Sheet 4 for segment exhibit. The total road length of this section is approximately 2,692 feet. The approximate width of the asphalt on the west side of this road is 20 feet. The approximate width of the asphalt on the east side of this road is 24 feet due to it having been recently replaced as part of a sanitary sewer project. The approximate road area is 55,892 square feet. The speed limit in this section is 30 miles per hour.

The existing Annual Daily Traffic (ADT) estimated on this segment is less than 1000 and the future ADT is 5000.

Asphalt Condition

The asphalt condition assessment was completed considering several different factors. These factors include existing asphalt cracking and patches, existing road section, past maintenance, and the annual daily travel (ADT).

Segment 8 has had past maintenance that includes chip seal and crack seal. The treatments on the west side appear to have been done recently, but the date is unknown. The east side of the road was chip sealed in 2025, and the asphalt was replaced in 2024 as a part of a sanitary sewer project. The chip seal appears to be deteriorating in some portions on the west section of the road. There appears to be no patch seal on this section. There are no potholes visible, nor rutting or raveling. There appears to be no longitudinal or transverse cracking. Fatigue cracking makes up approximately 78% of this section.

Safety Assessment

The safety assessment was completed considering existing asphalt width, shoulder width, roadside drainage, corner radii, signage, striping, site distance, and utility pole proximity.

The approximate width of the asphalt on this section varies from 20 feet on the west three-quarters of the section to 24 feet on the east one-quarter. The shoulder width of this section varies, with some sections having wide gravel shoulders and other sections having more narrow gravel shoulders. There are also residential driveways that directly border this section. The roadside drainage includes an open-lined ditch that runs the entire length of the road on the north side, as well as a mix of open ditch and underground drainage on the south side of the section. There are approximately nine catch basins on this section of road. On the east end, there are two structures on the north and south sides of the road. The structure on the south side of the section is covered with a mixture of wooden and metal grates. The structure on the north side is not covered but has paved

walls. The corner radii coming from 5000 West and 5500 West are both sufficient for current traffic. There is minimal sediment and gravel tracking when turning onto this section from 5500 West. The signage on this road includes two 30 mph speed limit signs, a stop sign, a street sign, and a sign signaling the start of county maintenance. Site distance is not a safety concern on this segment. There is no striping on this section of road. There are several utility poles that are in close proximity to the roadway, but they do not have warning signs.

Road Section Exhibits



Exhibit 14: Structure on East End, South Side



Exhibit 15: Lined Open Ditch on North Side

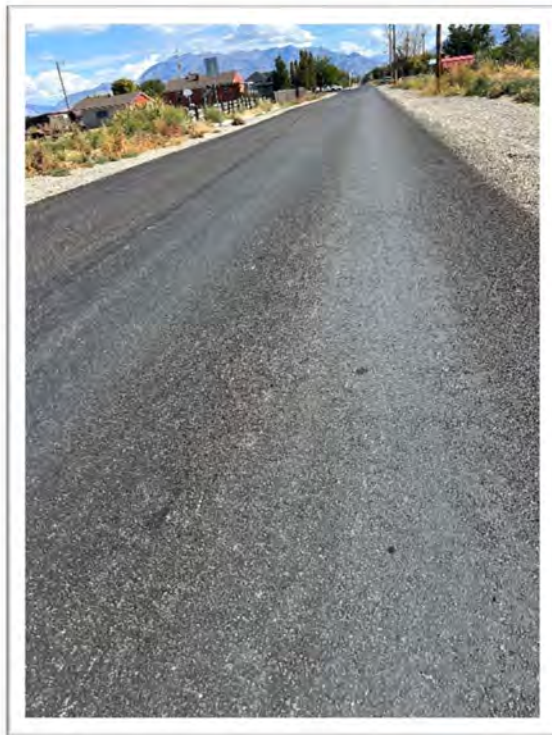


Exhibit 16: Recently Replaced East ¼ of Section

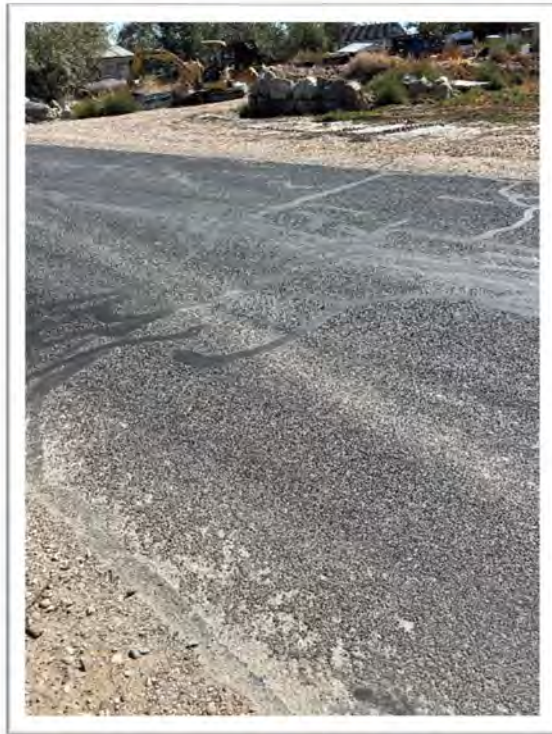


Exhibit 17: Condition of West $\frac{3}{4}$ of Section



Exhibit 18: Fatigue Cracking on West End



Exhibit 19: Chip Seal Treatment Degradation on West End

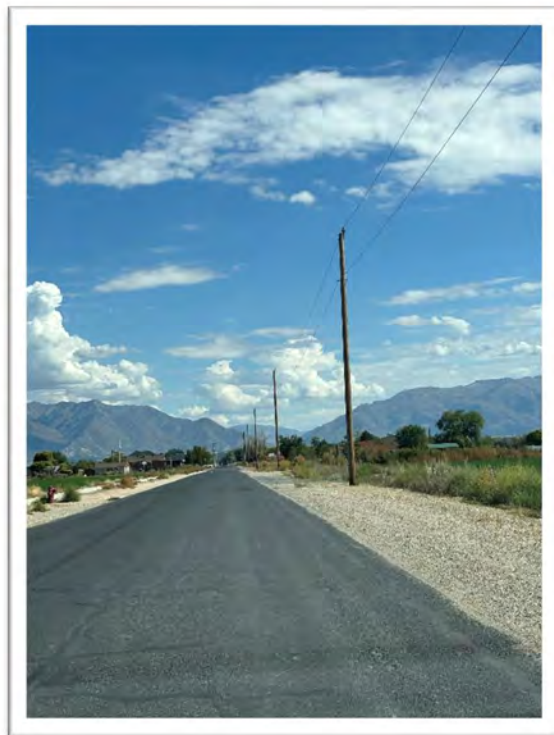


Exhibit 20: Utility Poles Near Roadway on South Side of Section



Exhibit 21: Corner Radius

Recommendations

Based on the condition assessment, it is estimated that the remaining service life of this segment is 12 years. It is anticipated that road maintenance including chip seal and crack seal will be needed within the next 5 years. It is recommended that, as traffic in the area increases, the road be widened to a minimum of 26 feet of asphalt with 3-foot road base shoulders installed at a depth of 6 inches. It is recommended that at the time of widening, an asphalt overlay be considered. Areas of severe fatigue cracking may require patching or spot repair. As development occurs the City will require development frontage to be reconstructed to the City standard road section. All roadside ditches will need to be piped prior to roadway reconstruction. Road striping and utility pole relocation should also be considered.

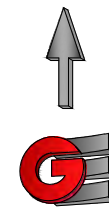
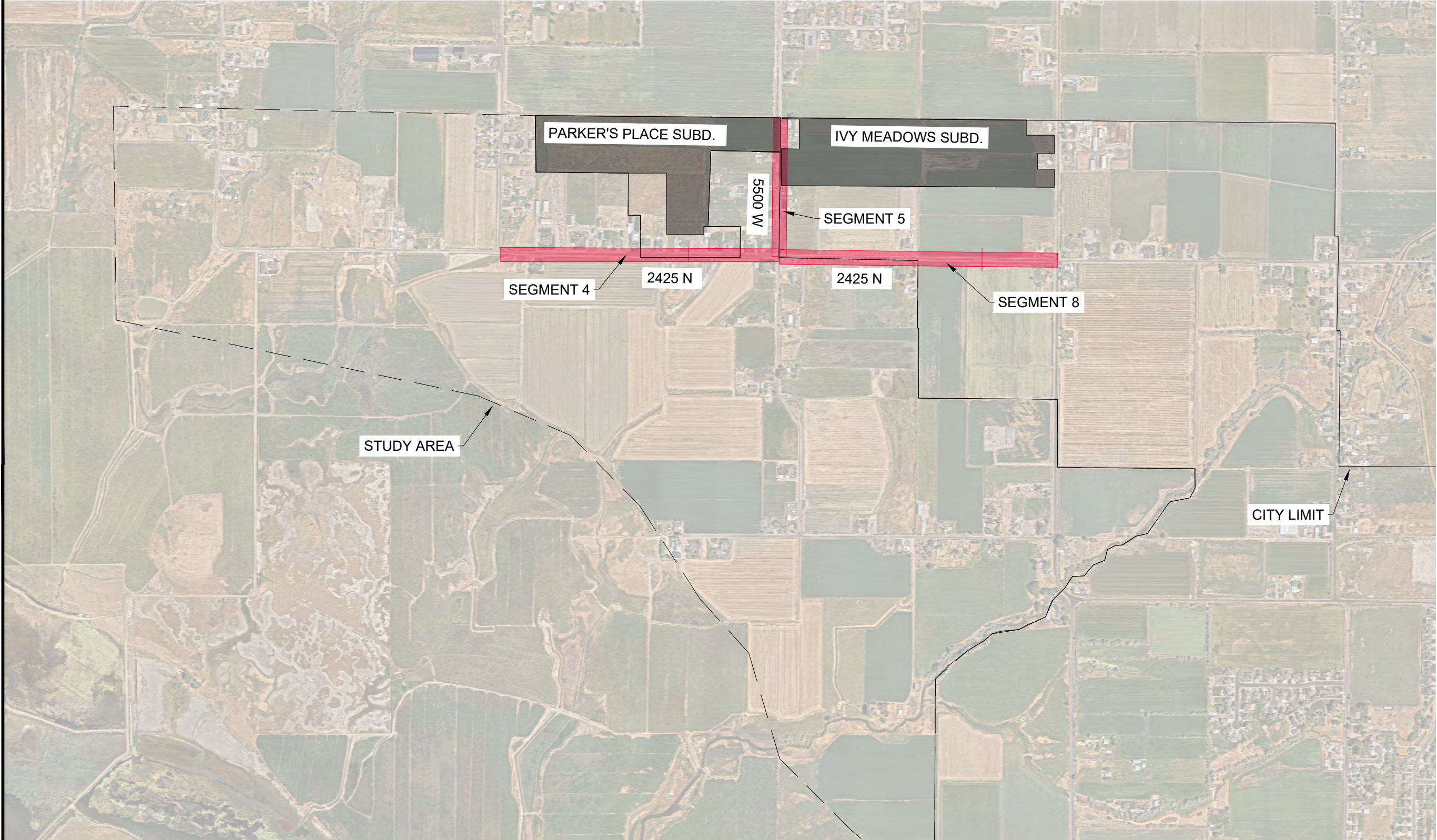
Estimated Cost

Estimated road maintenance cost: \$25,000

Estimated Road Widening/Shoulder/Overlay: \$211,000

Appendix A: Vicinity and Segment Maps

R:\WEST POINT\TRANSPORTATION STUDY\ANNEXATION AREA\DWG\STUDY_MAPPING.DWG



0' 492' 985' 1970'
Scale in Feet
Custom



**GARDNER
ENGINEERING**

CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1830 W 2100 S, WEST HAVEN, UT 84001
P 801.476.0202 F 801.476.0066

OVERVIEW DEVELOPMENTS

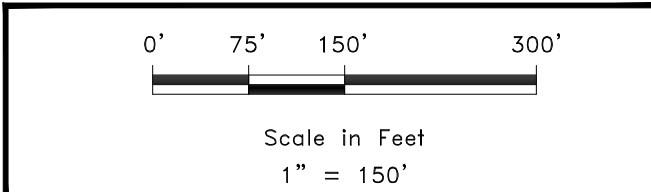
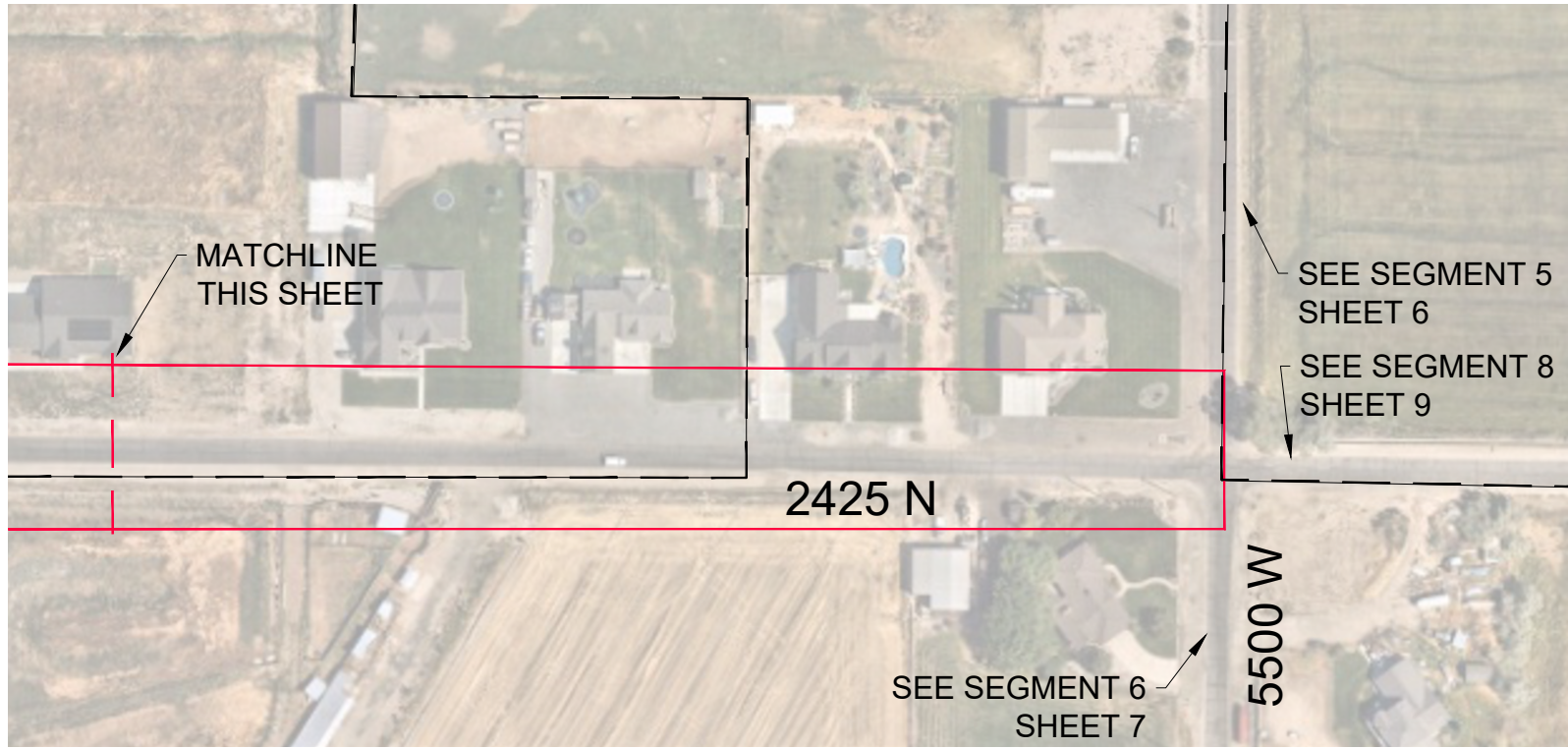
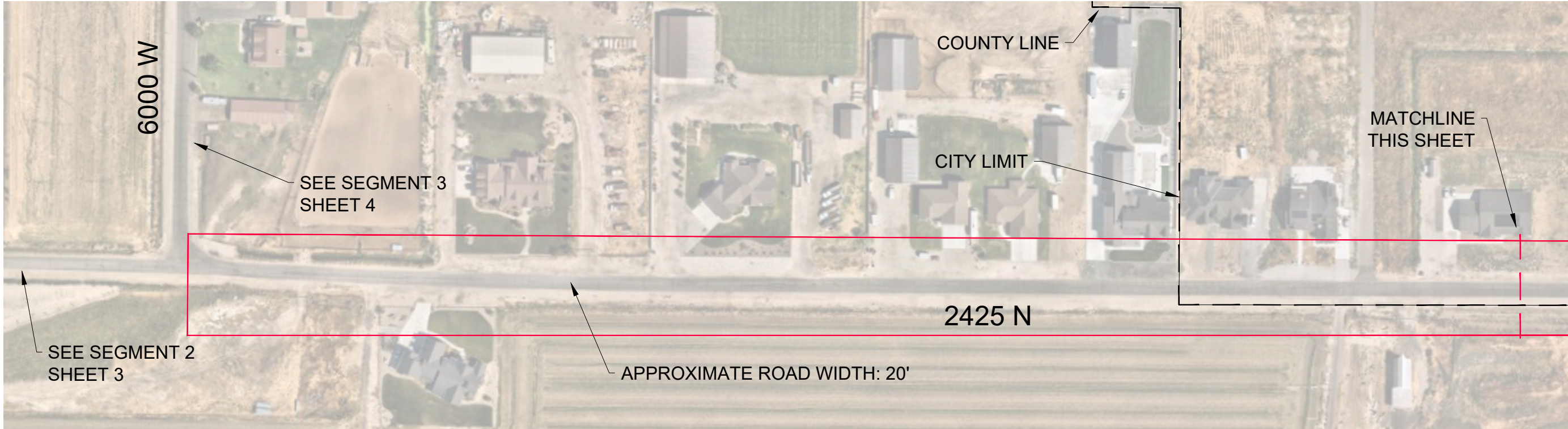
ROAD ASSESSMENT

ANNEXATION AREA

WEST POINT, DAVIS, UTAH

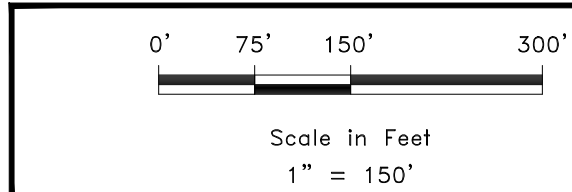
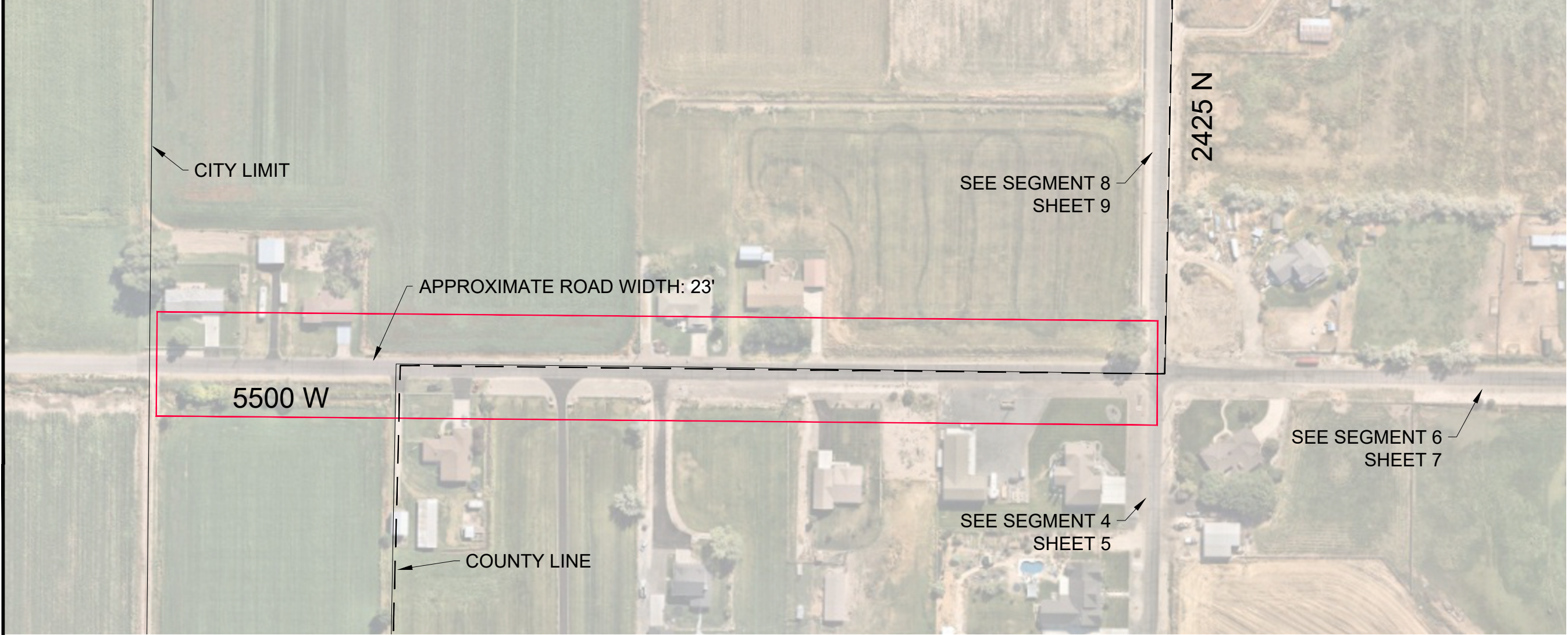
Revisions		Date	Description
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Drafted:		DRAWN	
Checked:		CHECKED	

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SEGMENT 4 - 2425 N ROAD ASSESSMENT ANNEXATION AREA WEST POINT, DAVIS, UTAH	Revisions		Date	Description
	Date			
GARDNER ENGINEERING CIVIL ■ LAND PLANNING MUNICIPAL ■ LAND SURVEYING 1830 W 2100 S, WEST HAVEN, UT 84001 P 801.476.0202 F 801.476.0066	Date:		DATE	
	Scale:		1" = 150'	
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	Drafted:		DRAWN	
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**GARDNER
ENGINEERING**

CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1680 W 2100 S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

SEGMENT 5 - 5500 W

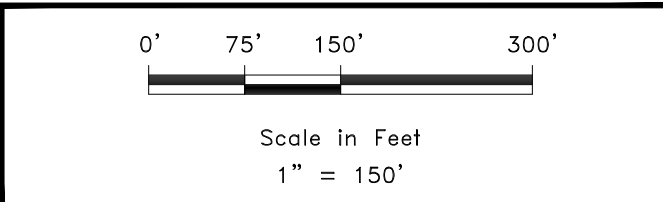
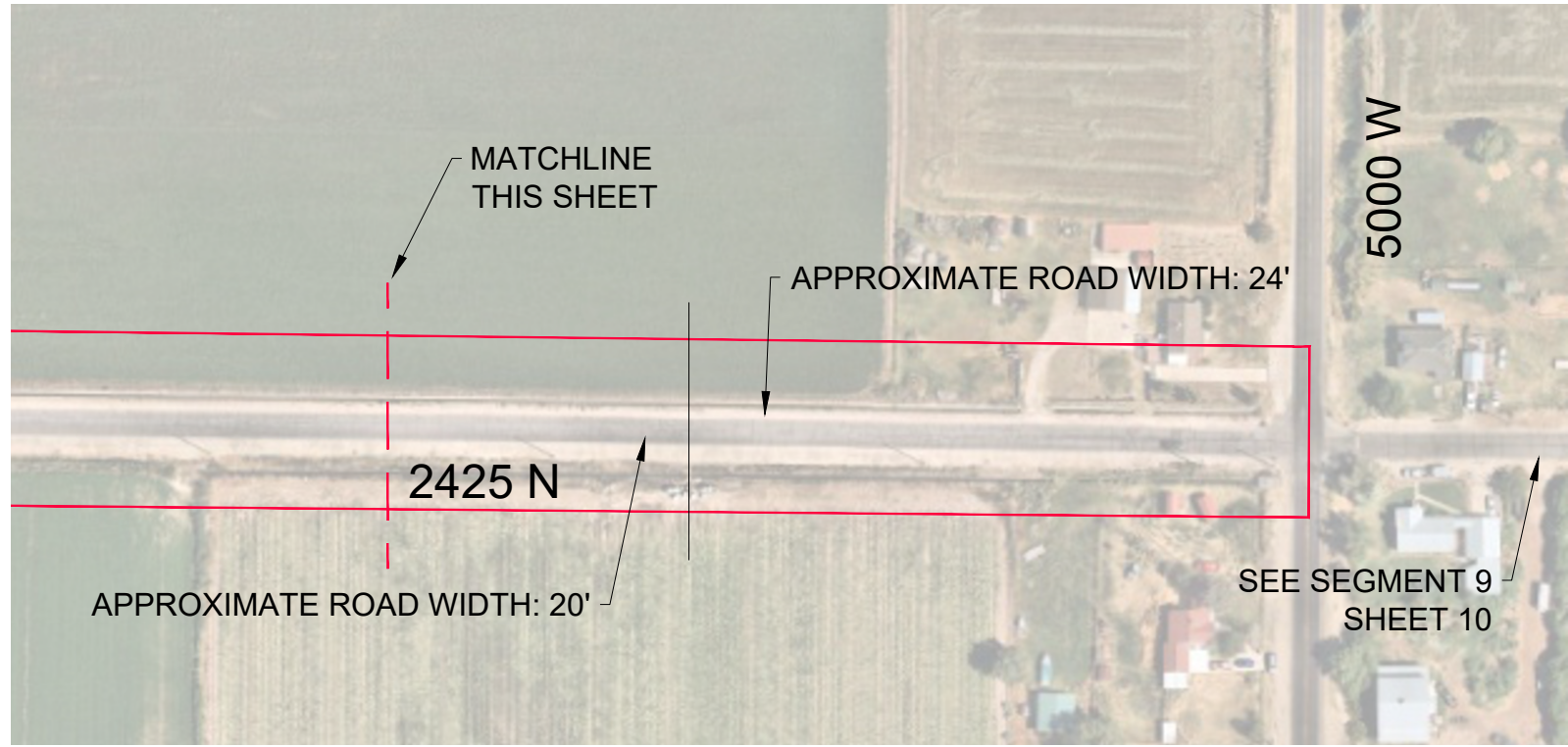
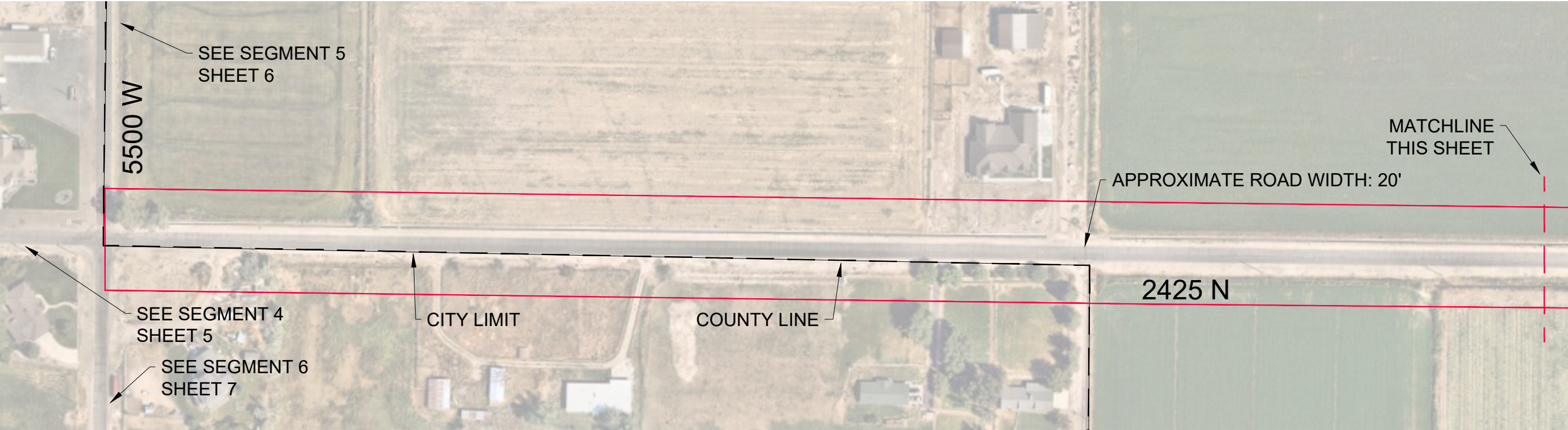
ROAD ASSESSMENT

ANNEXATION AREA

WEST POINT, DAVIS, UTAH

Revisions		Date	Description
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Checked:		CHECKED	

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SEGMENT 8 - 2425 N	ROAD ASSESSMENT	ANNEXATION AREA	WEST POINT, DAVIS, UTAH	GARDNER ENGINEERING	CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 1830 W 2100 S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066	Revisions	Date	Date
						Date	Description	Date
								Scale: 1" = 150'
								Designed: DESIGN
								Drafted: DRAWN
								Checked: CHECKED

Appendix B: Cost Estimates

Segment 4: 2425 North Cost Estimate

Item Description	Quantity	Unit	Unit Cost	Cost
12" Subbase	1143	Ton	\$30.00	\$34,279.43
6" Road base	1183	Ton	\$35.00	\$41,420.98
4" Asphalt	408	Ton	\$110.00	\$44,889.74
Shoulder (6" Road base)	1183	Ton	\$35.00	\$41,420.98
Asphalt Overlay	510	Ton	\$125.00	\$63,763.83
Total				\$225,774.96

Exhibit 1: Segment 4 (2425 North) Road Widening to 26' Cost Estimate

Item Description	Quantity	Unit	Unit Cost	Cost
Chip Seal/Crack Seal	6046	SY	\$4.00	\$24,183.02
Total				\$24,183.02

Exhibit 2: Segment 4 (2425 North) Road Maintenance Cost Estimate

Segment 5: 5500 West Cost Estimate

Item Description	Quantity	Unit	Unit Cost	Cost
12" Subbase	283	Ton	\$30.00	\$8,503.93
6" Road base	294	Ton	\$35.00	\$10,275.58
4" Asphalt	101	Ton	\$110.00	\$11,136.10
Shoulder (6" Road base)	587	Ton	\$35.00	\$20,551.16
Asphalt Overlay	291	Ton	\$125.00	\$36,382.14
Total				\$86,848.91

Exhibit 3: Segment 5 (5500 West) Road Widening to 26' Cost Estimate

Item Description	Quantity	Unit	Unit Cost	Cost
Chip Seal/Crack Seal	3450	SY	\$4.00	\$13,798.26
Total				\$13,798.26

Exhibit 4: Segment 5 (5500 West) Road Maintenance Cost Estimate

Segment 8: 2425 North Cost Estimate

Item Description	Quantity	Unit	Unit Cost	Cost
12" Subbase	916	Ton	\$30.00	\$27,467.87
6" Road base	948	Ton	\$35.00	\$33,190.35
4" Asphalt	327	Ton	\$110.00	\$35,969.84
Shoulder (6" Road base)	948	Ton	\$35.00	\$33,190.35
Asphalt Overlay	409	Ton	\$125.00	\$51,093.52
Total				\$180,911.92

Exhibit 5: Segment 8 (2425 North) Road Widening to 26' Cost Estimate - West End

Item Description	Quantity	Unit	Unit Cost	Cost
12" Subbase	72	Ton	\$30.00	\$2,151.07
6" Road base	74	Ton	\$35.00	\$2,599.21
4" Asphalt	26	Ton	\$110.00	\$2,816.88
Shoulder (6" Road base)	223	Ton	\$35.00	\$7,797.64
Asphalt Overlay	115	Ton	\$125.00	\$14,404.50
Total				\$29,769.30

Exhibit 6: Segment 8 (2425 North) Road Widening to 26' Cost Estimate - East End

Item Description	Totals
Total West End	\$180,911.92
Total East End	\$29,769.30
Overall Total	\$210,681.22

Exhibit 7: Total Cost of Road Widening

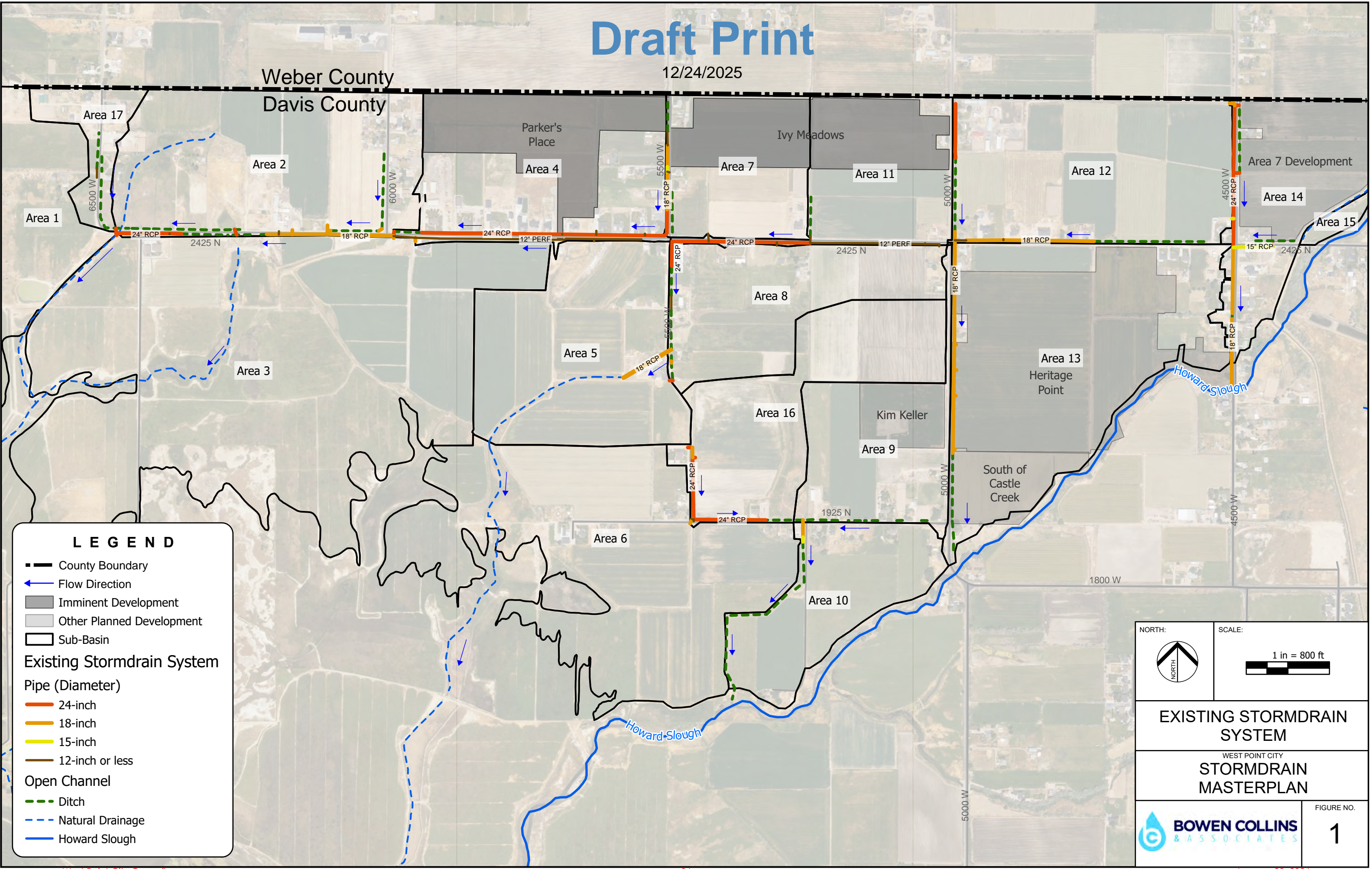
Item Description	Quantity	Unit	Unit Cost	Cost
Chip Seal/Crack Seal	6210	SY	\$4.00	\$24,840.73
Total				\$24,840.73

Exhibit 8: Segment 8 (2425 North) Road Maintenance Cost Estimate

Draft Print

12/24/2025

Weber County
Davis County



LEGEND

- County Boundary
- Flow Direction
- Imminent Development
- Other Planned Development
- Sub-Basin

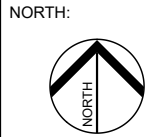
Existing Stormdrain System

Pipe (Diameter)

- 24-inch
- 18-inch
- 15-inch
- 12-inch or less

Open Channel

- Ditch
- Natural Drainage
- Howard Slough



SCALE:
1 in = 800 ft

EXISTING STORMDRAIN SYSTEM

WEST POINT CITY STORMDRAIN MASTERPLAN



FIGURE NO.

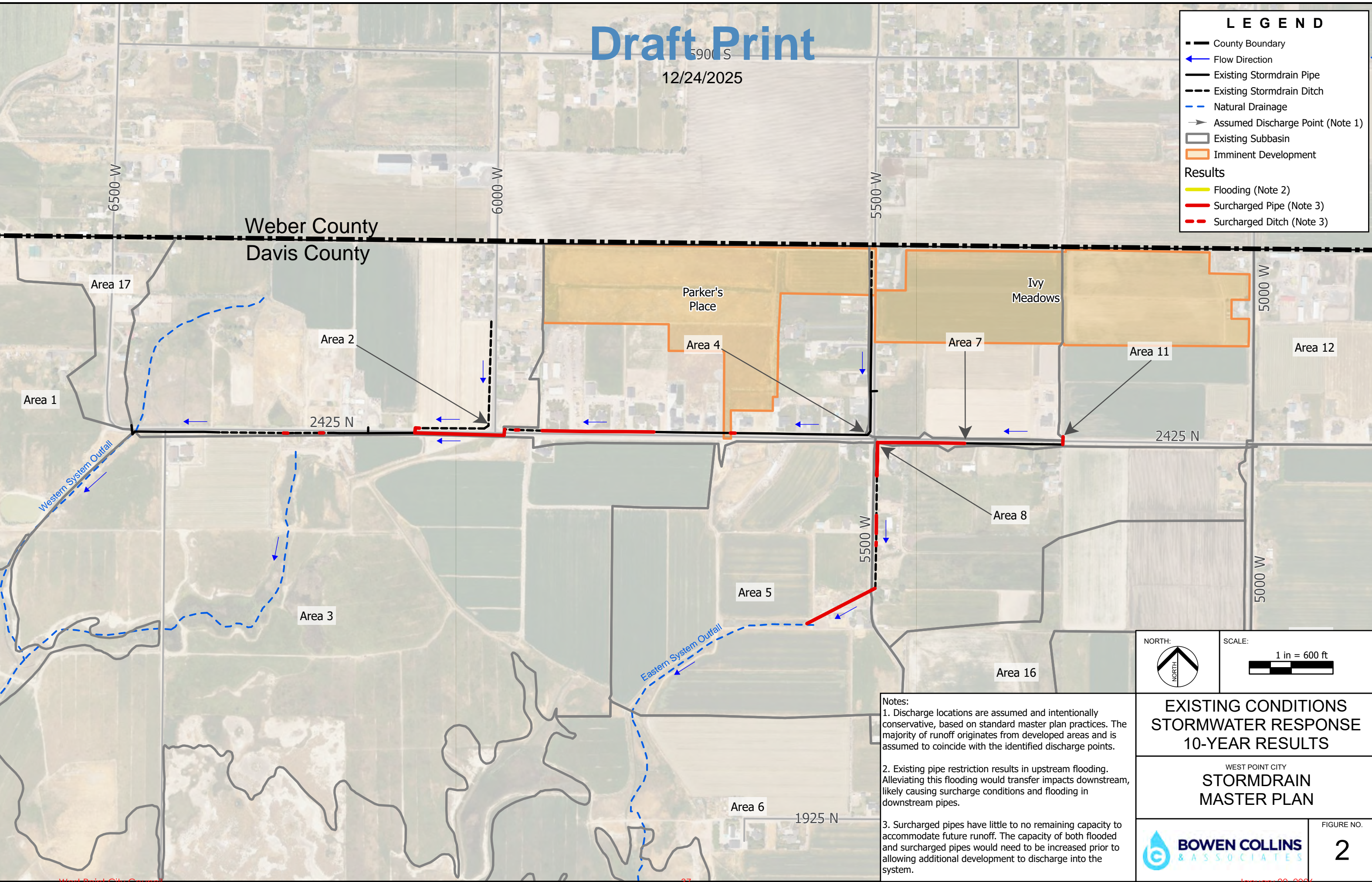
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Draft Print

12/24/2025

LEGEND

- County Boundary
- Flow Direction
- Existing Stormdrain Pipe
- Existing Stormdrain Ditch
- Natural Drainage
- Assumed Discharge Point (Note 1)
- Existing Subbasin
- Imminent Development
- Results
 - Flooding (Note 2)
 - Surcharged Pipe (Note 3)
 - Surcharged Ditch (Note 3)



EXISTING CONDITIONS
STORMWATER RESPONSE
10-YEAR RESULTS

WEST POINT CITY
STORMDRAIN
MASTER PLAN



FIGURE NO.
2

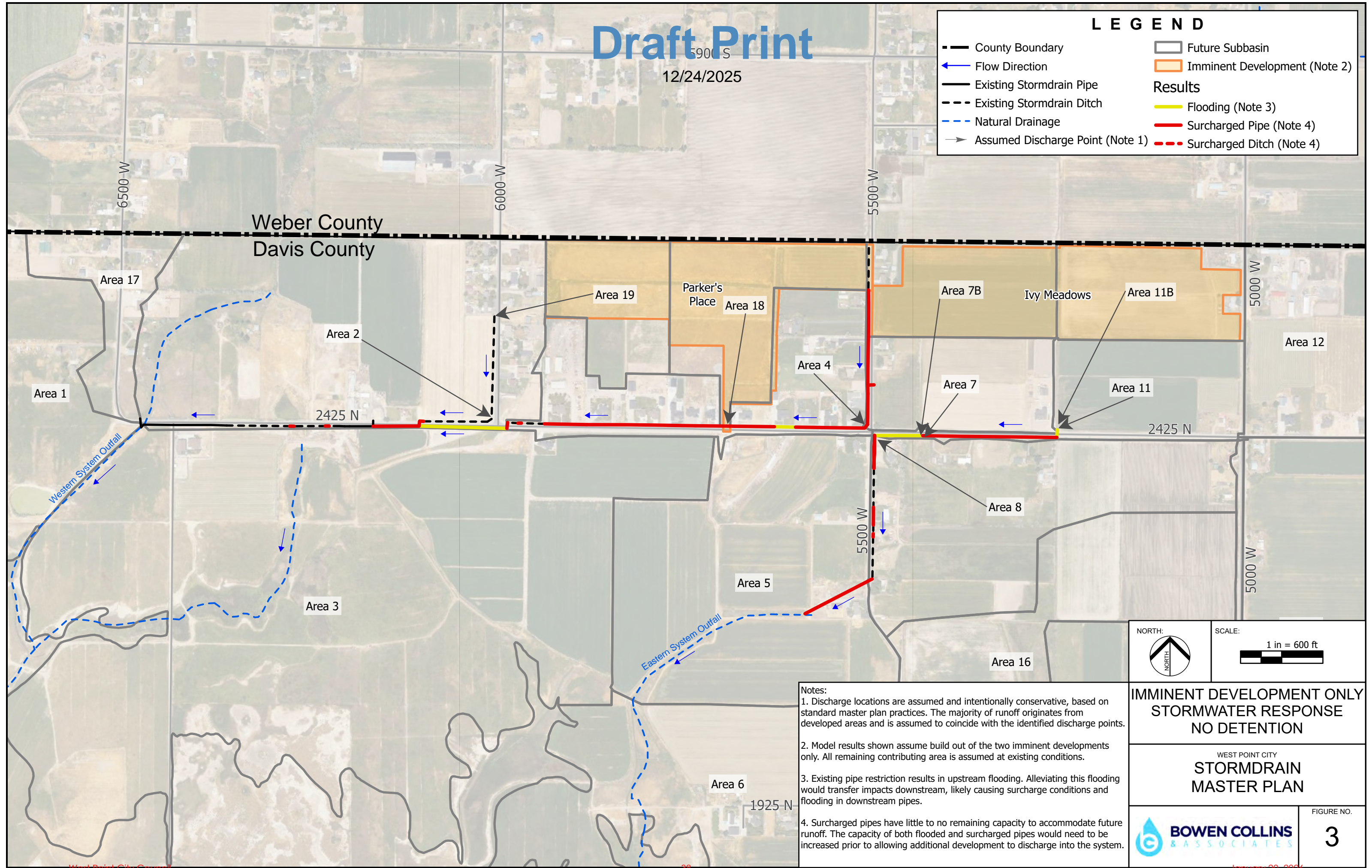
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12/24/2025

LEGEND

- County Boundary
- Flow Direction
- Existing Stormdrain Pipe
- Existing Stormdrain Ditch
- Natural Drainage
- Assumed Discharge Point (Note 1)
- Future Subbasin
- Imminent Development (Note 2)
- Results
 - Flooding (Note 3)
 - Surcharged Pipe (Note 4)
 - Surcharged Ditch (Note 4)

Weber County
Davis County



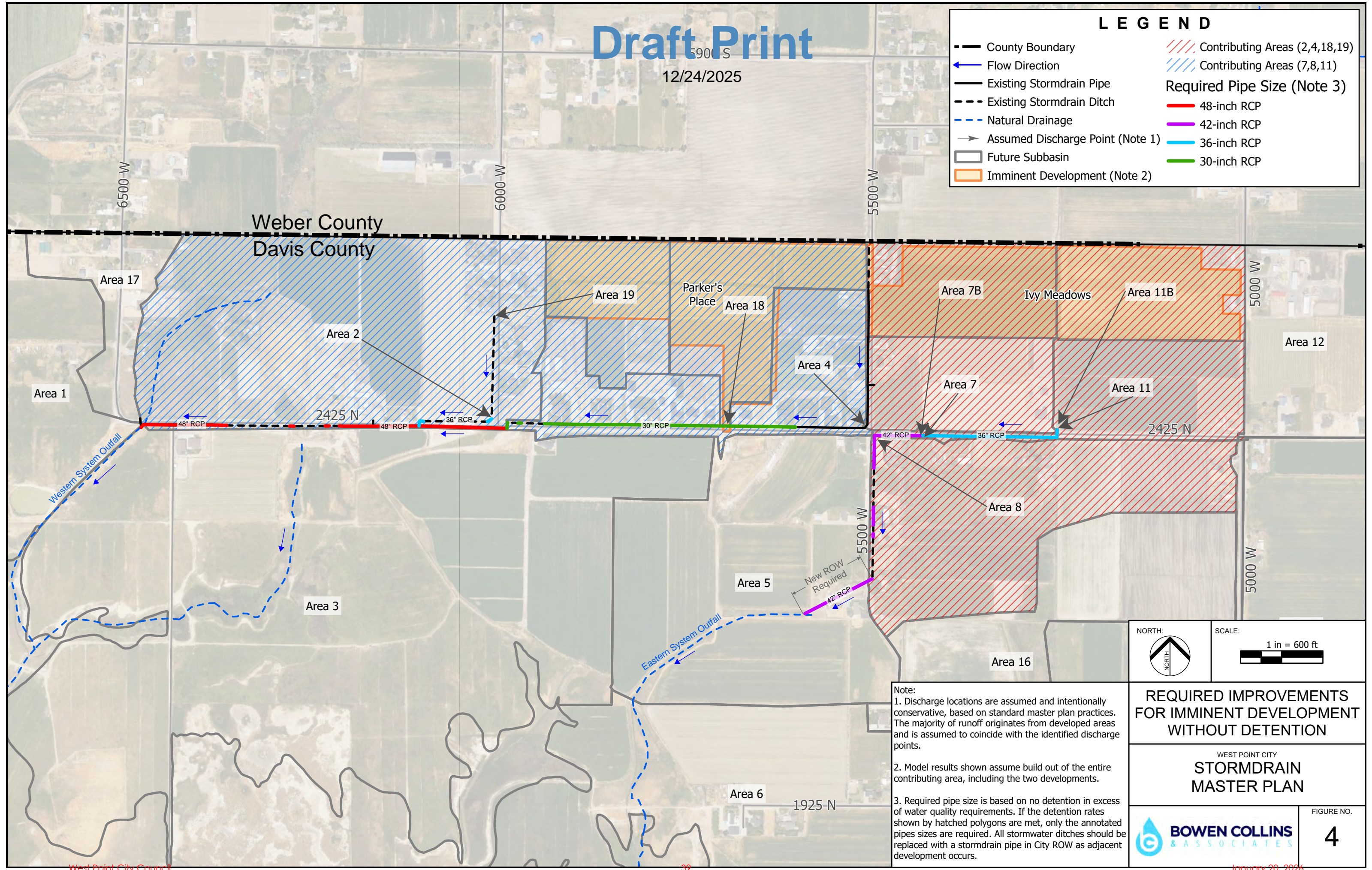
Draft Print

12/24/2025

LEGEND

- County Boundary
- Flow Direction
- Existing Stormdrain Pipe
- Existing Stormdrain Ditch
- Natural Drainage
- Assumed Discharge Point (Note 1)
- Future Subbasin
- Imminent Development (Note 2)
- Contributing Areas (2,4,18,19)
- Contributing Areas (7,8,11)
- Required Pipe Size (Note 3)
 - 48-inch RCP
 - 42-inch RCP
 - 36-inch RCP
 - 30-inch RCP

Weber County
Davis County



Note:
1. Discharge locations are assumed and intentionally conservative, based on standard master plan practices. The majority of runoff originates from developed areas and is assumed to coincide with the identified discharge points.
2. Model results shown assume build out of the entire contributing area, including the two developments.
3. Required pipe size is based on no detention in excess of water quality requirements. If the detention rates shown by hatched polygons are met, only the annotated pipes sizes are required. All stormwater ditches should be replaced with a stormdrain pipe in City ROW as adjacent development occurs.

NORTH:

SCALE:

1 in = 600 ft

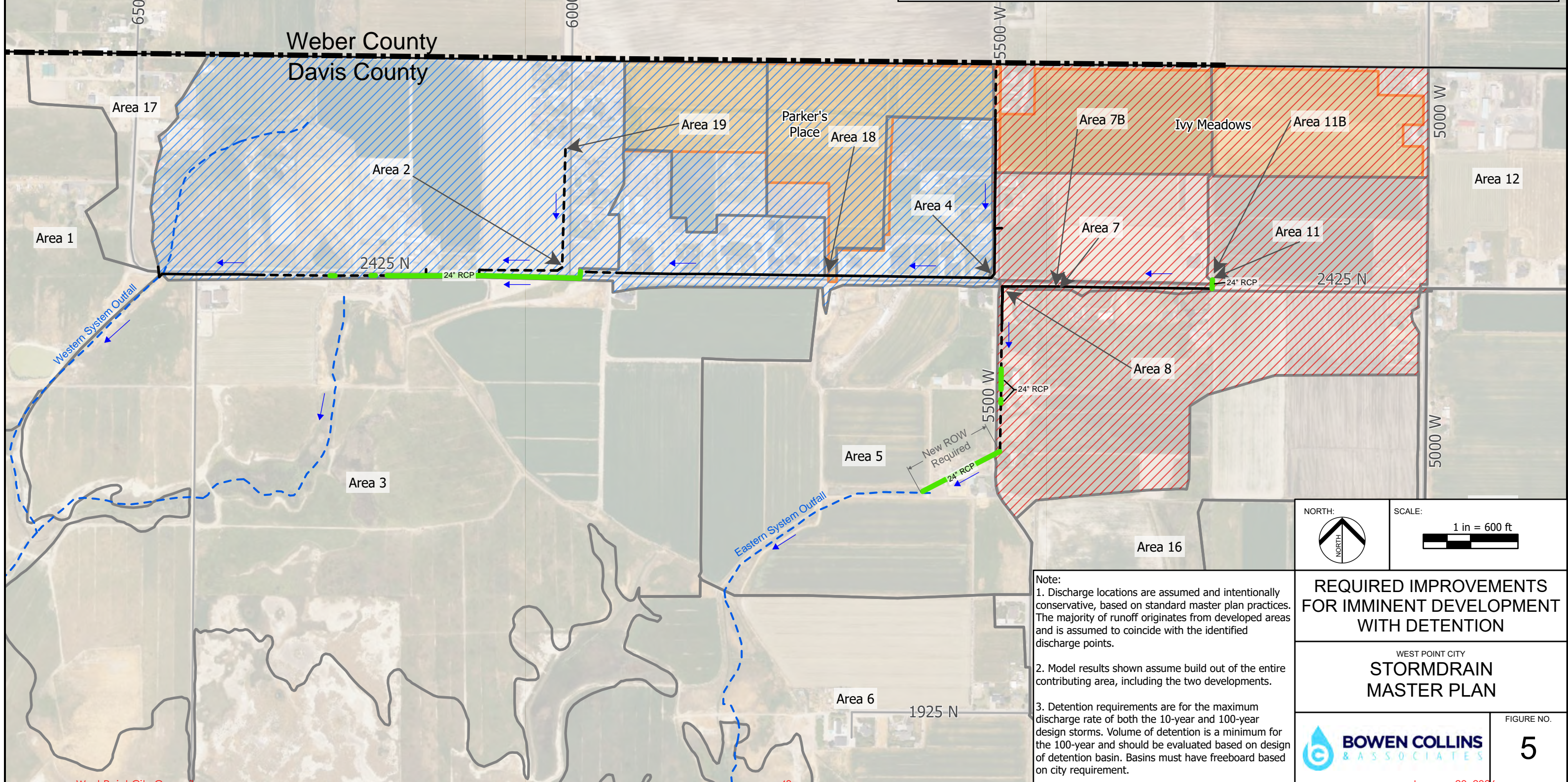
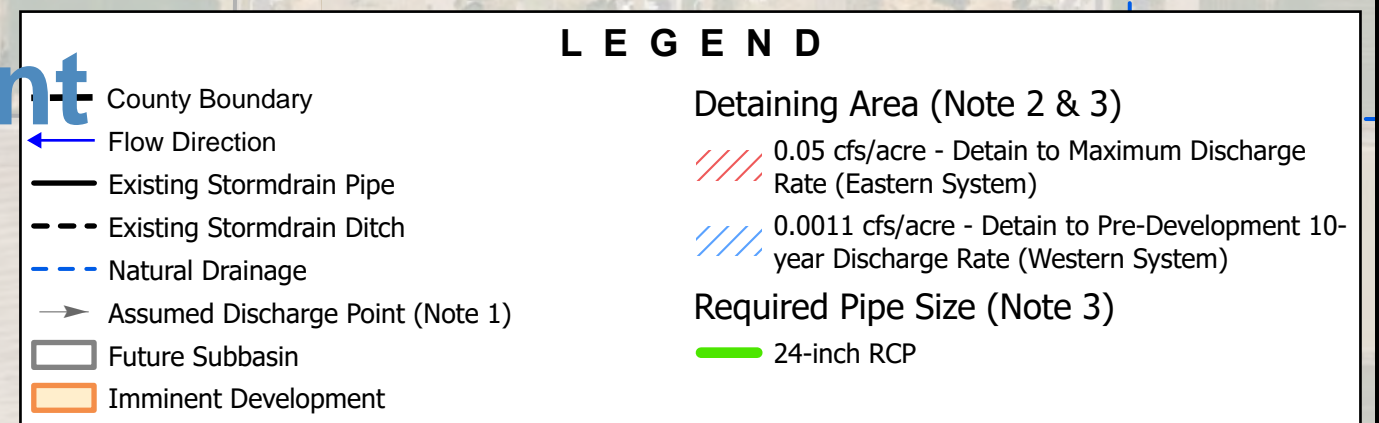
REQUIRED IMPROVEMENTS
FOR IMMINENT DEVELOPMENT
WITHOUT DETENTION

WEST POINT CITY
STORMDRAIN
MASTER PLAN

FIGURE NO.

4

12/24/2025



CITY COUNCIL STAFF REPORT

Subject: Nielsen's Frozen Custard
Author: Boyd Davis
Department: Engineering
Meeting Date: January 20, 2026



Background

Nielsen's Frozen Custard is planning to construct a new building on the east side of 2000 W at Center Street. This has been in the works for some time, and a few things have changed from the original proposal. The developer of the project has changed and the new developer is working directly with the Nielsen Family to bring the new store. To save costs, the site has been reduced in size slightly. The developer is also asking the City to consider reducing some fees. An estimate of the fees is attached to this report.

Analysis

Below are the fees that would be charged at the time a building permit is issued:

Building Fee	\$4,309.09
Plan Review Fee	\$2,581.85
State Fee 1%	\$43.03
Water Meter Connection	\$500.00
Water Impact Fee	\$2,780.00
Sewer Impact Fee	\$2,067.50
Storm Water Impact Fee	\$2,883.47
Road Impact Fee	\$13,025.40
North Davis Sewer Impact Fee	\$9,844.00
Nort Davis Fire Impact Fee	TBD
Total	\$38,028.34

The highlighted items are those that the City has the ability to waive or reduce, which total \$28,147.31. The developer would need to contact the other agencies to request their fees be reduced.

As can be seen in the attached request, the developer is requesting that the City help by reducing his fees by \$19,528.34, which is about a 70% reduction of the fees we would normally collect. Working with a commercial developer on fee reductions is not an uncommon practice. It is not something we have done often, but should be something to consider when appropriate. Commercial development brings sales tax revenue to the City and the collection of those taxes will offset these waived fees within about one year.

Recommendation

No action required as this is for discussion only. If the Council wants to ensure that Nielsen's Frozen Custard locates in the City, they should consider granting the request.

Significant Impacts

No significant impacts, although granting the request would result in a loss of impact fee revenue. Approval would also require covering the costs of inspections and plan reviews in other ways.

Attachments

Developer Request

From: DAVID MURDOCK <murdock0170@msn.com>

Sent: Tuesday, January 13, 2026 10:59 AM

To: Boyd Davis <bdavis@westpointutah.gov>; Brad Murdock <murdockbrad@me.com>

Cc: Kyle Laws <klaws@westpointutah.gov>; Bryn MacDonald <bmacdonald@westpointutah.gov>; Rick Scadden <rickscadden@gmail.com>

Subject: Re: Water for West Jordan and South Jordan

Boyd: As we have discussed, I have worked long and hard to arrive at a budget that would allow me to develop and construct the building for Nielsen's Frozen Custard. My numbers are very thin. Based upon extensive analysis of the land costs, the shell building costs, and the tenant improvement costs, I have determined the maximum budget amount for each component of the building. The amount I have available for West Point Permit Fees in my budget is a total of \$18,500.00.

The estimate for Permit Fees you provided is \$38,028.34. The difference is \$19,528.34. I would formally and respectfully request the Permit Fees be reduced by the \$19,528.34 difference which is, as mentioned, the difference between the \$38,028.34 and the Budget amount of \$18,500.00.

Respectfully

David J Murdock

Northpoint Construction and Development, LLC

506 South Main St., #301

Bountiful, UT 84010

murdock0170@msn.com

(801) 558-5002 cell

Call

Send SMS

Call from mobile

Add to Skype

You'll need Skype CreditFree via Skype

CITY COUNCIL STAFF REPORT

Subject: General Plan Amendment Request:
2084 N 4500 W – Nilson Land Development
Author: Bryn MacDonald
Department: Community Development
Date: January 20, 2026



Background

Nilson Land Development has submitted a request for a General Plan Amendment for property located at approximately 1900 North 4500 West (Parcel 14-165-0001), containing approximately 4.42 acres. The parcel is currently designated R-1 Residential (up to 2.2 units per acre) on the City's General Plan Map. The applicant is requesting to amend the General Plan Map designation to R-4 Residential (up to 6 units per acre). This will allow the property to be incorporated into the larger Trail's Edge subdivision area, which includes land in both West Point City and Clinton City.

Process

General Plan amendment requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the community's overall welfare. Changes to the General Plan require a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.



The Planning Commission held a public hearing on October 23, 2025. There were no public comments received at the hearing. The PC recommended denial of the general plan amendment to R-4. The PC stated that their reasons for recommending denial were because “this is a farming community; we need more diversity. We need to uphold the vision of the residents. The Developer hasn’t brought any added benefits.”

Analysis

The proposed amendment would change the General Plan designation from R-1 (2.2 units per acre) to R-4 (6 units per acre). The applicant explains that this change is intended to ensure consistency with the surrounding Trail's Edge subdivision, which contains similar residential products and design standards.

The surrounding General Plan designations include R-1 Residential directly to the south. North of this property is Clinton City. Further south, developments have been approved as R-4 Residential, and R-5 Residential (10 units per acre, attached townhomes) near the 1800 North / 4500 West intersection. The applicant's intent is to incorporate the property into the larger Trail's Edge Subdivision, which spans both West Point and Clinton City. The Trail's Edge rezone request for the adjacent property remains tabled and has not yet been acted upon by the City Council. That request was submitted and the application is vested under the previous R-4 zone, when the R-4 zone permitted up to 8 units per acre and townhomes.

During the previous discussion on November 18, 2025, the Council asked for a concept plan to show how Nilson Homes planned to develop the subject property. The applicant submitted a concept plan (below) which shows small single family lots on private alleys.



The Council also to see how the property to the south (*Archuleta*) could be developed in the future. They were concerned that proposals for surrounding properties would leave it impossible for the Archuleta parcel to develop. The applicant has submitted a concept plan (below) to show how this parcel could potentially develop in the future.



Recommendation

This item is on for discussion only. No action is requested at this time.

The Planning Commission recommended denial of the general plan amendment to R-4. The PC felt that the developer hadn't provided any added benefits and the request didn't uphold the vision of the community. The City Council must now review the proposed General Plan amendment considering the City's adopted land use policies, surrounding development patterns, infrastructure availability, and public input received during the hearings.

Attachments

Applicant's General Plan Amendment Proposal

General Plan Amendment Proposal

West Point City, Utah

1. Description of the Proposed Amendment

This application requests an amendment to the West Point City General Plan to re-designate one parcel currently identified as R-1 (Residential up to 2.2 units per acre) to R-4 (Residential up to 6 units per acre). This parcel is located within the boundary of a larger planned subdivision known as Trail's Edge, which includes parcels in both West Point City and Clinton City.

2. Potential Use of the Property

The subject parcel is planned for residential dwellings, developed as part of the cohesive Trail's Edge subdivision concept plan. These homes will:

- Maintain consistency with adjacent phases in terms of lot size, setbacks, and design standards.
- Benefit from shared community amenities, including parks and open space located throughout the larger subdivision.
- Tie directly into the subdivision's overall street network and utility layout.

3. Appropriateness of the Amendment

The existing R-1 General Plan designation is no longer appropriate or feasible because:

- Inconsistent Density: R-1 does not allow for the same residential density as the surrounding subdivision and undeveloped adjacent parcels. Leaving this parcel as R-1 would result in isolated, oversized lots surrounded by higher-density products, creating a mismatch in both land use and infrastructure planning.
- Cohesive Planning: Re-designating the parcel to R-4 ensures a unified approach to subdivision planning, consistent architectural design, and coordinated open space/amenity placement.
- Efficient Land Use: The requested amendment aligns with current City and regional housing needs by supporting efficient use of land and providing additional single-family housing opportunities in an area already designated for growth.

4. Infrastructure and Public Services Analysis

- Water: Conversations with the utility provider confirm capacity to serve this parcel.
- Sewer: Conversations with West Point City have confirmed Sewer Connection is viable.
- Storm Drain: West Point City has confirmed that on-site detention/retention will not be required. Stormwater will be discharged via connection to the Howard Slough

system, consistent with City standards.

- Electrical: Service will be provided by Rocky Mountain Power, with adequate capacity confirmed.

- Fire and Police: The project will remain within the jurisdiction of West Point City for police and fire protection. The subdivision's street layout and hydrant plan will be designed in coordination with fire safety standards.

RESOLUTION NO. 01-20-2026A

**A RESOLUTION APPROVING CITY COUNCIL MEMBER APPOINTMENT TO
SERVE AS MAYOR PRO TEMPORE**

WHEREAS, the City Council of West Point City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that under, UCA §10-3b-302(2), it may appoint a member of the council as mayor pro tempore to preside at council meetings and perform the duties and functions of the mayor in the mayor's absence, disability, or refusal to act.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the West Point City Council as follows:

1. Mayor Pro Tempore Appointment.

Council Member ***** is hereby appointed to serve a one-year term as Mayor Pro Tempore, beginning January 1, 2026 and ending December 31, 2026.

PASSED AND ADOPTED this 20th day of January, 2026.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

RESOLUTION NO. 01-20-2026B

**A RESOLUTION APPROVING CITY COUNCIL MEMBER APPOINTMENTS TO
SERVE ON LOCAL DISTRICT BOARDS AND CITY ORGANIZATIONS
AND PROVIDING FOR EFFECTIVE DATES**

WHEREAS, the City Council of West Point City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that under UCA §17B-1-304, it may appoint members of the council to serve as members of a local district board; and

WHEREAS, the City Council finds that under WPCC §2.85.020, it shall appoint one of its members to serve as liaison to the West Point Arts Council board; and

WHEREAS, the City Council finds that under WPCC §2.10.110, it may appoint members of the council to serve on commissions or committees of the City.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the West Point City Council as follows:

1. Local District Board Appointments.

The Members hereby appointed to serve ***-year terms, beginning January 1, 2026 and ending December 31, 20**, on the Board of Trustees of the local districts as specified are as follows:

a. **North Davis Sewer District Board of Trustees:**

*

b. **North Davis Fire District Board of Trustees:**

*

c. **Mosquito Abatement District Davis Board of Trustees:**

*

d. **Wasatch Integrated Waste Management District Trustees:**

*

2. City Appointments.

The Members hereby appointed to serve **-year terms, beginning January 1, 2026 and ending December 31, 20** to the following City organizations as specified are as follows:

a. **West Point Arts Council Liaison:**

*

b. **West Point City Youth Council Liaison:**

*

c. **Party at the Point Celebration Planning Team:**

*

PASSED AND ADOPTED this 20th day of January, 2026.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

CITY COUNCIL STAFF REPORT

Subject: Fiscal Year 2025 Audit
Author: Ryan Harvey
Department: Administrative Services
Meeting Date: January 20, 2026



Background

Utah state law requires all local governments to prepare financial statements each fiscal year. The financial statements must be audited by a Certified Public Accountant. The City has selected Ulrich & Associates to prepare and audit our financial statements.

Analysis

The financial statement report provides a snapshot of the City's financial condition on June 30, 2025, and summarizes financial activity for the fiscal year. The financial statements are reviewed, and City financial records are audited to ensure that the City's financial position is fairly presented. The auditors also review the City's internal controls which are put in place to safeguard against fraud and error.

Findings & Recommendations

Auditors may issue findings and recommendations to help the City improve financial processes, strengthen internal controls, and identify instances of non-compliance. This year the auditors did not issue any findings!

In years past, the Auditors have also issued recommendations on how City staff can improve, and this year they offered one recommendation as follows:

During the review of year ending bank account reconciliations, we noted that there were checks that date back more than a year that have still not cleared the bank. We recommend that staff research these disbursements and reissue the check or submit the amount to unclaimed property with the State of Utah.

This is actually something that the City is aware of and has been working to clear up this year. The process to submit these unclaimed checks to the State of Utah is cumbersome, and Staff has been working with the State to make sure that we follow all of the steps properly. In researching this, Megan Mills, the City Treasurer has found that other Cities are having the same problem, and as a result the Treasurer's Conference is holding a special session to teach cities how to do this. This should be resolved within the current Fiscal Year.

FY2025 Highlights

Highlights for Fiscal Year 2025 include the following (see MD&A on pages 5-10):

- The City's total net position of \$106,005,666 is made up of \$82,191,299 in capital assets and other net position of \$23,814,366. Of this amount, \$13,185,055 may be used to meet the ongoing obligations of the City, while \$10,629,311 is restricted for specific purposes
- The City's net position increased by \$21,453,350, or 25.37% (\$84,536,315 to \$106,005,665).

- The City's governmental funds reported a combined ending fund balance of \$18,296,442, an increase of \$2,161,479 from the prior year. The increase is primarily the result of continued high sales tax revenue and interest earnings, as well as low expenditures.
- In the proprietary funds, the total net position increased by \$12,840,373 during the fiscal year.
- As of June 30, 2025, the City's general fund reported a fund balance of \$1,986,149. This represents an increase of \$222,970 from last year's ending balance.
- The transfer from the General Fund to the Capital Projects Fund was \$650,000.
- Once again, the City collected more sales tax than at any other point in its history, collecting \$2,589,630 in Fiscal Year 2024, a 6% increase from Fiscal Year 2023.
- Taxes continue to be the largest source of revenue in the general fund and represent 72.45% of total general fund revenues. The largest element of tax revenue is sales tax. Sales tax is 62.71%, property tax is 22.14%, and energy & franchise tax is 15.15% of general fund tax revenue.

Recommendation

Staff recommends Council approval of the Annual Financial Statements and Audit Report for Fiscal Year 2025.

Significant Impacts

None.

Attachments

West Point City Annual Financial Statements & Audit Report FY2025

West Point City

Annual Financial Statements

With Auditors' Report Thereon

For the Year Ended June 30, 2025



West Point City

Table of Contents

Independent Auditors' Report	1
Management's Discussion and Analysis	5
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	12
Statement of Activities	13
Fund Financial Statements	
Balance Sheet - Governmental Funds	14
Reconciliation of the Balance Sheet to Governmental Funds	
To the Statement of Net Position	15
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Governmental Funds	16
Reconciliation of the Statement of Revenues, Expenditures, and Changes	
in Fund Balances of Governmental Funds to Statement of Activities	17
Statement of Net Position - Proprietary Funds	18
Statement of Revenues, Expenses, and Changes	
in Fund Net Position - Proprietary Funds	19
Statement of Cash Flows - Proprietary Funds	20
Notes to Financial Statements	21
Required Supplementary Information	
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Budget and Actual - General Fund	51
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Budget and Actual - Special Revenue Fund	53
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Budget and Actual - CDRA	54
Schedule of the Proportionate Share of the Net Pension Liability	55
Schedule of Contributions	56
Notes to Required Supplemental Information	57
Supplementary Information	
Statement of Revenues, Expenditures, and Changes in	
Fund Balances - Budget and Actual - Capital Projects	59
Statement of Revenues, Expenditures, and Changes in	
Fund Balances - Budget and Actual - Debt Service	60
Statement of Revenues, Expenditures, and Changes in	
Fund Balances - Prior Year Comparative - General Fund	61

Other Reports

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	65
Independent Auditors' Report in Accordance with the <i>State Compliance Audit Guide</i>	67

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members
of the City Council
West Point City, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Point City as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Point City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information West Point City, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of West Point City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about West Point City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of West Point City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about West Point City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and pension schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise West Point City's basic financial statements. The accompanying Capital Project and Debt Service funds budgetary comparison statements and prior year comparative General Fund statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the

underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the statements referred to above are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 6, 2026, on our consideration of West Point City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of West Point City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering West Point City's internal control over financial reporting and compliance.



Ogden, UT
January 6, 2026

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West Point City

Management's Discussion and Analysis

June 30, 2025

As management of West Point City, we offer readers of the West Point City financial statements this narrative overview and analysis of the financial activities of West Point City for the fiscal year ended June 30, 2025.

Financial Highlights

- ◆ The City's total net position of \$106,005,666 is made up of \$82,191,299 in capital assets and other net position of \$23,814,366. Of this amount, \$13,185,055 may be used to meet the ongoing obligations of the City, while \$10,629,311 is restricted for specific purposes.
- ◆ The City's net position increased by \$21,453,350, or 25.37% (\$84,536,315 to \$106,005,665).
- ◆ The City's governmental funds reported a combined ending fund balance of \$18,296,442, an increase of \$2,161,479 from the prior year. The increase is primarily the result of continued high sales tax revenue and interest earnings, as well as low expenditures.
- ◆ In the proprietary funds, the total net position increased by \$12,840,373 during the fiscal year.

Reporting the City As a Whole

This discussion and analysis is intended to serve as an introduction to West Point City's basic financial statements. West Point City's basic financial statements are comprised of three components 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

The government-wide financial statements are designed to provide readers with a broad overview of West Point City's finances, in a manner similar to a private-sector business.

The statements of net position present information on all of West Point City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of West Point City is improving or deteriorating. However, other non-financial factors should also be considered.

The statement of activities presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of West Point City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The government-wide financial statements can be found on the pages directly following this report.

West Point City
Management's Discussion and Analysis - continued
June 30, 2025

Reporting the City's Most Significant Funds

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. West Point City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds - These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and the basic services it provides. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the fund financial statements.

The major governmental funds (as determined by generally accepted accounting principles) are the general fund, special revenue fund, capital projects fund, debt service fund, and the CDRA fund.

Proprietary funds - West Point City maintains three proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. West Point City uses an enterprise funds to account for its waste, water, and storm water utilities.

As determined by generally accepted accounting principles, the utility enterprise funds meet the criteria of major fund classification.

Government-wide Financial Analysis

Net Position, over time, is intended to serve as an indicator of a government's financial position. In the case of West Point City, assets and deferred outflows exceeded liabilities and deferred inflows by \$106,005,665 an increase of \$21,814,366 over the prior year. By far, the largest portion of West Point City's net position is its investment in capital assets (e.g., land, buildings, machinery and equipment). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to repay debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

West Point City
Management's Discussion and Analysis - continued
June 30, 2025

Statement of Net Position

	Governmental Activities		Business-Type Activities	
	2024	2025	2024	2025
Assets				
Current and other assets	\$ 16,681,232	19,998,282	8,427,836	9,388,812
Capital assets	45,080,995	51,205,864	24,448,314	36,605,432
Total assets	61,762,227	71,204,146	32,876,150	45,994,244
Deferred Outflows				
Deferred outflows related to pensions	295,346	328,357	186,989	186,213
Total deferred outflows	295,346	328,357	186,989	186,213
Liabilities				
Long-term debt outstanding	6,126,259	5,749,324	-	-
Other liabilities	1,964,555	2,192,990	1,295,648	2,338,892
Net pension liability	168,969	252,641	97,198	130,401
Total Liabilities	8,259,783	8,194,955	1,392,846	2,469,293
Deferred Inflows				
Unavailable revenue-property taxes	911,905	1,037,430	-	-
Deferred inflows relating to pensions	13,199	14,454	(9,336)	(8,838)
Total Deferred Inflows	925,104	1,051,884	(9,336)	(8,838)
Net Position				
Net investment in capital assets	39,057,995	45,585,864	17,534,297	36,605,435
Restricted	6,941,590	7,864,067	1,557,544	2,765,244
Unrestricted	9,178,101	10,340,732	10,282,788	2,844,323
Total net position	\$ 55,177,686	\$ 63,790,663	\$ 29,374,629	\$ 42,215,002

West Point City
Management's Discussion and Analysis - continued
June 30, 2025

Changes in Net Position

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>	
	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>
Revenues				
Program revenues				
Charges for services	\$ 590,036	868,974	4,618,787	4,806,842
Operating grants & contributions	559,992	676,662	-	-
Capital grants & contributions	1,125,671	6,551,987	5,426,959	12,559,318
General revenues				
Property taxes	1,024,242	1,136,411	-	-
General sales & use tax	2,651,602	2,809,781	-	-
Energy & telecom tax	648,985	625,701	-	-
Gain (loss) on sale of capital assets	-	306,400	(6,265)	-
Impact Fees	985,016	1,621,347	222,736	377,965
Interest income	830,311	755,799	300,145	215,990
Total revenues	8,415,855	15,353,062	10,562,362	17,960,115
Expenses				
General government	1,336,569	1,346,780	-	-
Public safety/court	1,061,260	1,393,499	-	-
Highways/public works	1,564,302	2,261,001	-	-
Parks & recreation	1,037,494	1,429,464	-	-
Interest long-term debt	312,208	293,340	-	-
Waste utility	-	-	2,729,166	2,675,383
Water utility	-	-	2,042,900	2,054,718
Storm water utility	-	-	377,631	389,641
Total expenses	5,311,833	6,724,084	5,149,697	5,119,742
Transfers	-	-	-	-
Increase (decrease) in net position	3,104,022	8,628,978	5,412,665	12,840,373
Net position beginning of year	52,073,664	55,161,686	23,961,966	29,374,629
Net position end of year	\$ 55,161,686	\$ 63,790,664	\$ 29,374,629	\$ 42,215,002

West Point City

Management's Discussion and Analysis - continued

June 30, 2025

Financial Analysis of Governmental Funds

The focus of City governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

As of June 30, 2025, the City's general fund reported a fund balance of \$1,986,149. This represents an increase of \$222,970 from last year's ending balance. The transfer from the General Fund to the Capital Projects Fund was \$650,000.

The general fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenses are accounted for in this fund.

Taxes continue to be the largest source of revenue in the general fund and represent 72.45% of total general fund revenues. The largest element of tax revenue is sales tax. Sales tax is 62.71%, property tax is 22.14%, and energy & franchise tax is 15.15% of general fund tax revenue.

Once again, the City collected more sales tax than at any other point in its history, collecting \$2,589,630 in Fiscal Year 2024, a 6% increase from Fiscal Year 2025.

General Fund Budget Amendments

During Fiscal Year 2025, some General Fund budgeted expenditures were amended, but the total stayed the same at \$6,006,503.

Capital Asset and Debt Administration

Capital Assets

West Point City continues to invest in infrastructure and improvements. Capital assets, net of accumulated depreciation, in governmental activities increased by \$6,124,869. Capital assets, net of accumulated depreciation, in business-type activities increased by \$12,157,118

	<u>West Point City's Capital Assets</u>	
	Government Activities 2025	Business-Type Activities 2025
Capital Assets (net of accumulated depreciation)		
Land	\$ 12,414,743	\$ 158,040
Water rights	\$ -	494,573
Construction in progress	843,402	17,574,945
Buildings	628,183	16,110
Improvements	1,785,636	18,152,850
Machinery and equipment	379,999	208,914
Infrastructure	35,153,901	-
Total	<u>\$ 51,205,864</u>	<u>\$ 36,605,432</u>
Total FY2024	\$ 45,080,995	\$ 24,448,314
Increase	\$ 6,124,869	\$ 12,157,118

Additional information on the City's capital assets can be found in the footnotes of this report.

West Point City
Management's Discussion and Analysis - continued
June 30, 2025

Long-term Debt

West Point City issued revenue bonds on June 30, 2016 for \$1,136,000. In Fiscal Year 2023, the City issued revenue bonds through the CDRA for \$6,055,000. On June 30, 2025, the City had total bonded debt outstanding of \$5,620,000

West Point City's Long-Term Debt

	<u>All Activities</u> <u>2025</u>
Excise tax revenue bonds	\$ 5,620,000
Net Pension Liability	383,042
Compensated absences	199,597
	<u>\$ 6,202,639</u>

The City's total long-term debt decreased by \$403,000 during the fiscal year.

Additional information on the outstanding debt obligations of the City can be found in the footnotes of this report.

Economic Factors and Next Year's Budget

The City's elected and appointed officials considered many factors when setting the fiscal year 2026 budget, tax rates, and fees that will be charged for the business type activities. The City will see a budget increase for FY 2026.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's Administrative Services Director.

BASIC FINANCIAL STATEMENTS

West Point City
Statement of Net Position
June 30, 2025

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
<u>Assets</u>			
Cash and cash equivalents	\$ 10,199,564	2,008,077	12,207,641
Restricted cash and cash equivalents	7,864,067	2,765,244	10,629,311
Accounts receivable - net	1,924,265	4,476,676	6,400,941
Prepaid expenses	10,386	138,815	149,201
Internal balances	1,505,000	(1,505,000)	-
Capital assets (net of accumulated depreciation)			
Land	12,414,743	158,040	12,572,783
Construction in progress	843,402	17,574,945	18,418,347
Buildings	628,183	16,110	644,293
Improvements	1,785,636	18,152,850	19,938,486
Machinery and equipment	379,999	208,914	588,913
Water rights	-	494,573	494,573
Infrastructure	35,153,901	-	35,153,901
Total assets	72,709,146	44,489,244	117,198,390
<u>Deferred Outflows of Resources</u>			
Deferred outflows relating to pensions	328,357	186,213	514,570
Total deferred outflows of resources	328,357	186,213	514,570
<u>Liabilities</u>			
Accounts payable and accrued liabilities	918,224	2,338,892	3,257,116
Other current liabilities	1,274,766	-	1,274,766
Noncurrent liabilities			
Due within one year	567,324	-	567,324
Due in more than one year	5,182,000	-	5,182,000
Net pension liability	252,641	130,401	383,042
Total liabilities	8,194,955	2,469,293	10,664,248
<u>Deferred Inflows of Resources</u>			
Unavailable revenue	1,037,430	-	1,037,430
Deferred inflows relating to pensions	14,454	(8,838)	5,616
Total deferred inflows of resources	1,051,884	(8,838)	1,043,046
<u>Net Position</u>			
Net invested in capital assets	45,585,864	36,605,435	82,191,299
Restricted for impact fees	6,382,246	2,765,244	9,147,490
Restricted for debt service	12,754	-	12,754
Restricted for Class C road	1,469,067	-	1,469,067
Unrestricted	10,340,733	2,844,323	13,185,056
Total net position	\$ 63,790,664	42,215,002	106,005,666

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Activities
For the Year Ended June 30, 2025

Function/Programs	Expenses	Program Revenues			Net (Expense) Revenues & Changes in Net Position		
		Charges for	Operating	Capital	Governmental	Business-type	Total
		Services	Grants and	Grants and	Activities	Activities	
			Contributions	Contributions			
Primary government							
Governmental activities							
General government	\$ 1,346,780	716,075	-	-	\$ (630,705)		(630,705)
Public safety	1,393,499	-	-	-	(1,393,499)		(1,393,499)
Streets and public works	2,261,001	-	676,662	6,551,987	4,967,648		4,967,648
Parks and recreation	1,429,464	152,899	-	-	(1,276,565)		(1,276,565)
Interest on long-term debt	293,340	-	-	-	(293,340)		(293,340)
Total governmental activities	6,724,084	868,974	676,662	6,551,987	1,373,539		1,373,539
Business-type activities							
Waste utility	2,675,383	2,494,587	-	11,174,610		10,993,814	10,993,814
Water utility	2,054,718	2,090,396	-	1,001,257		1,036,935	1,036,935
Storm water utility	389,641	221,859	-	383,451		215,669	215,669
Total business-type activities	5,119,742	4,806,842	-	12,559,318		12,246,418	12,246,418
Total primary government	\$ 11,843,826	5,675,816	676,662	19,111,305	1,373,539	12,246,418	13,619,957
		General revenues					
		Property taxes			1,136,411	-	1,136,411
		General sales and use tax			2,809,781	-	2,809,781
		Energy and franchise tax			625,701	-	625,701
		Gain(loss) on sale of capital assets			306,400	-	306,400
		Impact fees			1,621,347	377,965	1,999,312
		Net interest earnings (expense)			755,799	215,990	971,789
		Transfers			-	-	-
		Total general revenues			7,255,439	593,955	7,849,394
		Change in net position			8,628,978	12,840,373	21,469,351
		Net position - beginning as adjusted			55,161,686	29,374,629	84,536,315
		Net position - ending			\$ 63,790,664	42,215,002	106,005,666

The notes to the financial statements are an integral part of this statement.

West Point City
Balance Sheet
Governmental Funds
For the Year Ended June 30, 2025

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	CDRA Fund	Total Governmental Funds
<u>Assets</u>						
Cash and cash equivalents	\$ 1,250,162	2,040,925	6,694,548	-	213,929	10,199,564
Restricted cash and cash equivalents	-	7,851,313	-	12,754	-	7,864,067
Receivables						
Property, sales, & energy tax	532,841	40,839	-	-	-	573,680
Class C roads	135,490	-	-	-	-	135,490
Telecommunications	4,683	-	-	-	-	4,683
Other	-	-	336,982	-	-	336,982
Due from other funds	1,505,000	-	-	-	-	1,505,000
Deferred property taxes	858,223	-	-	-	15,207	873,430
Prepaid expense	6,826	3,560	-	-	-	10,386
Total assets	<u>\$ 4,293,225</u>	<u>9,936,637</u>	<u>7,031,530</u>	<u>12,754</u>	<u>229,136</u>	<u>21,503,282</u>
<u>Liabilities</u>						
Accounts payable	\$ 174,087	386,617	333,938	-	-	894,642
Accrued liabilities	1,274,766	-	-	-	-	1,274,766
Total liabilities	<u>1,448,853</u>	<u>386,617</u>	<u>333,938</u>	<u>-</u>	<u>-</u>	<u>2,169,408</u>
<u>Deferred Inflows of Resources</u>						
Unavailable revenue- other	858,223	-	-	-	15,207	873,430
Unavailable revenue- property taxes	-	-	164,000	-	-	164,000
Total deferred inflows of resources	<u>858,223</u>	<u>-</u>	<u>164,000</u>	<u>-</u>	<u>15,207</u>	<u>1,037,430</u>
<u>Fund Balances</u>						
Nonspendable	6,826	3,560	-	-	-	10,386
Restricted						
Class C roads	-	1,469,067	-	-	-	1,469,067
Local Option	-	204,613	-	-	-	204,613
Impact fees	-	6,382,246	-	-	-	6,382,246
Debt service	-	-	-	12,754	-	12,754
Committed	-	-	6,533,592	-	-	6,533,592
Assigned	-	1,490,534	-	-	213,929	1,704,463
Unassigned	1,979,323	-	-	-	-	1,979,323
Total fund balances	<u>1,986,149</u>	<u>9,550,020</u>	<u>6,533,592</u>	<u>12,754</u>	<u>213,929</u>	<u>18,296,444</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 4,293,225</u>	<u>9,936,637</u>	<u>7,031,530</u>	<u>12,754</u>	<u>229,136</u>	<u>21,503,282</u>

The notes to the financial statements are an integral part of this statement.

West Point City
Reconciliation of the Balance Sheet to Governmental Funds
To the Statement of Net Position
June 30, 2025

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental fund types	\$ 18,296,444
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

	Cost of capital assets	61,750,486	
	Accumulated depreciation	<u>(10,544,622)</u>	
			51,205,864

Deferred outflows of resources, a consumption to net position that applies to future periods, is not shown in the fund statements.	328,357
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Net pension liability is not due and payable in the current period and, therefore, is not reported in the fund statements.	(252,641)
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Deferred inflows of resources, pension related, is a liability that relates to future periods and, therefore, is not included in the fund statements.	(14,454)
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Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. The detail is as follows:

	Bond interest payable	(23,582)	
	Bonds payable	(5,620,000)	
	Compensated absences	<u>(129,324)</u>	
			<u>(5,772,906)</u>

Net position of government activities	\$ <u><u>63,790,663</u></u>
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The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2025

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	CDRA Fund	Total Governmental Funds
<u>Revenues</u>						
Taxes	\$ 4,129,597	220,151	-	-	222,145	4,571,893
Licenses and permits	595,462	-	-	-	-	595,462
Charges for services	247,927	-	-	-	-	247,927
Impact fees	-	1,621,347	-	-	-	1,621,347
Intergovernmental	676,662	-	247,344	-	-	924,006
Interest	45,620	419,223	282,741	568	7,652	755,804
Miscellaneous revenue	4,885	-	20,700	-	-	25,585
Total revenues	5,700,153	2,260,721	550,785	568	229,797	8,742,024
<u>Expenditures</u>						
Current						
General government	1,162,703	-	-	-	-	1,162,703
Public safety	1,374,273	-	-	-	-	1,374,273
Streets and public works	465,021	1,465,235	-	-	-	1,930,256
Parks and recreation	909,789	406,930	-	-	-	1,316,719
Capital outlay	-	-	389,041	-	-	389,041
Debt service						
Principal retirement	-	-	-	-	419,000	419,000
Interest and fiscal charges	-	-	-	-	294,952	294,952
Total expenditures	3,911,786	1,872,165	389,041	-	713,952	6,886,944
Excess revenues over (under) expenditures	1,788,367	388,556	161,744	568	(484,155)	1,855,080
<u>Other financing sources (uses)</u>						
Proceeds from sale of capital asset	306,400	-	-	-	-	306,400
Transfers in	-	645,796	650,000	-	576,000	1,871,796
Transfers (out)	(1,871,796)	-	-	-	-	(1,871,796)
Total other financing sources and uses	(1,565,396)	645,796	650,000	-	576,000	306,400
Net change in fund balances	222,971	1,034,352	811,744	568	91,845	2,161,480
Fund balance - beginning of year	1,763,178	8,515,668	5,721,848	12,185	122,084	16,134,963
Fund balance - end of year	\$ 1,986,149	9,550,020	6,533,592	12,753	213,929	18,296,443

The notes to the financial statements are an integral part of this statement.

West Point City

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to Statement of Activities For the Year Ended June 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds \$ 2,161,480

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlay	\$ 901,566	
Depreciation expense	<u>(1,081,337)</u>	(179,771)

Revenues related to contribution of capital assets in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 6,304,643

The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. This transaction, however, does not effect net position. This is the net effect of differences in the treatment of long-term debt and related items.

Retirement of long-term debt	<u>419,000</u>	419,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	\$ (26,065)	
Accrued interest	1,607	
Pension benefit expense	<u>(51,916)</u>	(76,374)

Change in net position of governmental activities \$ 8,628,978

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Net Position
Proprietary Funds
June 30, 2025

	Business-Type Activities - Enterprise Funds			
	Waste Utility	Water Utility	Storm Utility	Total
<u>Assets</u>				
Current assets				
Cash and cash equivalents	\$ 4,520	\$ 2,639,947	2,128,851	4,773,318
Accounts receivable - net	205,592	175,115	23,578	404,285
Prepaid expenses	4,566	130,689	3,560	138,815
Due from other governments	4,072,391	-	-	4,072,391
Total current assets	4,287,069	2,945,751	2,155,989	9,388,809
Noncurrent assets				
Construction in progress	16,859,178	715,767	-	17,574,945
Land, equipment, buildings, and improvements	8,278,896	7,259,743	9,537,284	25,075,923
Less: Accumulated depreciation	(2,382,376)	(1,962,528)	(1,700,529)	(6,045,433)
Total noncurrent assets	22,755,698	6,012,982	7,836,755	36,605,435
Total assets	27,042,767	8,958,733	9,992,744	45,994,244
<u>Deferred Outflows of Resources</u>				
Deferred outflows related to pensions	72,847	83,284	30,082	186,213
Total deferred outflows of resources	72,847	83,284	30,082	186,213
<u>Liabilities</u>				
Current liabilities				
Accounts payable	1,997,990	244,722	8,176	2,250,888
Accrued liabilities	33,581	37,136	17,287	88,004
Due to other funds	1,505,000	-	-	1,505,000
Total current liabilities	3,536,571	281,858	25,463	3,843,892
Noncurrent liabilities				
Net pension liability	51,120	60,319	18,962	130,401
Total noncurrent liabilities	51,120	60,319	18,962	130,401
Total liabilities	3,587,691	342,177	44,425	3,974,293
<u>Deferred Inflows of Resources</u>				
Deferred inflows related to pensions	(3,595)	(5,695)	452	(8,838)
Total deferred inflows of resources	(3,595)	(5,695)	452	(8,838)
<u>Net Position</u>				
Net invested in capital assets	22,755,698	6,012,982	7,836,755	36,605,435
Restricted - impact fees	1,305,342	320,411	1,139,491	2,765,244
Unrestricted	(529,522)	2,372,142	1,001,703	2,844,323
Total net position	\$ 23,531,518	8,705,535	9,977,949	42,215,002

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2025

	Business-Type Activities - Enterprise Funds			
	Waste Utility	Water Utility	Storm Utility	Total
Operating Revenues				
Charges for services	\$ 2,468,267	2,084,614	221,761	4,774,642
Connections, penalties, and other fees	980	882	98	1,960
Other income	25,340	4,900	-	30,240
Total operating revenues	2,494,587	2,090,396	221,859	4,806,842
Operating Expenses				
Personnel services	348,793	398,080	145,978	892,851
Contractual services	2,032,306	1,198,280	34,104	3,264,690
Maintenance and supplies	126,046	278,426	10,410	414,882
Depreciation and amortization	168,238	179,932	199,149	547,319
Total operating expenses	2,675,383	2,054,718	389,641	5,119,742
Operating income (loss)	(180,796)	35,678	(167,782)	(312,900)
Nonoperating Revenues (Expenses)				
Gain/loss on sale of capital asset	-	-	-	-
Interest revenue	9,524	115,205	91,261	215,990
Impact fees	107,889	87,570	182,506	377,965
Grants	10,660,926	-	-	10,660,926
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Developer contributions	513,684	1,001,257	383,451	1,898,392
Total nonoperating revenues (expenses)	11,292,023	1,204,032	657,218	13,153,273
Change in net position	11,111,227	1,239,710	489,436	12,840,373
Total net position - beginning	12,420,291	7,465,825	9,488,513	29,374,629
Total net position - ending	\$ 23,531,518	8,705,535	9,977,949	42,215,002

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2025

	Business-Type Activities - Enterprise Funds			
	Waste Utility	Water Utility	Storm Utility	Total
Cash flows from operating activities				
Receipts from customers	\$ 2,489,919	2,088,001	221,950	4,799,870
Payments to suppliers	(1,058,177)	(1,652,232)	(64,735)	(2,775,144)
Payments to employees	(335,198)	(381,882)	(141,294)	(858,374)
Net cash provided (used) by operating activities	<u>1,096,544</u>	<u>53,887</u>	<u>15,921</u>	<u>1,166,352</u>
Cash flows from noncapital financing activities				
Impact fees	107,889	87,570	182,506	377,965
Local grants	9,904,516	-	-	9,904,516
Due to other funds	(800,000)	-	-	(800,000)
Transfers from other funds	-	-	-	-
Transfers to other funds	-	-	-	-
Net cash provided (used) by noncapital financing activities	<u>9,212,405</u>	<u>87,570</u>	<u>182,506</u>	<u>9,482,481</u>
Cash flows from capital and related financing activities				
Proceeds from sales of capital assets	-	-	-	-
Purchases of capital assets	(10,728,354)	(37,110)	(39,663)	(10,805,127)
Net cash provided (used) by capital and related financing activities	<u>(10,728,354)</u>	<u>(37,110)</u>	<u>(39,663)</u>	<u>(10,805,127)</u>
Cash flows from investing activities				
Interest and dividends received	9,524	115,205	91,262	215,991
Net cash provided (used) by investing activities	<u>9,524</u>	<u>115,205</u>	<u>91,262</u>	<u>215,991</u>
Net increase (decrease) in cash and cash equivalents	(409,881)	219,552	250,026	59,697
Cash and cash equivalents - beginning	<u>414,401</u>	<u>2,420,395</u>	<u>1,878,825</u>	<u>4,713,621</u>
Cash and cash equivalents - ending	<u>\$ 4,520</u>	<u>2,639,947</u>	<u>2,128,851</u>	<u>4,773,318</u>
Reconciliation of operating income to net cash provided (used) by operating activities				
Operating income (loss)	<u>\$ (180,796)</u>	<u>35,678</u>	<u>(167,782)</u>	<u>(312,900)</u>
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation expense	168,238	179,932	199,149	547,319
(Increase) decrease in accounts receivable	(4,668)	(2,395)	91	(6,972)
(Increase) decrease in prepaid expenses	(4,566)	(130,689)	(3,560)	(138,815)
(Increase) decrease in net pension asset	-	-	-	-
(Increase) decrease in deferred outflows	654	1,100	(978)	776
Increase (decrease) in accounts payable	1,109,573	(37,328)	(17,270)	1,054,975
Increase (decrease) in net pension liability	12,750	14,875	5,578	33,203
Increase (decrease) in deferred inflows	191	223	84	498
Increase (decrease) in accrued liabilities	(4,832)	(7,509)	609	(11,732)
Total adjustments	<u>1,277,340</u>	<u>18,209</u>	<u>183,703</u>	<u>1,479,252</u>
Net cash provided (used) by operating activities	<u>\$ 1,096,544</u>	<u>53,887</u>	<u>15,921</u>	<u>1,166,352</u>
Noncash capital and financing activities:				
Contribution of capital assets from private developers	\$ 513,684	1,001,257	383,451	1,898,392

The notes to the financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

West Point City
Notes to Financial Statements
For the Year Ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies

West Point City (the City) was incorporated in 1935. The City operates under a manager/council form of government and provides the following services as authorized by its charter: public safety, streets and highways, public utilities, parks and recreation, and general administrative services. The financial statements of West Point City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies.

A. Reporting entity

The City is a municipal corporation governed by an elected mayor and a five member council. The accompanying financial statements present the government and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Blended component units. The following entities are blended in the accompanying basic financial statements:

West Point City Redevelopment Agency (CRDA)

Blending means that component unit balances and transactions are combined with balances and transactions of the primary government. Although legally separate from the City, the above component unit is blended because they are governed by boards comprised of the City council members. The City retains fiscal responsibility for this entity. This entity is reported as a special revenue fund.

B. Description of Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Note 1 - Summary of Significant Accounting Policies - continued

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are: 1) reasonable allocation of costs where the amounts are reasonably equivalent in value to the interfund services provided and 2) other charges between the government's General Fund and utility functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category - governmental, proprietary, and fiduciary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *special revenue fund* is used to account for the proceeds of specific revenue sources, impact fees, that are legally restricted for the construction and maintenance of infrastructure assets of the City.

The *capital projects fund* is used to account for financial resources used in the acquisition and construction of major capital improvements.

The *debt service fund* is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs (other than those of the proprietary funds).

The *CDRA fund* is used to account for redevelopment agency transactions conducted by the City, including property acquisition, site improvements, preparation, cost, installation of public improvements, and administration cost.

Note 1 - Summary of Significant Accounting Policies - continued

The City reports the following major enterprise funds:

The *waste utility fund* accounts for the operations of the City's sewer system.

The *water utility fund* accounts for the operations of the City's water system.

The *storm water utility fund* accounts for the operations of the City's storm drain system.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due to/from other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current *financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Note 1 - Summary of Significant Accounting Policies - continued

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period, or soon enough thereafter, to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisition under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Deposits and investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements, and the State Treasurer's Investment Pool.

Investments for the City are reported at fair value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Certain resources of the City's governmental funds are set aside for repayment of debt, capital projects, impact fees, and cemetery perpetual care.

Note 1 - Summary of Significant Accounting Policies - continued

2. Prepaid items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

3. Receivables

All trade, property, sales, and franchise tax receivables are shown net of an allowance for uncollectable. Trade accounts receivable in excess of 180 days comprise the trade accounts receivable allowance for uncollectable.

Property taxes are collected by the County Treasurer and remitted to the City shortly after collection. Property taxes are levied based on property values as of January 1st of each year, with liens posted as of the same date. Taxes are due and payable on November 1st and delinquent after 12 o'clock noon on November 30th of each year.

Sales taxes are collected by the State Tax Commission and remitted to the City monthly.

Franchise taxes are collected by telephone, natural gas and electric utilities, and by cable TV operations and are remitted to the City monthly.

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Note 1 - Summary of Significant Accounting Policies - continued

4. Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items), are reported in the applicable government or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the government chose to include all such items regardless of their acquisition date or amount. The government was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated fair value at the date of donation.

Land and construction in progress are not depreciated. Property, plant, equipment, and infrastructure of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	20 - 50
Sewer collection system	50
Water distribution system	50
Infrastructure and improvements	20 - 40
Machinery and equipment	5 - 10
Other improvements	10 - 40

Note 1 - Summary of Significant Accounting Policies - continued

5. Unearned revenue

Unearned revenue for the City represents amounts received on grants whose purpose restrictions have not been met. Revenue is recognized on restricted grants only when all restrictions on those funds are satisfied.

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. Property taxes to be collected in November were unavailable in the current fiscal year. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Long-term obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

8. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/ deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Note 1 - Summary of Significant Accounting Policies - continued

9. Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

10. Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

11. Fund balance/net position policies

Government-wide financial statements

Equity is classified in the government-wide financial statements as net position and is displayed in three components:

Net investment in capital assets - Capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position - Net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Note 1 - Summary of Significant Accounting Policies - continued

11. Fund balance/net position policies - continued

Fund financial statements

In the fund financial statements governmental fund equity is classified as fund balance. Fund balance is further classified as Nonspendable, Restricted, Committed, Assigned, or Unassigned. Descriptions of each follow:

Nonspendable fund balance - Amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact.

Restricted fund balance - Amounts restricted by enabling legislation. Also reported if, (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision making authority, the City Council. The commitment can only be removed through the same action.

Assigned fund balance - Amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. This intent is expressed by either the City Council or delegated by the City Council to the City Manager. This also includes all remaining amounts that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable, restricted, nor committed or in the General Fund, that are intended to be used for specific purposes.

Unassigned fund balance - Residual classification of the General Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to a specific purpose within the General Fund.

It is the City's policy to apply expenditures first to committed fund balance, then assigned, and finally unassigned.

G. Revenues and expenditures/expenses

1. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Note 1 - Summary of Significant Accounting Policies - continued

2. Property taxes

Property taxes attach as an enforceable lien on real property on January 1st of each year. Taxes are levied on property owners in July and are payable by November 30th. Collections are periodically distributed to the taxing entities, with final settlement due March 31st of the subsequent year. The City records a receivable and deferred revenue for delinquent taxes, but no allowance for doubtful accounts is made as uncollected taxes are deemed to be substantially collectible or recoverable through foreclosure.

3. Compensated absences

City employees are granted vacation and sick leave in varying amounts based on length of service. Unused vacation up to 240 hours may carryover into the next year and is paid upon termination.

Sick leave shall be paid for any unused sick leave if the employee has been employed full-time for 5 years or more. The City will pay one-third the outstanding balance at the employee's last pay rate.

The government's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

4. Proprietary funds: operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the utility funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 2 - Stewardship, Compliance, and Accountability

A. Budgetary information

Budgets are prepared and adopted, in accordance with State law, by West Point City Council on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the general, special revenue, capital projects, and debt service funds. Tentative budgets must be adopted on or before June 22nd for the following fiscal year, beginning July 1st. Final adoption of the budget must be no later than August 17th. Budgets may be increased by resolution of the City Council at any time during the year. A public hearing must be held regarding any proposed increase in a fund's appropriations. The budget is adopted by fund, function, and department. The government's department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the City Council. The legal level of budgetary control is the function level. Appropriations lapse at June 30th.

Budgets for the General Fund, Special Revenue Funds and Capital Projects Funds are prepared on the modified accrual basis of accounting. Encumbrances are used only as an internal management control device during the year. Appropriations lapse at year end. Therefore encumbrances are not reflected in the accompanying financial statements. However, encumbrances generally are reappropriated and honored as part of the following year's budget. The Council made several supplemental budgetary appropriations throughout the year. Budget and actual statements for funds reported as major are included in this report. The supplemental budgetary appropriations made in nonmajor funds were not material. During the current year, there were no expenditures that exceeded appropriations.

Utah State law allows for the accumulation of a fund balance in the general fund in an amount equal to 35% of the total current year revenue of the General Fund. In the event that the fund balance, at the end of the fiscal year, is in excess of that allowed, the City has one year, to determine an appropriate use and then the excess must be included as an available resource in the General Fund budget. At year end, the City's unassigned general fund balance was \$1,905,306 which is 33.43% of current year revenue.

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Note 3 - Detailed Notes on all Funds

A. Deposits and investments

The City follows the requirements of the Utah Money Management Act (Utah Code , Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of Entity funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Deposits

Custodial Credit Risk - Deposits - Custodial credit risk for deposits is the risk that in the event of a bank failure, the local government's deposits may not be recovered. The local government's policy for managing custodial credit risk is to adhere to the Money Management Act. As of June 30, 2025, \$45,529 of the local government's bank balances of \$295,529 were uninsured and uncollateralized.

Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The Money Management Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 3 - Detailed Notes on all Funds - continued

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (Utah Code, Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Fair Value of Investments - The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

Investments by fair value level	Total investments measured at fair value		
	Level 1	Level 2	Level 3
Utah Public Treasurers' Investment Fund	\$ -	22,415,087	-
Total investments measured at fair value	\$ -	22,415,087	-

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Corporate and Municipal Bonds: quoted prices for similar securities in active markets;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the December 31st fair value factor, as calculated by the Utah State Treasurer, to the Entity's average daily balance in the Fund.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 3 - Detailed Notes on all Funds - continued

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

As of June 30, 2025, the City's investments had the following maturities:

	Investment Maturities (in years)		
	Less than 1	1-5	6 or more
Investments by fair value level			
Utah Public Treasurers' Investment Fund	\$ 22,415,087	-	-
Total investments measured at fair value	<u>\$ 22,415,087</u>	<u>-</u>	<u>-</u>

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed.

	Quality Ratings		
	AA	A	Unrated
Investments by fair value level			
Utah Public Treasurers' Investment Fund	\$ -	-	22,415,087
Total investments measured at fair value	<u>\$ -</u>	<u>-</u>	<u>22,415,087</u>

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

Custodial Credit Risk - Investments - For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments that are in the possession of an outside party. The local government is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based upon the participants' average daily balances.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 3 - Detailed Notes on all Funds - continued

B. Receivables

Receivables as of year end for the government's general and enterprise funds are as follows:

	<u>Governmental</u>	<u>Enterprise</u>	<u>Total</u>
Accounts	\$ -	419,332	419,332
Less: Allowance for uncollectable	-	(15,047)	(15,047)
Due from other governments	-	4,072,391	4,072,391
Property tax	7,201	-	7,201
Sales and energy tax	505,162	-	505,162
B & C road revenue	135,490	-	135,490
Deferred property tax revenue	873,430	-	873,430
Deferred other	164,000	-	164,000
Franchise tax	61,315	-	61,315
Telecommunications	4,683	-	4,683
Other	172,984	-	172,984
	<u>\$ 1,924,265</u>	<u>4,476,676</u>	<u>6,400,941</u>

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period.

Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue reported in the governmental funds were as follows:

	<u>Unavailable</u>	<u>Unearned</u>
Property taxes	\$ 873,430	-
Government Reimbursement	164,000	-
Total deferred / unearned revenue for governmental funds	<u>\$ 1,037,430</u>	<u>-</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 3 - Detailed Notes on all Funds - continued

C. Capital assets

Capital asset activity for the year ended June 30, 2025 was as follows:

Primary government	Beginning			Ending
Governmental activities	Balance	Increases	Decreases	Balance
Capital assets not being depreciated:				
Land	\$ 12,414,743	-	-	12,414,743
Construction in progress	69,361	774,041	-	843,402
Total capital assets not being depreciated	12,484,104	774,041	-	13,258,145
Capital assets being depreciated				
Buildings	2,163,653	-	-	2,163,653
Improvements	2,703,562	-	-	2,703,562
Machinery and equipment	1,795,234	177,832	(1,500)	1,971,566
Infrastructure	35,399,224	6,254,336	-	41,653,560
Total capital assets being depreciated	42,061,673	6,432,168	(1,500)	48,492,341
Less accumulated depreciation for				
Buildings	1,465,238	70,232	-	1,535,470
Improvements	860,695	57,231	-	917,926
Machinery and equipment	1,491,103	101,964	(1,500)	1,591,567
Infrastructure	5,647,749	851,910	-	6,499,659
Total accumulated depreciation	9,464,785	1,081,337	(1,500)	10,544,622
Total capital assets, being depreciated, net	32,596,888	5,350,831	-	37,947,719
Governmental activities capital assets, net	\$ 45,080,992	6,124,872	-	51,205,864
Business-type activities				
Capital assets not being depreciated				
Land	\$ 158,040	-	-	158,040
Water rights	138,000	356,573	-	494,573
Construction in progress	6,914,019	10,660,926	-	17,574,945
Total capital assets not being depreciated	7,210,059	11,017,499	-	18,227,558
Capital assets being depreciated				
Buildings	60,000	-	-	60,000
Improvements	21,948,265	1,548,392	-	23,496,657
Machinery and equipment	728,106	138,546	-	866,652
Total capital assets being depreciated	22,736,371	1,686,938	-	24,423,309
Less accumulated depreciation for				
Buildings	41,985	1,905	-	43,890
Improvements	4,835,277	508,530	-	5,343,807
Machinery and equipment	620,854	36,884	-	657,738
Total accumulated depreciation	5,498,116	547,319	-	6,045,435
Total capital assets, being depreciated, net	17,238,255	1,139,619	-	18,377,874
Business-type activities capital assets, net	\$ 24,448,314	12,157,118	-	36,605,432

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 3 - Detailed Notes on all Funds - continued

C. Capital assets - continued

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities	
General government	\$ 223,550
Public works	760,989
Parks and community services	<u>96,798</u>
Total depreciation expense - governmental activities	<u>1,081,337</u>
Business-type activities	
Waste Utility	168,238
Water Utility	179,932
Storm Water Utility	<u>199,149</u>
Total depreciation expense - business-type activities	<u>547,319</u>
Total depreciation expense	<u><u>\$ 1,628,656</u></u>

D. Interfund transfers

	Transfers Out					Total
	General	Special	Capital	Waste	Water	
Transfers In	Fund	Revenue	Projects	Utility	Fund	
Special Revenue Fund	\$ 645,796	-	-	-	-	645,796
Capital projects	650,000	-	-	-	-	650,000
CDRA Fund	576,000	-	-	-	-	576,000
Total transfer in	<u>\$ 1,871,796</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,871,796</u>

Interfund receivables and payables are created when expenditures are paid by one fund on behalf of another. In addition, allocations of expenditures between funds are recorded as due to/from until paid. Transfers between funds are to fund operating expenditures and capital projects.

During the year, transfers are used to 1) move revenues from the fund with collection authorization to the debt service fund as debt service principal and interest payments become due, 2) move general fund resources to provide an annual subsidy to the capital projects fund, and 3) move revenues from the general fund relating to Class C roads to the special revenue fund.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 3 - Detailed Notes on all Funds - continued

E. Long-term debt

Long-term liability activity for the year ended June 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Revenue bonds	\$ 6,039,000	-	(419,000)	5,620,000	-
Net pension liability	168,969	-	83,672	252,641	-
Compensated absences	103,259	97,007	(70,942)	129,324	103,459
Total long-term liabilities	<u>\$ 6,311,228</u>	<u>97,007</u>	<u>(406,270)</u>	<u>6,001,965</u>	<u>103,459</u>
	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-type activities					
Net pension liability	\$ 97,198	-	33,203	130,401	-
Compensated absences	80,953	27,869	(38,549)	70,273	56,218
Total long-term liabilities	<u>\$ 178,151</u>	<u>27,869</u>	<u>(5,346)</u>	<u>200,674</u>	<u>56,218</u>

Revenue bonds issued at June 30, 2025 consist of the following:

Series	Purpose	Amount	Range	Date	Outstanding
2022	Sales tax revenue bonds. Used to finance the acquisition and construction of major capital facilities.	\$ 6,055,000	5.07%	2038	\$ 5,488,000
2016	Sales tax revenue bonds. Used to finance the acquisition and construction of major capital facilities.	\$ 1,136,000	3.590%	2026	132,000
					<u>\$ 5,620,000</u>

Years	Tax Revenue Bonds	
Ending	Principal	Interest
June 30		
2026	\$ 438,000	275,223
2027	322,000	254,565
2028	338,000	237,834
2029	356,000	220,241
2030	375,000	201,710
2029-2033	1,704,000	906,009
2034-2038	2,087,000	335,735
Total	<u>\$ 5,620,000</u>	<u>2,431,317</u>

Note 4 - Other Information

A. Risk management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

B. Pension plans

General Information about the Pension Plan

Plan description : Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

Defined benefit plans:

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System); is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

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West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Non- contributory	Highest 3 years	30 years any age 25 years any age * 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

* Actuarial reductions are applied.

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary: As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2025 are as follows:

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

Utah Retirement Systems

	Employee	Employer	Employer 401(k)
Contributory System			
111- Local Governmental Division Tier 2	N/A	15.19	0.18
Noncontributory System			
15- Local Governmental Division Tier 1	N/A	16.97	N/A
Tier 2 DC Only			
211 - Local Government	N/A	5.19	10.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 142,386	N/A
Tier 2 Public Employees System	125,432	5,780
Tier 2 DC Only System	10,666	N/A
Total Contributions	\$ 278,484	\$ 5,780

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

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West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, we reported a net pension liability of \$383,041 and a net pension asset of \$0.

	(Measurement Date): December 31, 2024				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share 12/31/23	Change (decrease)
Noncontributory System	\$ -	303,815	0.09580680%	0.09201060%	0.0037962%
Tier 2 Public Employees System	\$ -	79,227	0.02656480%	0.02709760%	-0.0005327%
	<u>\$ -</u>	<u>\$ 383,042</u>			

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2025 we recognized pension expense of \$364,502.

At June 30, 2025 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 215,280	546
Changes in assumptions	51,592	8
Net difference between projected and actual earnings on pension plan investments	96,578	-
Changes in proportion and differences between contributions and proportionate share of contributions	12,371	5,063
Contributions subsequent to the measurement date	138,749	-
Total	<u>\$ 514,570</u>	<u>5,617</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

\$138,749 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2025	\$ 180,471
2026	180,584
2027	(31,048)
2028	664
2029	17,628
Thereafter	21,905

Noncontributory System Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2025 we recognized pension expense of \$277,952.

At June 30, 2025 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 181,030	-
Changes in assumptions	25,131	-
Net difference between projected and actual earnings on pension plan investments	91,514	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	3,810
Contributions subsequent to the measurement date	71,192	-
Total	<u>\$ 368,867</u>	<u>3,810</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

\$71,192 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2025	\$ 171,317
2026	166,461
2027	(37,133)
2028	(6,781)
2029	-
Thereafter	-

Tier 2 Public Employees System Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2025 we recognized pension expense of \$86,550.

At June 30, 2025 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 34,250	546
Changes in assumptions	26,461	8
Net difference between projected and actual earnings on pension plan investments	5,064	-
Changes in proportion and differences between contributions and proportionate share of contributions	12,371	1,253
Contributions subsequent to the measurement date	67,557	-
Total	<u>\$ 145,703</u>	<u>1,807</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

\$65,557 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2025	\$ 9,153
2026	14,123
2027	6,085
2028	7,445
2029	17,628
Thereafter	21,905

Actuarial Assumptions

The total pension liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary Increases	3.5 - 9.5 percent average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation and age, as appropriate, with adjustments for future improvement using 80% of the ultimate rates from the MP-2020 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long Term Expected Portfolio Real Rate of Return
Equity Securities	35%	7.01%	2.45%
Debt Securities	20%	2.54%	0.51%
Real Assets	18%	5.45%	0.98%
Private equity	12%	10.05%	1.21%
Absolute Return	15%	4.36%	0.65%
Cash and cash equivalents	-	0.49%	-
Totals	100%		5.80%
Inflation			2.50%
Expected arithmetic nominal return			8.30%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.35% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2025

Note 4 - Other Information - continued

B. Pension plans - continued

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	\$ 1,284,886	303,815	(518,987)
Tier 2 Public Employees System	236,631	79,227	(43,218)
Total	1,521,517	383,042	(562,205)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plan

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

West Point City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- *401(k) Plan
- *457(b) plan
- *Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30th, were as follows:

	2025	2024	2023
401(k) Plan			
Employer contributions	\$ 43,175	\$ 41,344	\$ 38,607
Employee contributions	27,028	32,405	33,705
457 Plan			
Employer contributions	8,680	4,543	3,319
Employee contributions	27,917	14,046	11,023
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	6,002	5,122	4,286

Note 4 - Other Information - continued

C. Commitments

Interlocal Agreement - UIA. The City entered a Fiber Communications Service and Acquisition Contract with Utah Infrastructure Agency (UIA). UIA is an interlocal cooperative created to finance, construct and operate a system of fiber optic communication lines in various cities in the state. UIA leases use of the fiber optic system to retail vendors of telephone, video, and internet services. The City has pledged energy tax revenues to guarantee payment of UIA's bonds. To the extent that there are insufficient net revenues to pay the debt service, West Point City is required to reimburse the UIA debt service fund of any shortfall. Any amount paid by the City to UIA to reimburse the debt service reserve fund will be a loan to be repaid by UIA. It is expected that subscribers will be sufficient to cover UIA debt service requirements for West Point City.

West Point City entered into two separate agreements with Davis County. The first was for \$2 Million for the design and management of the Sewer Expansion Project. The second agreement was for \$24 Million, and it was for the construction of the Sewer Expansion Project. The Design work is complete, and the construction is underway, and is 62% complete. Per the agreement, the City is obligated to hire engineers to complete the design and hire contractors to complete the project. West Point City must pay for the project upfront and then request reimbursement from Davis County. To date, the City has received 13 reimbursements from Davis County. The process is going smoothly, and it is expected to be completed by December 2026.

D. Subsequent events

Management has evaluated events and transactions which occurred through the date of the audit report, which is the date the financial statements were available to be issued. No additional disclosures noted.

E. Rounding convention

A rounding convention to the nearest whole dollar has been applied throughout this report, therefore the precision displayed in any monetary amount is plus or minus \$1. These financial statements are computer generated and the rounding convention is applied to each amount displayed in a column, whether detail items or not. As a result, without the overhead cost of manually balancing each column, the sum of displayed amounts in a column may not equal the total displayed, or within the schedules presented in the footnotes to the financial statements. The maximum difference between any displayed number or total and its actual value will not be more than \$1.

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REQUIRED SUPPLEMENTARY INFORMATION

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
General Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
<u>Revenues</u>				
Taxes				
Property tax - real estate	\$ 778,503	778,503	858,074	79,571
Property tax - vehicles	45,000	45,000	56,192	11,192
Sales and use taxes	2,500,000	2,500,000	2,589,630	89,630
Energy and franchise taxes	670,000	670,000	625,701	(44,299)
Total taxes	3,993,503	3,993,503	4,129,597	136,094
Licenses and permits				
Business licenses	15,000	15,000	30,956	15,956
Building permits	225,000	225,000	564,506	339,506
Total licenses and permits	240,000	240,000	595,462	355,462
Intergovernmental				
Class C roads	550,000	550,000	676,662	126,662
Total intergovernmental revenue	550,000	550,000	676,662	126,662
Charges for services				
Zoning and subdivision fees	10,000	10,000	24,800	14,800
Recreation fees	150,000	150,000	152,899	2,899
Cemetery	15,000	15,000	17,600	2,600
Miscellaneous	33,000	33,000	52,628	19,628
Total charges for services	208,000	208,000	247,927	39,927
Miscellaneous				
Donations	-	-	50	50
Miscellaneous	5,000	5,000	4,835	(165)
Interest	200,000	200,000	45,620	(154,380)
Total miscellaneous	205,000	205,000	50,505	(154,495)
Total revenues	\$ 5,196,503	5,196,503	5,700,153	503,650

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual (continued)
General Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
<u>Expenditures</u>				
General government				
Mayor and council	\$ 79,298	79,298	75,432	3,866
Finance	355,487	355,487	298,537	56,950
Administrative	1,092,016	1,092,016	788,734	303,282
Total general government	1,526,801	1,526,801	1,162,703	364,098
Public safety				
Public safety	794,226	794,226	715,942	78,284
Engineering	144,972	224,972	178,446	46,526
Planning and development	565,220	485,220	479,885	5,335
Total public safety	1,504,418	1,504,418	1,374,273	130,145
Streets and public works				
Public works	561,519	502,519	465,021	37,498
Total streets and public works	561,519	502,519	465,021	37,498
Parks and recreation				
Parks and cemetery	277,179	417,179	315,577	101,602
Recreation	643,022	643,022	594,212	48,810
Total parks and recreation	920,201	1,060,201	909,789	150,412
Total expenditures	4,512,939	4,593,939	3,911,786	682,153
Excess revenues over (under) expenditures	683,564	602,564	1,788,367	1,185,803
<u>Other financing sources (uses)</u>				
Proceeds from sale of capital asset	-	-	306,400	306,400
Transfers in	-	-	-	-
Transfers (out)	(1,483,564)	(1,412,564)	(1,871,796)	(459,232)
Total other financing sources and uses	(1,483,564)	(1,412,564)	(1,565,396)	(152,832)
Net change in fund balance	(800,000)	(810,000)	222,971	1,032,971
Fund balances - beginning of year	1,763,178	1,763,178	1,763,178	-
Fund balances - end of year	\$ 963,178	953,178	1,986,149	1,032,971

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
<u>Revenues</u>				
Impact fees	\$ 757,454	757,454	1,621,347	863,893
Sales and use taxes	125,000	1,000,000	220,151	(779,849)
Interest income	-	-	419,223	419,223
Total revenues	882,454	1,757,454	2,260,721	503,267
<u>Expenditures</u>				
Class C road expenditures	876,721	1,526,721	1,070,817	455,904
Streets and public works	1,110,631	1,610,631	394,418	1,216,213
Intergovernmental	366,468	366,468	406,930	(40,462)
Parks and recreation	1,648	-	-	-
Total expenditures	2,355,468	3,503,820	1,872,165	1,631,655
Excess revenues over (under) expenditures	(1,473,014)	(1,746,366)	388,556	2,134,922
<u>Other financing sources (uses)</u>				
Transfers in	450,000	450,000	645,796	195,796
Transfers (out)	-	-	-	-
Total other financing sources and uses	450,000	450,000	645,796	195,796
Net change in fund balance	(1,023,014)	(1,296,366)	1,034,352	2,330,718
Fund balances - beginning of year	8,515,668	8,515,668	8,515,668	-
Fund balances - end of year	\$ 7,492,654	7,219,302	9,550,020	2,330,718

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
CDRA Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Taxes	\$ 140,000	140,000	222,145	82,145
Interest income	-	-	7,652	7,652
Total revenues	140,000	140,000	229,797	89,797
<u>Expenditures</u>				
CDRA:				
Project expenses	-	-	-	-
Administration	-	-	-	-
Debt service				
Principal retirement	419,000	419,000	419,000	-
Interest	297,000	297,000	294,952	2,048
Total expenditures	716,000	716,000	713,952	2,048
Excess revenues over (under) expenditures	(576,000)	(576,000)	(484,155)	91,845
<u>Other financing sources (uses)</u>				
Transfers in (out)	576,000	576,000	576,000	-
Total other financing sources and uses	576,000	576,000	576,000	-
Net change in fund balance	-	-	91,845	91,845
Fund balances - beginning of year	122,084	122,084	122,084	-
Fund balances - end of year	\$ 122,084	122,084	213,929	91,845

The notes to the financial statements are an integral part of this statement.

West Point City
Schedule of the Proportionate Share of the Net Pension Liability
Utah Retirement Systems
Last Nine Fiscal Years Ending December 31*

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<u>Noncontributory System</u>										
Proportion of the net pension liability (asset)	0.0779062%	0.7723480%	0.0744414%	0.0691477%	0.0708905%	0.0686638%	0.0809721%	0.0860103%	0.0920106%	0.0958068%
Proportionate share of the net pension liability (asset)	\$ 440,831	\$ 495,942	\$ 326,150	\$ 509,185	\$ 267,177	\$ 35,221	\$ (463,736)	\$ 147,314	\$ 213,425	\$ 303,815
Covered payroll	\$ 631,314	\$ 623,998	\$ 565,058	\$ 517,093	\$ 534,446	\$ 506,360	\$ 611,966	\$ 684,447	\$ 775,683	\$ 815,710
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	69.83%	79.48%	57.72%	98.47%	49.99%	6.96%	-75.78%	21.52%	27.51%	37.25%
Plan fiduciary net position as a percentage of the total pension liability	87.80%	87.30%	91.90%	87.00%	93.70%	99.20%	108.70%	97.50%	96.90%	96.02%
<u>Tier 2 Public Employees System</u>										
Proportion of the net pension liability (asset)	0.0278119%	0.0306174%	0.0359252%	0.0330625%	0.0310004%	0.0276249%	0.0289127%	0.0281830%	0.0270976%	0.0265648%
Proportionate share of the net pension liability (asset)	\$ (61)	\$ 3,415	\$ 3,167	\$ 14,160	\$ 6,972	\$ 3,973	\$ (12,237)	\$ 30,688	\$ 52,742	\$ 79,227
Covered payroll	\$ 179,683	\$ 251,086	\$ 351,714	\$ 386,141	\$ 430,797	\$ 441,832	\$ 536,082	\$ 613,434	\$ 700,566	\$ 786,847
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	-0.03%	1.36%	0.90%	3.67%	1.62%	0.90%	-2.28%	5.00%	7.53%	10.07%
Plan fiduciary net position as a percentage of the total pension liability	100.20%	95.10%	97.40%	90.80%	96.50%	98.30%	103.80%	92.30%	89.58%	87.44%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will need to be built prospectively. The amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the employers the fiscal year.

N/A - Information not available.

West Point City
Schedule of Contributions
Last 10 Fiscal Years Ending June 30*

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Noncontributory System</u>										
Contractually required contribution	117,121	112,038	96,453	95,840	97,591	100,889	111,188	149,222	138,408	142,386
Contributions in relation to the contractually required contribution	(117,121)	(112,038)	(96,453)	(95,840)	(97,591)	(100,889)	(111,188)	(149,222)	(138,408)	(142,386)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	634,114	606,593	522,216	518,898	528,378	546,233	601,991	830,395	770,214	839,044
Contributions as a percentage of covered-employee payroll	18.47%	18.47%	18.47%	18.47%	18.47%	18.47%	18.47%	17.97%	17.97%	16.97%
<u>Tier 2 Public Employees System</u>										
Contractually required contribution	31,012	45,965	55,583	62,728	71,031	71,401	90,739	110,413	117,886	125,432
Contributions in relation to the contractually required contribution	(31,012)	(45,965)	(55,583)	(62,728)	(71,031)	(71,401)	(90,739)	(110,413)	(117,886)	(125,432)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	207,993	308,281	367,858	403,654	453,583	451,903	564,648	689,652	736,329	825,754
Contributions as a percentage of covered-employee payroll	14.91%	14.91%	15.11%	15.54%	15.66%	15.80%	16.07%	16.01%	16.01%	15.19%
<u>Tier 2 Public Employees System</u>										
Contractually required contribution	-	-	-	115	1,773	4,531	3,391	8,159	9,959	10,666
Contributions in relation to the contractually required contribution	-	-	-	(115)	(1,773)	(4,531)	(3,391)	(8,159)	(9,959)	(10,666)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	-	-	-	1,721	26,496	67,727	50,681	131,812	160,883	205,501
Contributions as a percentage of covered-employee payroll	0.00%	0.00%	0.00%	6.68%	6.69%	6.69%	6.69%	6.19%	6.19%	5.19%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011. Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered payroll may be different than the board certificate rate due to rounding and other administrative practices.

West Point City
Notes to Required Supplemental Information
June 30, 2025

Changes in Assumptions

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

SUPPLEMENTARY INFORMATION

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Capital Projects
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Interest income	\$ -	-	282,741	282,741
Intergovernmental	9,000,000	9,000,000	247,344	(8,752,656)
Miscellaneous	223,062	223,062	20,700	(202,362)
Total revenues	9,223,062	9,223,062	550,785	(8,672,277)
<u>Expenditures</u>				
Capital outlay	11,273,186	11,798,793	389,041	11,409,752
Total expenditures	11,273,186	11,798,793	389,041	11,409,752
Excess revenues over (under) expenditures	(2,050,124)	(2,575,731)	161,744	2,737,475
<u>Other financing sources (uses)</u>				
Transfers in	357,564	286,564	650,000	363,436
Transfers (out)	-	-	-	-
Total other financing sources and uses	357,564	286,564	650,000	363,436
Net change in fund balance	(1,692,560)	(2,289,167)	811,744	3,100,911
Fund balances - beginning of year	5,721,848	5,721,848	5,721,848	-
Fund balances - end of year	\$ 4,029,288	3,432,681	6,533,592	3,100,911

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Debt Service
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Interest income	\$ -	-	568	568
Total revenues	-	-	568	568
<u>Expenditures</u>				
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Issuance costs on refunding bonds	-	-	-	-
Total expenditures	-	-	-	-
Excess revenues over (under) expenditures	-	-	568	568
<u>Other financing sources (uses)</u>				
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	-	-	568	568
Fund balances - beginning of year	12,185	12,185	12,185	-
Fund balances - end of year	<u>\$ 12,185</u>	<u>12,185</u>	<u>12,753</u>	<u>568</u>

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Prior Year Comparative
General Fund
For the Years Ended June 30, 2025 and 2024

	June 30, 2025	June 30, 2024	<u>Variance</u> Increase (Decrease) Over PY
<u>Revenues</u>			
Taxes			
Property tax - real estate	\$ 858,074	752,635	105,439
Property tax - vehicles	56,192	48,977	7,215
Sales and use taxes	2,589,630	2,443,523	146,107
Energy & telecom taxes	625,701	648,985	(23,284)
Total taxes	<u>4,129,597</u>	<u>3,894,120</u>	<u>235,477</u>
Licenses and permits			
Business licenses	30,956	13,337	17,619
Building permits	564,506	241,383	323,123
Total licenses and permits	<u>595,462</u>	<u>254,720</u>	<u>340,742</u>
Intergovernmental			
Class "C" roads	676,662	559,992	116,670
Total intergovernmental revenue	<u>676,662</u>	<u>559,992</u>	<u>116,670</u>
Charges for services			
Zoning & subdivision fees	24,800	9,875	14,925
Recreation fees	152,899	167,248	(14,349)
Cemetery	17,600	24,200	(6,600)
Miscellaneous	52,628	70,390	(17,762)
Total charges for services	<u>247,927</u>	<u>271,713</u>	<u>(23,786)</u>
Miscellaneous			
Proceeds from sale of capital asset	306,400	-	306,400
Donations	50	-	50
Miscellaneous	4,835	3,710	1,125
Interest	45,620	107,236	(61,616)
Total miscellaneous	<u>356,905</u>	<u>110,946</u>	<u>245,959</u>
Total revenues	<u>\$ 6,006,553</u>	<u>5,091,491</u>	<u>915,062</u>

West Point City

Statement of Revenues, Expenditures, and Changes in Fund Balances
Prior Year Comparative (continued)
General Fund
For the Years Ended June 30, 2025 and 2024

	June 30, 2025	June 30, 2024	Variance Increase (Decrease) Over PY
<u>Expenditures</u>			
General government			
Mayor and council	\$ 75,432	77,380	(1,948)
Finance	298,537	293,234	5,303
Administrative	788,734	792,549	(3,815)
Total general government	<u>1,162,703</u>	<u>1,163,163</u>	<u>(460)</u>
Public safety			
Public safety	715,942	539,347	176,595
Engineering	178,446	92,075	86,371
Planning and development	479,885	430,113	49,772
Total public safety	<u>1,374,273</u>	<u>1,061,535</u>	<u>312,738</u>
Streets and public works			
Public works	465,021	416,216	48,805
Total streets and public works	<u>465,021</u>	<u>416,216</u>	<u>48,805</u>
Parks and recreation			
Parks and cemetery	315,577	223,386	92,191
Recreation	594,212	424,224	169,988
Total parks and recreation	<u>909,789</u>	<u>647,610</u>	<u>262,179</u>
Total expenditures	<u>3,911,786</u>	<u>3,288,524</u>	<u>623,262</u>
Excess revenues over (under) expenditures	<u>2,094,767</u>	<u>1,802,967</u>	<u>291,800</u>
<u>Other financing sources (uses)</u>			
Transfers in (out)	(1,871,796)	(2,197,937)	(326,141)
Total other financing sources and uses	<u>(1,871,796)</u>	<u>(2,197,937)</u>	<u>(326,141)</u>
Net change in fund balance	222,971	(394,970)	617,941
Fund balances - beginning of year	<u>1,763,178</u>	<u>2,158,151</u>	<u>(394,973)</u>
Fund balances - end of year	<u>\$ 1,986,149</u>	<u>1,763,181</u>	<u>222,968</u>

The notes to the financial statements are an integral part of this statement.

OTHER REPORTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

The Honorable Mayor and Members
of the City Council
West Point City, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Point City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Point City's basic financial statements, and have issued our report thereon dated January 6, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered West Point City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of West Point City's internal control. Accordingly, we do not express an opinion on the effectiveness of West Point City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether West Point City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Wright & Associates, P.C.

Ogden, Utah

January 6, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL
CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE*

The Honorable Mayor and Members
of the City Council
West Point City, Utah

Report On Compliance

We have audited West Point City's compliance with the applicable state compliance requirements described in the State Compliance Audit Guide, issued by the Office of the State Auditor, for the year ended June 30, 2025.

State compliance requirements were tested for the year ended June 30, 2025 in the following areas:

Budgetary Compliance
Fund Balance
Restricted Taxes
Fraud Risk Assessment
Governmental Fees
Impact Fees
Utah Retirement Systems
Crime Insurance for Public Treasurers

Opinion on Compliance

In our opinion, West Point City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2025.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards); and the *State Compliance Audit Guide* (Guide), issued by the Office of the Utah State Auditor. Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of West Point City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of West Point City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of

laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to West Point City's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on West Point City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about West Point City's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding West Point City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the West Point City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Guide but not for the purpose of expressing an opinion on the effectiveness of West Point City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Guide and which are described in the accompanying schedule of findings and recommendations. Our opinion on compliance is not modified with respect to these matters.

Government Auditing Standards require the auditor to perform limited procedures on the West Point City's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and recommendations. West Point City's response was not subjected to the other

auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report On Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose. However, pursuant to *Utah Code* Title 63G, Chapter 2, this report is a matter of public record, and as such, its distribution is not limited.



Ogden, Utah
January 6, 2026

CITY COUNCIL STAFF REPORT

Subject: Warranty –Bluff View 4
Author: Boyd Davis
Department: Engineering
Meeting Date: January 20, 2026



Background

The Bluff View Subdivision Phase 4 is located at 3830 W 300 N. The developer has completed all the required improvements and is now asking that the subdivision be placed on a one-year warranty.

Analysis

The subdivision was inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

Recommendation

It is recommended that the City Council place the Bluff View Subdivision Phase 4 on a one-year warranty.

Significant Impacts

None

Attachments

None

CITY COUNCIL STAFF REPORT

Subject: Warranty – Sunview Estates Phases 2&3
Author: Boyd Davis
Department: Engineering
Meeting Date: January 20, 2026



Background

The Sunview Estates Subdivision is located at 1100 N 5000 W. Phases 2 & 3 were placed on warranty on May 23, 2023 and have completed the required one-year warranty period. The developer is requesting that they be removed from warranty.

Analysis

An inspection of the improvements in the subdivision was done in anticipation of the end of the warranty period. A punch list of items that needed to be repaired/replaced before the end of the warranty period was given to the developer. All the items listed on the punch list have been completed.

Recommendation

Staff recommends that Sunview Estates Phases 2 & 3 be removed from warranty.

Significant Impacts

None

Attachments

None



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL PLANNING & VISIONING SESSION MEETING MINUTES JANUARY 24 – 25, 2025

Mayor:
Brian Vincent
City Council:
Jerry Chatterton
Annette Judd
Michele Swenson
Brad Lee
Trent Yarbrough
City Manager:
Kyle Laws

Minutes for the West Point City Council Annual Planning and Visioning Session held on January 24th – 25th, 2025 with Mayor Brian Vincent presiding. Both sessions of the meeting were held at the North Davis Fire District located at 88 W Center Street, Clearfield, UT 84015.

FRIDAY, JANUARY 24TH, 2025

8:00 AM

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Annette Judd, Council Member Michele Swenson, Council Member Brad Lee, and Council Member Trent Yarbrough

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Works Director; Karly Norwood, Recreation Manager; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: None.

1. Welcome and Call to Order

Mayor Vincent welcomed City Council Members and Staff and expressed appreciation for the opportunity to step away from regular meetings to focus on long-term planning, education, and collaboration. He emphasized that the purpose of this meeting was to review the previous year's accomplishments, understand current conditions, and evaluate future needs and priorities to ensure thoughtful planning and sound decision-making. He highlighted the importance of visioning and planning, referencing examples in other cities of infrastructure and transportation projects that experienced significant challenges due to insufficient long-term planning. He emphasized the City's commitment to avoiding similar outcomes by proactively considering infrastructure, land use, and growth impacts. He expressed confidence in the City's leadership team and emphasized the collaborative culture among elected officials and Staff.

Mayor Vincent explained that the format for this year's session will differ slightly from past years. Day 1 would focus on Staff-led presentations and departmental updates, while Day 2 would allow the Council Members to engage in broader planning and visioning discussions informed by the information presented. He encouraged open discussion, clarifying questions, and active participation throughout the day, noting the importance of shared understanding as the City continues to grow.

2. City Department Updates, Accomplishments, and Upcoming Projects

Staff provided a comprehensive update on planning, development, and building activity within the City. Staff highlighted the recent adoption of the updated General Plan, which was an approximately year-and-a-half process involving extensive coordination with the Planning Commission and City Council.

Development activity in the city was reviewed, including residential and multifamily permit trends, subdivision activity, and inspection volumes. Discussion also included commercial development activity, with Staff referencing recent and ongoing projects such as automotive service uses and other commercial construction. Active and proposed subdivisions were reviewed, including remaining approved lots, infrastructure status, and development timelines. The presentation explained that while overall permit volumes have not yet returned to peak levels seen in some previous years, activity has shown a modest upward trend. Data was presented comparing residential permits to other permit types, including basements, accessory buildings, remodels, additions, and solar installations.

The City's continued use of a contract building inspector was also recommended by Staff, noting that the arrangement has provided flexibility, cost savings, and consistent service. Inspections are typically conducted the next business day, and plan reviews are generally completed well within required timelines. The Council expressed appreciation for the efficiency, responsiveness, and professionalism of the contract inspector and noted positive feedback from residents and builders. Council Members asked clarifying questions regarding permit types, inspection requirements, fees, and turnaround times, including one-time inspection permits for items such as water heaters, furnaces, and similar improvements. Staff explained that these types of permit fees are intentionally kept low for these inspections to encourage compliance and ensure safety.

In regards to business licenses, Staff reported that during the prior year, the City issued numerous home occupation business licenses and several new commercial business licenses. These licenses reflect ongoing economic activity and continued interest in operating businesses within the City.

An overview of discussions with the Utah Inland Port Authority and the Planning Commission's identification of several areas for potential future industrial consideration was also provided. Council and Staff discussed the types of industrial uses that might be appropriate for the City, including flex-space, medical manufacturing, and data centers, as opposed to heavier industrial uses. The discussion addressed potential benefits such as property tax stability, job creation, and long-term revenue diversification, as well as challenges related to infrastructure capacity, water and power availability, traffic impacts, and compatibility with nearby residential and commercial uses. Council Members emphasized the importance of maintaining flexibility, continuing to gather information, and avoiding premature decisions that could limit future options.

Staff then noted recent Planning Commission meetings that included lengthy public hearings related to proposed subdivisions within newly annexed areas. Key themes from public comments included concerns about density, infrastructure readiness, agricultural character, and the pace of change.

The Planning Commission's decision to table certain items in order to further evaluate public input and infrastructure considerations was also discussed, with Council Members expressing support for this approach, noting the importance of demonstrating that resident concerns are carefully considered. Staff also noted confusion among residents regarding zoning terminology, particularly differences between zoning classifications used by Davis County and those used by West Point City. The Council discussed the importance of improving public education and communication regarding zoning terminology, processes, and impacts.

Throughout the meeting, the discussion was centered on the implications of growth, infrastructure planning, zoning decisions, and fiscal sustainability. All were in agreement of the importance of balancing community character with regional growth pressures, maintaining transparency with residents, and ensuring that development decisions align with the City's adopted General Plan and long-term vision.

Mayor Vincent adjourned the Friday session of the meeting at approximately 3:00 PM.

Staff and Council met socially for dinner at the Timberline Steakhouse located at 1701 Park Blvd, Ogden, UT 84401

SATURDAY, JANUARY 25TH, 2025

8:00 AM

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Annette Judd, Council Member Michele Swenson, Council Member Brad Lee, and Council Member Trent Yarbrough

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; and Casey Arnold, City Recorder

EXCUSED: Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Works Director; and Karly Norwood, Recreation Manager

VISITORS PRESENT: None

1. **Welcome and Call to Order** – Mayor Vincent called the second session of this year’s Planning & Visioning meeting to order. He explained that the other members of Management Team were excused from this second day of the session to encourage more active dialogue from Council Members to allow for more in-depth discussion.

The Mayor then reviewed the discussion format for the day, stating that the Council would identify their own priority topics and then rank them as a group. He emphasized that the goal was not to address every issue, but to clarify priorities to provide Staff with a more clear direction for the upcoming year.

2. **Planning & Visioning Discussion of Projects, Priorities & Needs**

The Council and Staff participated in a brainstorming exercise to identify key issues requiring discussion. The discussion acknowledged the interconnected nature of many of the topics, particularly in regards to growth, infrastructure, and budgeting.

Topics raised included:

- Growth and annexation planning
- Density and zoning in the annexation area
- Commercial development and the Inland Port area
- Attainable (starter) housing
- Transportation and road construction projects
- Public Works staffing and facilities
- Recreation programming and staffing
- Budgeting, bonding, and long-term financial sustainability
- Cemetery planning
- Police services contract
- Parks and trail amenities, including restrooms
- Community programs and civic engagement initiatives

Each person was then asked to select their top four priorities from the list of topics. Based upon the results of the ranking exercise, the following priority areas emerged:

1. Annexation Area Planning and Density
2. Commercial Development
3. Attainable Housing
4. Transportation and Road Projects

Additional topics receiving votes included Public Works facilities, recreation programs, cemetery planning, and youth engagement. The Council agreed to focus future discussion primarily on the highest-ranked items, while acknowledging that many other topics would continue to be addressed through regular meetings and future planning efforts.

The discussion then focused on the following areas:

Annexation Area

The Council engaged in extensive discussion regarding land-use planning and density within the recently annexed area. Staff explained that the General Plan currently designates the annexation area as R-1, a designation that has been shown on City planning documents since 2019. The Council acknowledged that while this designation provided guidance, the area had not yet been fully discussed in terms of desired character, infrastructure capacity, and long-term development patterns.

The Council discussed whether one-acre lots, half-acre lots, or smaller residential lots best aligned with the City’s goals. Several members noted that while larger lots appeal to certain residents, they significantly limit affordability and attainable housing opportunities. Others emphasized the importance of maintaining elements of the City’s rural character, including open space and compatibility with agricultural uses. Staff explained that development agreements provide flexibility to allow mixed lot

sizes within a project and that developers ultimately respond to market demand. The Council discussed the possibility of encouraging a mix of lot sizes within developments to balance affordability, rural character, and market viability.

The Council discussed existing road conditions in the annexation area, noting narrow rural roads, farm traffic, and limited infrastructure. Concerns were raised regarding safety, particularly with increased residential development and additional vehicle traffic. Staff shared background on sewer infrastructure planning, explaining that sewer facilities were designed based on long-term regional density averages to ensure adequate capacity and avoid under-sizing critical infrastructure.

While no decisions were made, the Council emphasized the need for a more comprehensive master planning approach for the annexation area to address density, transportation, parks, and infrastructure in a coordinated manner. The Council expressed the desire for the City, and not individual developers, to lead the planning process and establish clear expectations moving forward.

Commercial Development

The Council discussed commercial development priorities, including the importance of strategically locating commercial uses, supporting long-term fiscal sustainability, and coordinating development with transportation improvements. The Council emphasized that commercial development decisions should align with infrastructure capacity and broader City goals, including job creation and service availability for residents.

Attainable Housing

The Council discussed the concept of “attainable housing,” noting that the term is preferred over “affordable housing” due to its flexibility and alignment with market realities. Discussion focused on balancing housing options for first-time buyers and young families with the desire to preserve neighborhood character and long-term property values. The Council acknowledged that housing costs are driven largely by market forces but emphasized the City’s role in ensuring a range of housing options where feasible.

Transportation and Road Projects

The Council discussed ongoing and future transportation projects, including concerns about construction timing, coordination with state projects, school access, and minimizing neighborhood disruptions. Staff acknowledged that road construction would continue to present challenges but emphasized efforts to coordinate projects and communicate impacts to residents.

In conclusion, the Council discussed the importance of maintaining momentum on policy discussions and ensuring that topics raised during administrative and planning sessions are brought back in a timely manner for continued consideration. The idea of conducting Council tours and on-site visits was discussed as a way to improve understanding of infrastructure projects and development proposals. Mayor Vincent thanked the Council and Staff for their participation and emphasized the importance of continued collaboration as the City moves forward with planning and growth initiatives.

Mayor Vincent adjourned the Saturday session of meeting at approximately 12:30 PM, concluding the 2025 Planning & Visioning Session.

APPROVED THIS _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL September 16th, 2025

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

Administrative Session

6:30 PM

Minutes for the West Point City Council Administrative Session held on September 16, 2025, at 6:30 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 848 2669 4407 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Michele Swenson, and Council Member Annette Judd

EXCUSED: Council Member Trent Yarbrough

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Matt Leavitt, Ken Whitaker, Mike Bastian, Michelle Day, PJ Roubinet, Marv Drake, and Richard Roginski . No sign-in is required for those viewing online.

1. Discussion Regarding an Amendment to the Development Agreement for the Heritage Point PRUD Subdivision Located at 5000 W 2425 N – Mrs. Bryn MacDonald

Mrs. MacDonald introduced the proposed amendments to the previously approved Development Agreement for the Heritage Point PRUD subdivision. She explained that the applicant is requesting permission for certain interior lots to be reduced slightly below the 10,000 square foot minimum, but with no increase in total lot count. In fact, due to engineering refinements and infrastructure coordination, the subdivision has actually lost two lots from the original plan, resulting in a total of 211 lots instead of the originally anticipated 213. Mrs. MacDonald noted that the Planning Commission held a public hearing and recommended approval of the amendment, with a condition that no lot be reduced below 9,800 square feet. She emphasized that the overall subdivision layout and density remain substantially the same, with adjustments primarily occurring within interior lots to allow greater flexibility in home design.

Applicant representative Mike Bastian explained that the minor lot-width adjustments are just shifting one to four feet between certain adjoining lots to allow a wider variety of home floor plans, including ramblers and homes with RV pads. He stated that the smallest lot proposed would be approximately 9,830 square feet and that the variation would not materially change the neighborhood character. Mr. Bastian also explained that the project includes installation of a secondary water line extending from 5500 West, which represents a significant infrastructure cost, and that the slight lot-size reductions help offset water exaction costs.

Mrs. MacDonald reviewed access changes along the southern boundary of the subdivision, noting that road access was adjusted to align with an existing driveway and to allow for shared access with a future neighboring development to the south. This coordination avoids redundant access points and improves overall circulation. A detention basin has also been incorporated into the revised design, contributing to the loss of the two lots.

Council Members discussed the distribution of lot sizes, noting that the smaller lots are primarily located in the interior of the subdivision, while perimeter lots remain larger, some of which are almost third-acre in size. Mrs. MacDonald explained that while there was a minor reduction in designated open space as engineering became more precise, the change was not readily discernible on the plan, and the Development Agreement already anticipates minor adjustments between conceptual and preliminary design phases.

Council Members asked questions regarding average lot size, ingress and egress points, traffic impacts, and coordination with adjacent developments. Mr. Bastian stated that two primary access points are planned on 5000 West and that a shared traffic study with the adjacent southern development has been completed and will be provided to the City.

Council Members expressed general understanding and agreement with the amendments, acknowledging the practical considerations involved in subdivision engineering and home design. Mrs. MacDonald stated that because the amendment involves an exception to code standards, a public hearing will need to be held. The Council agreed to set the item on the agenda for the next meeting (October 7th) for a public hearing and action.

2. Discussion Regarding Adoption of the “Dignity Index” – Mayor Brian Vincent

Mayor Vincent introduced the Dignity Index, explaining that the City has informally promoted the concept through informational cards and handouts that have been displayed at public meetings over the past year or so. He explained that the Dignity Index is a national initiative designed to encourage respectful, dignified speech among elected officials and the public. Mayor Vincent read from the staff report, highlighting the underlying principles that treating people with contempt causes division, while treating people with dignity eases division. He emphasized that setting an example at the local government level helps shape broader community behavior and that adoption of the Dignity Index would serve as a clear statement of values and expectations for conduct in City proceedings.

Mayor Vincent noted that the University of Utah’s Ken C. Gardner Institute of Politics has played a key role in advancing the initiative within Utah. He stated that while West Point City does not operate within a partisan political framework, the principles of dignity and civility are particularly relevant in light of recent events and heightened public discourse. Council Member Chatterton specifically expressed support for the initiative, sharing personal experiences from campaigning and emphasizing the importance of respectful dialogue even when disagreements occur. The Council agreed.

Mayor Vincent explained that a resolution formally adopting the Dignity Index is on the agenda for action in tonight’s General Session. The Council will continue the discussion as it considers approval of the resolution.

3. Other Items

Mayor Vincent reported receiving calls from residents expressing concern about the speed of electric scooters and e-bikes on sidewalks near Island View Elementary School, particularly during times when parents walk young children to school. He stated that while residents were not seeking enforcement actions, they were interested in education and awareness efforts to improve safety. The Council and Staff discussed possible coordination with the Davis School District and the Sheriff’s Office to address the issue through education rather than citations. Mayor Vincent and Staff shared observations from time spent monitoring the area, noting that while activity levels varied, visibility of law enforcement appeared to have a positive effect on all traffic in general.

Council Member Chatterton referred to his previous request regarding the possibility of installing a pedestrian crosswalk with flashing beacons on 3000 W between 300 North and SR-193. He expressed concern about residents crossing mid-block and the potential for serious accidents. Staff noted that there are existing crossing locations at both 300 N and SR-193 and these types of lights can be quite costly. Council Members discussed balancing safety concerns with actual usage and existing crossing locations and agreed that a study of the area would be helpful in order to have data to consider in evaluating whether another crossing location is warranted.

Council Member Swenson requested clarification on current City ordinances related to electric bikes and scooters on sidewalks, trails, and in parks, noting that some cities prohibit their use in certain areas. The Council agreed that review of existing regulations would be helpful and something for the Council to consider discussing in the future.

No other items were discussed.

The Administrative Session adjourned.

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
September 16th, 2025**

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on September 16, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 848 2669 4407 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Michele Swenson, and Council Member Annette Judd

EXCUSED: Council Member Trent Yarbrough

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Matt Leavitt, Ken Whitaker, Mike Bastian, Michelle Day, PJ Roubinet, Marv Drake, Richard Roginski, Karla Smith, Linden Smith, Marilyn Olds, Randee Bereece, Shannon Kotter & Family, Katie Haugen, Kurtis Haugen, Kyle Norton, Michael Heinze, Leon Jacobsen, Jacci Kelley, Casey Pickard, Taggart Robinson, Heather Robinson, Kara Hummel, Scott Robinson, Doug Hamblin, Lauren Tesoro, Sharon Cammack, Jason Cammack, Blake Halfacre, and Hilary Ray. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Lee
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – Absent

Council Member Judd – None

Council Member Chatterton – None

Council Member Swenson – Expressed her appreciation to the West Point Arts Council and community members who participated in the Chalk Art Festival. She encouraged any that are interested in getting involved with the Arts Council to visit the website and reach out. She noted their involvement in the upcoming Fall Festival and invited residents to attend.

Council Member Lee – Addressed recent tragic events within the state and encouraged kindness, civility, and grace toward one another, emphasizing Utah's strong sense of community and shared values.

Mayor Vincent – None

5. Communications from Staff

Mr. Laws reported on the City's 9/11 Day of Service, during which approximately 30 trees were planted at Loy Blake Park by volunteers that participated. He stated that there was a strong turnout and a lot of work was able to be done. He also announced the upcoming Fall Festival on October 11, which will replace the traditional Halloween Carnival and include carnival games, a car show with trunk-or-treat elements, food trucks, vendors, and Arts Council activities. He also reminded residents of the upcoming cemetery cleaning scheduled for October 2.

6. Citizen Comment

Michelle Day – West Point: Stated that she wanted to address the proposed adoption of the Dignity Index. She expressed concern about legislating behavior, stating that civility and common courtesy should be practiced daily without regulation. She noted that the Dignity Index is still a pilot program and questioned who would judge behavior and what consequences would exist. She stated concern that the index could chill passionate expression and cause people to self-censor. Ms. Day emphasized that democracy is often messy and emotional and cautioned against creating an environment where people feel discouraged from speaking freely.

Sharon Cammack – West Point: Expressed concern regarding electric bikes and electric scooters on sidewalks, trails, and roadways. She stated that these devices are often silent, move quickly, and do not yield to pedestrians. She described safety concerns related to walking dogs, backing out of driveways, and limited visibility along 300 North, stating that she no longer feels safe walking her dog on the trail due to unexpected encounters with e-bikes.

Richard Bruginski – West Point: Stated that he recently experienced a close call with an e-bike while trimming weeds near the sidewalk. He also raised concern regarding agenda posting, stating that he was unable to locate the agenda on the City's website prior to the meeting and only became aware of the public hearing by checking special meetings. He requested clarification regarding agenda availability.

7. Presentation of the Awards for the Chalk Art Festival – *Mayor Brian Vincent*

Mayor Vincent recognized participants and winners of the 2025 Chalk Art Festival, hosted by the West Point Arts Council at Loy Blake Park. He invited Arts Council Chair Randee Bereece forward to assist with the presentation.

Awards were announced in the following categories:

Children (Ages 0–12)

- Third Place: Sophie Kotter
- Second Place: Eleanor Hanson
- First Place: Taggart Robinson

Teens (Ages 13–17)

- Third Place: Sadie Kotter
- Second Place: Ashlyn Gray
- First Place: Linden Smith

Adults (18+)

- Third Place: Joshua Davidson
- Second Place: Whitney Hansen
- First Place: Marissa Leonard

Mayor Vincent congratulated all participants and thanked the Arts Council for organizing the event.

8. Consideration of Approval of the Minutes from the July 15th, 2025 City Council Meeting

Council Member Chatterton motioned to approve the minutes

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

9. Consideration of Resolution No. 09-16-2025A, Affirming West point City's Goal to Uphold Dignity and Civility in Local Government and Adopting the "Dignity Index" – Mayor Brian Vincent

Mayor Vincent reviewed the purpose of the proposed resolution, emphasizing that it is intended as a commitment by City officials and employees to lead by example in maintaining dignity, respect, and civility, and that it does not establish enforcement mechanisms or penalties.

Council Members discussed the intent and scope of the resolution. City Manager Kyle Laws clarified that the resolution applies to City officials and employees and is not an ordinance regulating public speech.

Council Member Chatterton referenced endorsement of the Dignity Index by the Utah League of Cities and Towns and expressed support for adopting the principles.

The Council agreed and had no further discussion.

Council Member Swenson motioned to approve Resolution No. 09-16-2025A

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Public Hearing Regarding a Request to Rezone Property Located at 3900 W 300 N from R-2 to R-4 – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to rezone approximately 13 acres located at 3900 W 300 N from R-2 to R-4. She stated that the property has been discussed multiple times previously and was now before the City Council for a formally noticed public hearing. Mrs. MacDonald explained that the current zoning of the property is R-2, while the General Plan designation for the property is R-4, as adopted by the City Council with the updated General Plan in December 2024. She displayed maps showing both the current zoning and General Plan designations. She stated that the applicant is requesting the rezone to align the zoning with the General Plan.

Mrs. MacDonald reviewed the evolution of the subdivision layout, explaining that the Planning Commission initially reviewed an earlier concept plan and requested changes. She showed the original plan, the revised plan reviewed by the Planning Commission, and the most recent plan, which includes additional minor adjustments made in recent weeks. She stated that the current proposal includes 46 total lots, with an overall density of approximately 3.5 units per acre, which is below the minimum density allowed in the R-4 zone. As the proposed density is below the R-4 minimum density requirement of 3.7 units per acre, the project also includes a proposed Development Agreement to allow that density exception. She stated that the Development Agreement would specifically limit the number of lots to 46 and would reference the approved concept plan, ensuring that the property could only be developed consistent with what the City Council is reviewing and that additional density could not be added without further Council approval. The current proposal includes eight twin-home lots, which were revised following Planning Commission review to comply with the City's requirement that no more than 20% of lots in an R-4 subdivision be twin homes. One twin-home lot was removed to meet this standard.

Mrs. MacDonald also highlighted a recent revision to the plan that adds a five-foot-wide sidewalk connection from the end of the subdivision directly north to 300 North, providing pedestrian access to the roadway and nearby school area. She noted that this pedestrian connection was added in response to prior discussion and concerns regarding walkability.

She reviewed lot sizes within the subdivision, stating that the minimum lot size in the R-4 zone is 5,000 square feet, and that most interior lots in the proposal range from approximately 8,000 to 9,000 square feet, with larger lots located along the perimeter. She stated that all units would be owner-occupied, as required by the R-4 zone, and that the Development Agreement would further specify that the units may not be rented, with CC&Rs enforcing this requirement.

Mrs. MacDonald reviewed street connections, explaining that the subdivision connects to an existing road at 5200 West and includes stub roads to the west to allow for future connectivity if adjacent properties develop. She confirmed that all proposed roads would be public streets. She also addressed sidewalk and park strip requirements along the southern access road (referred to as “Street A”). Mrs. MacDonald explained that staff is recommending that no sidewalk be required along that segment at this time, due to maintenance concerns and the fact that adjacent properties are not yet developed. She stated that sidewalks would still be required in front of all new lots within the subdivision, and that sidewalks along the access road could be installed in the future if adjacent properties develop.

The Planning Commission held a public hearing on both the rezone and the Development Agreement and received a significant amount of public comment. She explained that the Planning Commission ultimately recommended denial of the rezone and Development Agreement, citing concerns that the proposal did not fit with the surrounding neighborhood character and that the property could potentially be developed under a different zoning designation, such as R-3 or a planned development approach. The item is now before the City Council. She stated that the City Council may approve, deny, or modify the request, and that the Development Agreement is intended to provide certainty regarding density and layout should the rezone be approved.

Mrs. MacDonald emphasized that this is just a public hearing and that the Council will not be taking any action at this time.

Mayor Vincent opened the public hearing.

Kurtis Haugen – West Point: Stated that he attended prior Planning Commission and City Council meetings and reviewed the Planning Commission’s reasoning for recommending denial. He read portions of Planning Commission discussion, noting concerns about disruption to planned density transitions, precedent for surrounding properties, lack of collector road access, neighborhood character, and late changes to the General Plan designation. He emphasized that there was substantial public opposition at the Planning Commission level and expressed concern that approving the rezone would set a precedent for additional high-density development to the west.

Kara Hummel – West Point: Stated that speaking publicly caused her anxiety but that she felt compelled to share concerns. She expressed concern about traffic, property values, school crowding, and the feeling that decisions may have been made without adequate community input. She emphasized that residents understood the property would eventually develop but wished it to remain R-2 as originally zoned.

Jacci Kelley – West Point: Speaking on behalf of her husband Corey Kelly, read a prepared statement noting that the Planning Commission unanimously recommended denial. She stated that denial would not expose the City to legal risk, that General Plan integrity would not be compromised by denial, and that moderate-income housing requirements could be met through other strategies. She expressed concern that overriding the Planning Commission and public opposition would signal that public input is symbolic rather than substantive.

Kay Child – West Point: Spoke in support of the rezone, stating that the proposed lot sizes would allow for smaller, more attainable homes and provide housing options for families who otherwise could not afford to live in West Point. She acknowledged traffic concerns but stated that growth is inevitable and believed sidewalks and connectivity improvements would benefit schoolchildren.

Blake Halfacre – West Point: Stated that he was neither fully in favor nor fully opposed but suggested exploring compromises such as broader ADU allowances for nearby large-lot properties. He raised concern about traffic impacts on nearby homes and asked the Council to consider equity for adjacent property owners if density is increased.

Katie Haugen – West Point: Stated that she agreed with previous speakers opposing the rezone and expressed concern that residents felt their voices were not being heard. She emphasized that residents were not opposed to growth but wanted development consistent with existing zoning and neighborhood character.

Casey Pickard – West Point: Stated that she lives adjacent to the proposed subdivision and believes the rezone would set a precedent for surrounding fields. She expressed frustration that, despite public involvement and Planning Commission denial, residents felt the decision was predetermined. She requested the property remain zoned R-2.

Kyle Norton – West Point: Spoke in support of the rezone, stating that smaller lots still represent high-quality housing and that new residents would contribute positively to the community. He expressed concern for first-time homebuyers and supported development that fits within established zoning frameworks rather than special negotiated zones.

Marilyn Olds – West Point: Stated that she has lived in West Point for over 60 years and raised concerns about school access, sidewalks, and congestion. She questioned how children would safely walk to school without adequate pedestrian infrastructure.

Richard Roginski – West Point: Stated that the rezone does not fit the character of the surrounding community and questioned the process by which the General Plan designation was changed. He expressed concern that financial gain was being prioritized over community welfare.

Marvin Drake – West Point: Stated that West Point risks becoming a bedroom community and expressed concern about lack of open play space, sidewalks, and increased density. He urged the Council to preserve West Point's identity.

Hilary Ray – West Point: Stated that children would inevitably use the proposed internal road as a shortcut to school and expressed concern about safety on 4000 West. She also raised concern about affordability claims and potential conversion of homes to rentals.

Jacci Kelley – West Point: Returned to the podium and stated regret for not speaking out during previous nearby developments. She raised concerns about existing sidewalk drainage issues near her home, traffic congestion, and pedestrian safety.

Sharon Cammack – West Point: Stated that homes priced over \$500,000 should not be characterized as low-income housing and reiterated concerns about road congestion.

Council Member Chatterton motioned to close the public hearing

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

Following the close of the public hearing, Council Members thanked the residents for their participation, stating that they recognize the time, emotion, and effort it takes to attend meetings and speak publicly, and that their comments are being noted and will be taken into consideration. Mayor Vincent emphasized that public input is not treated as a formality and that the Council takes resident concerns seriously, particularly when a proposal generates significant community interest and differing viewpoints. He also addressed concerns raised about whether the decision had already been made, stating that no final decision had been reached and that the purpose of the public hearing and discussion was to fully understand the impacts, concerns, and legal considerations before taking action. He explained that the City Council is required to weigh multiple factors, including the General Plan, zoning code, Planning Commission recommendations, state housing requirements, infrastructure considerations, and neighborhood compatibility.

Council Members will continue to review the request, including Planning Commission minutes, staff reports, public comments, and applicable ordinances, before making a final decision in a future meeting.

Mayor Vincent again thanked residents for maintaining civility during a difficult discussion and stated that regardless of the outcome, the Council remains committed to transparency and respectful engagement.

11. Consideration of Ordinance No. 09-16-2025A, Rezoning Property at 1383 N 4350 W from A-40 to R-1 – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to rezone .71 acres of property located at 1383 North 4350 West from A-40 (Agricultural) to R-1 (Single-Family Residential). The applicant is requesting a rezone to R-1 Residential to develop the two parcels into two buildable residential lots. According to the application, these two lots would tie in with the Pheasant Creek subdivision, which was originally developed by the applicant's father, Doug Hamblin. She explained that the request is consistent with the City's General Plan land-use designation for the area and would allow for a conventional single-family subdivision rather than continued agricultural zoning. Mrs.

MacDonald reviewed the location of the property, surrounding zoning classifications, and anticipated development standards under the R-1 zone.

Mrs. MacDonald stated that the request had been reviewed by the Planning Commission, which considered the rezone in relation to surrounding development patterns, infrastructure capacity, and consistency with the General Plan. There were no public comments during their public hearing and the Planning Commission recommend approval of the rezone. She reiterated that the proposed zoning would not authorize multifamily or high-density housing, but would allow two standard single-family residential lots consistent with other R-1 developments in the area.

Mrs. MacDonald also explained that this application is only for the rezone of the property, and that if approved, the applicants will then need to submit a subdivision application for the two lots. At that time, the plan will be reviewed for compliance with the size, width, and other code requirements.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

Council Member Swenson motioned to close the public hearing

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Member Chatterton motioned to approve Ordinance No. 09-02-2025A

Council Member Swenson seconded the motion

Roll Call:

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Lee – Aye

Council Member Swenson – Aye

Council Member Yarbrough – *Absent*

In Favor: All

Opposed: None

The Council unanimously agreed

12. Consideration of Approval to Place the Whitesides Place Subdivision on One-Year Warranty – Mr. Boyd Davis

Mr. Davis presented the request to place the Whitesides Place Subdivision on its one-year warranty period. He stated that the subdivision improvements had been completed and inspected and that Staff recommends that it be placed on warranty.

The Council had no further discussion.

Council Member Lee motioned to approve

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

13. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER

DRAFT



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL October 7th, 2025

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on October 7, 2025, at 6:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 813 0853 0778 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Michele Swenson, Council Member Trent Yarbrough, and Council Member Annette Judd

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Matt Leavit. No sign-in is required for those viewing online.

1. Discussion Regarding Fee Schedule Amendments – Mr. Ryan Harvey

Mr. Harvey reviewed proposed amendments to the City's fee schedule, noting that the proposed change to secondary water fees was previously discussed when representatives from Davis & Weber Counties Canal Company presented to the Council about the fee increase. He explained that secondary water rates will be adjusted beginning with the November 1 billing cycle. Rates for properties up to one-third of an acre will remain unchanged, while larger properties will see increases ranging from approximately five to ten percent.

Mr. Harvey also discussed a proposed change to the utility deposit structure. He explained that the current \$60 deposit has been sufficient for most residents but has been less effective for rental properties due to higher turnover and difficulty contacting former tenants. Staff proposed increasing the deposit for rental accounts to \$100 to better cover outstanding balances and reduce staff time spent tracking unpaid bills. He clarified that deposits are refunded or applied to the final bill if accounts are left in good standing.

Council Members asked clarifying questions regarding whether the \$100 deposit would generally cover a typical monthly utility bill and whether the deposit would still be refundable. Mr. Harvey confirmed that it would typically cover most monthly bills and that the deposit would remain refundable or applied to the final bill. Council Members expressed general support for the proposal and acknowledged that it has been some time since the original deposit amount was set and the adjustment would help reduce administrative burden without increasing deposits for long-term homeowners.

The Council will consider approval of the amendments in tonight's General Session after holding a public hearing to gather resident input.

2. Discussion Regarding Boundary Adjustment for the North Davis Fire District – Mr. Kyle Laws

Mr. Laws explained that recent City annexations have created areas that are now within West Point City limits but not formally included within the North Davis Fire District service area. He stated that, in accordance with State Code, the Fire District is requesting the City's consent to expand its service area to include the newly annexed properties.

Mayor Vincent added context regarding existing fire service coverage, explaining that some areas are currently served under contract with Clinton City and that future annexations would benefit from having the service area automatically align with City boundaries. Mr. Laws explained that the proposed resolution would initiate a required 60-day waiting period before a public hearing could be held, after which the City and Fire District would each take final action to complete the boundary adjustment.

Council Members asked whether the expansion would require construction of a new fire station. Mr. Laws confirmed that it would not, and that the existing station adequately serves the area. Council Members expressed understanding of the process and the benefit of aligning service boundaries with City limits. The Council will consider approval of the resolution declaring the intent to expand the boundaries of the NDFD to include the annexed areas in tonight's General Session.

3. Discussion Regarding 3000 W Street Crosswalk – Mr. Kyle Laws

Mr. Laws stated that the proposal for a mid-block pedestrian crosswalk on 3000 West was placed on the agenda at the request of Council Member Chatterton. He explained that Staff has not yet conducted any formal studies or traffic counts and is seeking direction from the Council before proceeding further. Mr. Laws explained that installation of pedestrian crossing signals similar to trail crossings elsewhere in the City would cost approximately \$10,000 and that placement would need to consider driveways, ADA compliance, and visibility.

Council Member Chatterton explained the concern prompting the request, noting that residents on either side of 3000 West, particularly in the Crystal Creek Subdivision area, have no convenient or safe way to cross the roadway. He stated that requiring residents to walk to either 300 North or SR-193 effectively divides the neighborhood and increases the likelihood of unsafe crossings, especially for children.

Council Members discussed traffic volumes, visibility concerns, potential liability, and whether a mid-block crossing would create additional safety issues or confusion during peak traffic times. Staff explained that any formal crossing would typically require a warrant study and that mechanical crossing devices introduce maintenance and liability considerations.

As discussion continued, the conversation expanded to other areas in the City where pedestrian safety concerns may be more pressing, including 3500 West near the park access and areas with higher concentrations of children. Council Members discussed whether City funds would be better directed toward locations serving parks, schools, or higher pedestrian volumes.

Council Member Chatterton ultimately withdrew his request for the 3000 West mid-block crossing, stating that his intent was to raise the issue on behalf of residents and that he agreed other locations, particularly near 3500 West and park access, may be more appropriate for future consideration. Council Members discussed the possibility of starting with a standard painted crosswalk and signage in a future location and evaluating usage before considering additional measures such as flashing lights or crossing guards.

4. Other Items

Mr. Davis discussed an issue involving Davis & Weber Counties Canal Company and UDOT related to relocation of a major secondary water line due to construction of the West Davis Highway. He explained that UDOT has taken the position that Davis & Weber must pay the full cost of relocation because the line is not within a recorded easement, despite being located in an existing public right-of-way. Mr. Davis explained that the City's contract with Davis & Weber allows utilities to be located within City rights-of-way and that granting a formal easement over Cold Springs Road would likely require UDOT to cover relocation costs, preventing those costs from being passed on to West Point residents. Council Members expressed unanimous support for this approach and agreed that the easement item should be brought back at a future meeting for formal approval.

Mayor Vincent and Mr. Laws provided an update on discussions with Kurtis Fredericks regarding a potential Illumination event in West Point. They explained that the event has been held in Syracuse in recent years and that organizers are interested in moving it to the Loy Blake Park in West Point. The Council's discussion included park cleanup responsibilities, volunteer involvement, parking logistics, and coordination with existing sports schedules. Council Members expressed general support, noting that advance planning would be important to minimize impacts on scheduled activities, but that overall it would be a good event to have in the City without having a major burden on Staff.

The Administrative Session adjourned.

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
October 7th, 2025**

Mayor:
Brian Vincent
City Council:
Annette Judd, *Mayor Pro Tem*
Jerry Chatterton
Michele Swenson
Brad Lee
Trent Yarbrough
City Manager:
Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on October 7, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 813 0853 0778 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Michele Swenson, Council Member Trent Yarbrough, and Council Member Annette Judd

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Matt Leavitt, Mike Bastian, Amy Ross, Wayne Law, and Joelle Caruso. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Yarbrough
4. **Communications and Disclosures from City Council and Mayor**

Council Member Lee – Noted that over the past few weeks there have been some horrific events both in Utah and across the country. He stated that no one should ever be harmed because of their religious beliefs or political views and noted that, especially in an election year, emotions can run high. He encouraged everyone to lower the temperature of public discourse, emphasizing that while open and honest discussion is important, it should never reach a point where violence occurs.

Council Member Swenson – Provided an update from the West Point Arts Council. She noted that the Chalk Art Festival held the previous month was a great success. She shared that the Arts Council will be participating in the upcoming Fall Festival and encouraged residents to create edible Halloween-themed art for judging based on creativity and originality. She stated that cookies will also be available for children to decorate and that ribbons will be awarded. She also detailed the Arts Council's upcoming paint nights, plans to offer dance lessons again at the beginning of the year, and a community choir that will perform at the lighting ceremony. She encouraged residents interested in the arts, both visual and performing, to volunteer and get involved.

Council Member Judd – Reported that North Davis Fire District held fire safety prevention events the previous week and stated that the turnout at the West Point event was very good. She also noted that the Clearfield event appeared to be successful as well.

Council Member Chatterton – Commented that over the past few weeks he had visited several cemeteries throughout Utah and surrounding states. He stated that West Point City has one of the best-maintained cemeteries and war memorials he has seen. He expressed appreciation to Public Works staff and the City Recorder for their work.

Council Member Yarbrough – None

Mayor Vincent – Echoed appreciation for City staff and Arts Council volunteers.

5. **Communications from Staff**

Mr. Laws announced that the October Senior Lunch will be held on October 21 at City Hall. He also reminded residents that the Fall Cleanup will occur October 24–25, with dumpsters placed at City parks.

Mr. Laws also highlighted the upcoming Fall Festival, which is a new event this year with participation from the Arts Council, Youth Council, Pageant Royalty, and other volunteers. He discussed weather-related contingency planning, including tents, covered areas, and possible schedule adjustments. He noted that a car show is planned as part of the event, although weather may impact participation. Mr. Laws stated that Staff will continue monitoring forecasts and advertise any changes as needed.

6. Citizen Comment

No comments.

7. Youth Council Update

No update was provided at this time.

8. Davis County Sheriff's Office Update

This update will be scheduled for a future meeting.

9. Appointment of West Point Arts Council Board Members – Mayor Vincent

Mayor Vincent proposed the reappointment of Amy Koster and Lauren Tesoro to the West Point Arts Council Board.

Mr. Laws explained that both individuals are current board members, that no additional applications were received during the open recruitment period, and that both have served in leadership roles. He stated that Ms. Koster serves as secretary and Ms. Tesoro serves as Visual Arts Chair, and both have expressed a desire to continue serving.

Council Member Swenson expressed strong support for both appointees, highlighting their organization, creativity, and significant contributions to Arts Council programming and community events.

Council Member Swenson motioned to approve the reappointment of Amy Koster and Lauren Tesoro to the Arts Council Board
Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Resolution No. 10-07-2025A, Approving the Drainage Agreement with UDOT for the West Davis Highway – Mr. Boyd Davis

Mr. Davis presented the drainage agreement between West Point City and UDOT for the West Davis Highway project. He explained that this agreement is the last of five agreements related to the project and required additional coordination due to the complexity of stormwater management along the corridor.

Mr. Davis provided an overview of the drainage design using maps, explaining the locations of multiple detention ponds along the highway. He stated that UDOT will own and maintain all newly constructed detention ponds, with the exception of one existing City-owned detention pond near 1300 North that will be relocated as part of the project and continue to be maintained by the City. He explained that UDOT has agreed to detain stormwater before discharging it into the City's storm drain system, which significantly reduces impacts to City infrastructure.

Additional discussion included drainage points at 300 North, 1300 North, and Cold Springs Road, as well as the rerouting of Cold Spring to a Davis County drainage channel. Mr. Davis explained that UDOT will also relocate a small storm drain pipe serving the Isla Vista subdivision.

Council Members asked questions regarding where specific ponds would drain, long-term maintenance responsibilities for storm drain pipes, and whether stormwater would enter the City system at unintended locations. Mr. Davis clarified that UDOT will maintain all storm drain infrastructure they construct until it connects to the City's system.

Council Member Swenson noted minor inconsistencies in wording and spelling within the agreement, including references to "Cold Spring" versus "Cold Springs Road." Mr. Davis acknowledged the errors and stated that the final draft will include those corrections.

Council Member Chatterton motioned to approve Resolution No. 10-07-2025A, with the spelling corrections as noted.

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

11. Consideration of Resolution No. 10-07-2025B, Approving a Storm Drain Pipe Agreement with UDOT for the West Davis Highway – Mr. Boyd Davis

Mr. Davis presented an agreement for construction of a major storm drain pipe near the northern end of the West Davis Highway, near 1800 North. He explained that the pipe has long been identified in the City's master plan and serves a large drainage basin. He stated that UDOT has requested the pipe be constructed earlier than planned to support both the current phase of the highway and future phases extending north into Weber County.

Mr. Davis explained that the pipe could be up to 60 inches in diameter and that the estimated project cost is approximately \$2 million. He stated that UDOT has agreed to contribute \$500,000 toward construction costs and provide a perpetual easement across its property, resulting in significant cost savings and long-term benefits to the City.

Council Members asked questions regarding funding sources, construction timing, and whether the pipe could help alleviate drainage issues in nearby subdivisions. Mr. Davis stated that the City's portion of the project would be funded through storm drain impact fees and the storm drain maintenance fund, both of which have sufficient balances. He explained that while the pipe will improve overall drainage in the area, some localized drainage issues may still require additional solutions.

Mr. Davis noted that design work is underway and that UDOT requires the pipe to be completed by the end of 2026. Staff recommends approval of the agreement. The Council had no further concerns or comments with the agreement.

Council Member Lee motioned to approve Resolution No. 10-07-2025B

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

12. Consideration of Resolution No. 10-07-2025C, Approving a Cost Sharing Agreement with Davis County for Infrastructure Studies in Annexation Area – Mr. Boyd Davis

Mr. Davis explained that the City previously approved road and storm drain studies for recently annexed areas and that Davis County verbally agreed to pay for half of the cost. He stated that the agreement before the Council formalizes that arrangement.

Mr. Davis explained that the City will continue managing the consultants and paying invoices, and Davis County will reimburse 50% of the costs, up to \$28,000 for the road study and \$75,000 for the storm drain study. He noted that these limits represent exactly half of the contracts previously approved by the Council.

The Council has discussed this agreement in previous meetings and were pleased that it is ready to be formalized, as the cost sharing helps reduce financial impact on the City as annexation planning continues.

Council Member Yarbrough motioned to approve Resolution No. 10-07-2025C

Council Member Chatterton seconded the motion

In Favor: All
Opposed: None
The Council unanimously agreed

13. Consideration of Approval to Purchase Concrete Box Culvert – Mr. Boyd Davis

Mr. Davis presented a request to purchase a concrete box culvert for Cold Springs Road in advance of construction due to long manufacturing lead times. He explained that the existing corrugated metal culvert at the Davis County 200 South drainage crossing is failing and must be replaced before the road can be improved.

Mr. Davis stated that the City plans to reconstruct Cold Springs Road with curb, gutter, and sidewalk and that the new concrete box culvert is necessary to support future roadway improvements. He explained that the City must install the culvert outside of the irrigation season, leaving a limited construction window between mid-October and mid-April.

To avoid delays, Mr. Davis recommended purchasing the box culvert directly from Old Castle Precast, noting that the lead time is approximately eight weeks. He explained that purchasing the materials directly avoids contractor markup and ensures the City can proceed with construction as soon as installation bids are received. He stated that the quoted cost of \$171,844 would be funded through road impact fees.

Council Members asked questions regarding bid timing, construction schedule, number of culvert sections, and whether owner-supplied materials could discourage contractor participation. Mr. Davis explained that owner-supplied materials are not uncommon and should not affect bidding. He stated that staff anticipates advertising for construction bids in early November, with installation targeted for completion by late winter or early spring.

The Council noted the cost savings associated with direct purchase and expressed support for avoiding construction delays.

Council Member Lee motioned to approve the purchase in the amount of \$171,844

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

14. Consideration of Resolution No. 10-07-2025D, Amending the Development Agreement for the Heritage Point PRUD Subdivision – Mr. Boyd Davis

Mr. Davis presented a proposed amendment to the Development Agreement for the Heritage Point PRUD subdivision. He explained that the amendment would allow up to 46 interior lots to be reduced below the 10,000 square foot minimum required by the PRUD ordinance, with no lot smaller than 9,800 square feet. He noted that the proposal does not increase the total number of lots and, in fact, reduces the overall lot count from 213 to 211.

Mr. Davis reviewed the updated subdivision layout and explained that the smaller lots are concentrated within the interior of the subdivision, while perimeter lots remain larger. He stated that the overall density slightly decreases and that the project continues to meet the previously approved bonus density and open space requirements. He also noted that the Planning Commission held a public hearing and recommended approval of the amendment with no public opposition.

Applicant representative Mike Bastian addressed the Council and explained that the request is intended to provide greater flexibility in home design. He stated that small adjustments in lot width—often just one to two feet—allow for a broader range of floor plans without changing setbacks or neighborhood character. He emphasized that side-yard setbacks and spacing between homes would remain unchanged.

Council Members asked clarifying questions regarding the location of the reduced-size lots, spacing between homes, and whether any exterior lots were affected. Mr. Bastian confirmed that all reduced-size lots are located in the interior of the subdivision and that no reductions to setbacks or spacing are being requested.

Mayor Vincent opened the public hearing

a. Public Hearing

No comments.

Council Member Swenson motioned to close the public hearing

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Members expressed understanding of the request and noted that the amendment provides reasonable flexibility while maintaining overall subdivision standards.

Council Member Judd motioned to approve Resolution No. 10-07-2025D

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

15. Consideration of Resolution No. 10-07-2025E, Amending Exhibit B of the Agreement with Davis Weber Counties Canal Company – Mr. Ryan Harvey

Mr. Harvey presented the proposed amendment to Exhibit B of the City's agreement with Davis Weber Counties Canal Company related to secondary water rates. He explained that the Canal Company previously appeared before the Council to outline upcoming rate adjustments and that the changes being considered are a pass-through of those rates to City residents.

Mr. Harvey reviewed how the revised rate structure will affect residents. He stated that properties up to one-third of an acre will see no change in their secondary water charges. Properties larger than one-third acre but less than one-half acre will experience an approximate five percent increase, while properties above that size will see an increase of approximately ten percent.

Council Member Swenson asked for clarification to confirm that the increases originate with the Canal Company and are not City-initiated. Mr. Harvey confirmed that the City is required to adopt the rates in order to pass them through to customers and that the City does not set the secondary water rates. He noted that Staff frequently receives calls from residents when rate increases occur and emphasized that the Canal Company establishes the underlying charges.

Council Members also discussed how the rates apply to larger parcels, including properties over 1.25 acres. Mr. Harvey explained that those larger users are billed directly by the Canal Company rather than through the City.

Council Members expressed understanding of the changes and acknowledged that the amendment simply reflects updated charges imposed by the Canal Company and had no further discussion.

Council Member Judd motioned to approve Resolution No. 10-07-2025E

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

16. Consideration of Resolution No. 10-07-2025F, Amending the FY2026 Fee Schedule – Mr. Ryan Harvey

Mr. Harvey presented the two proposed amendments to the FY2026 Fee Schedule. He explained that the first amendment incorporates the updated secondary water rates discussed in the previous item and the second proposed change involves increasing the utility deposit required when opening a new utility account.

Mr. Harvey explained that the current deposit amount of \$60 has not been adjusted in many years and no longer reflects the cost of an average monthly utility bill. He stated that the City has experienced difficulties, particularly with rental properties, when tenants leave without paying their final bills. In those cases, staff must spend time attempting to track down former tenants, and any unpaid balance ultimately becomes the responsibility of the property owner.

Staff proposed increasing the utility deposit to \$100 for new accounts in order to better cover outstanding balances and reduce staff time spent on collections. Mr. Harvey emphasized that the deposit remains refundable and is returned to customers or applied to their final bill when accounts are closed in good standing.

Council Members discussed the rationale for the increase and noted that utility bills are significantly higher than they were when the \$60 deposit was originally established. Council Member Swenson commented that the increase would likely save staff time and administrative costs associated with tracking unpaid accounts.

Mayor Vincent asked about the process for returning deposits to customers. Mr. Harvey explained that deposits are typically returned by check once the account is closed and final balances are reconciled.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

Council Member Judd motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

The Council had no further questions or concerns regarding the proposed amendments to the fee schedule.

Council Member Swenson motioned to approve Resolution No. 10-07-2025F

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

17. Consideration of Resolution No. 10-07-2025G, Declaring the Intent to Perform a Boundary Adjustment for the North Davis Fire District – Mr. Kyle Laws

Mr. Laws explained that this is a resolution declaring the City's intent to allow the North Davis Fire District to expand its service boundaries to include areas recently annexed into West Point City. He explained that several annexations over the past year have resulted in areas within City limits that are not yet formally included in the Fire District's service area.

Mr. Laws reviewed the annexed areas affected by the proposed boundary adjustment, including the Horizon Junior High area and future park site, a large annexation in northwest Davis County extending toward the Weber County line, and a smaller annexation near 500 West and 1800 North. He explained that the resolution initiates a required 60-day waiting period before a public hearing can be held.

Mr. Laws stated that following the waiting period, both the City Council and the North Davis Fire District Board will hold public hearings and take final action to complete the boundary adjustment. He emphasized that the adjustment ensures consistent fire and emergency medical service coverage for all areas within City boundaries.

Council Members indicated that the matter had been discussed during the Administrative Session and expressed understanding of the process and need for alignment between City boundaries and Fire District service areas.

Council Member Lee motioned to approve Resolution No. 10-07-2025G

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

18. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL December 2nd, 2025

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

Administrative Session

6:30 PM

Minutes for the West Point City Council Administrative Session held on December 2, 2025, at 6:30 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 817 0116 1595 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, and Council Member Trent Yarbrough

EXCUSED: Council Member Michele Swenson and Council Member Judd

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Trek Loveridge, Hunter Murray, Jeremy Strong, Don Mendenhall, PJ Roubinet, Zach Thompson, Michelle Thompson, Zeb Booker, and Joelle Caruso. No sign-in is required for those viewing online.

1. Discussion Regarding Commercial, Manufacturing, and Professional Office Landscaping Standards – Mrs. Bryn MacDonald

Mrs. MacDonald reviewed proposed amendments to the City's commercial, manufacturing, and professional office landscaping standards. She explained that while the City previously adopted residential landscaping requirements limiting turf grass to comply with state water conservation standards, corresponding updates to commercial and professional office zones were inadvertently missed at that time. She noted that the State requires all applicable landscaping standards to be updated in order for residents to qualify for certain water conservation incentive programs, including "Flip Your Strip."

Mrs. MacDonald explained that the proposed amendments limit turf grass to a maximum of 15% of the required landscaped area on commercial and professional office properties, consistent with state-defined standards. She clarified that turf used for active recreation areas, such as sports fields, would remain exempt. She stated that commercial developments already typically use minimal turf grass and that she does not anticipate the changes having a practical impact on new commercial projects.

Council Members asked questions regarding how the standards would apply to existing developments, including examples such as the Smith's Marketplace site. Staff explained that required landscaping includes trees, shrubs, and landscape areas along roadways and parking areas, which are already common practice.

Council Member Chatterton expressed concern that the City is being required to adopt unrelated commercial standards in order for residents, with residential homes, to be able to participate in incentive programs. Mr. Laws responded that while participation is voluntary, updating the full suite of landscaping standards is a prerequisite for residents to remain eligible for water conservation incentives statewide.

Mrs. MacDonald stated that, if the Council was comfortable moving forward, the next step would be a public hearing during the General Session. The Council agreed to set the public hearing and consider approval of the proposed changes at the next meeting on December 16th.

2. Discussion Regarding Park Enhancements – Mr. Kyle Laws

Mr. Laws presented proposed park improvements at the baseball fields located at Loy Blake Park. He explained that Staff is seeking Council input on planned enhancements that are already budgeted within the Parks Capital Projects Fund.

Mr. Laws outlined proposed improvements including extending baseline fencing on multiple fields to improve safety, replacing damaged fencing, adding mow strips, and completing unfinished concrete areas around backstops, bleachers, and dugouts. He explained that the goal is to improve functionality and safety while the City evaluates longer-term plans for park expansion.

Mr. Laws stated that approximately \$40,000 is proposed for these enhancements and that sufficient funding is available, noting that the City currently has approximately \$700,000 allocated or accumulated for park capital improvements.

Council Members discussed safety concerns related to foul balls, spectator areas, and youth warming up near uncovered fence lines. Council Members asked about the history of the current field layouts and discussed possible reasons the fences were originally shorter. Discussion also included the condition of existing backstops and whether future replacement might require removal of recently installed concrete. Staff explained that while the chain link could be replaced without removing concrete, the backstops themselves are original and may need to be addressed in the future.

Council Members asked about dugout improvements, including potential coverings. Staff explained that coverings have been discussed but not yet priced, and that any current improvements would still allow for future coverings to be added. Temporary netting options to improve spectator safety were also discussed.

Council Members also raised questions about restroom proximity and ADA accessibility. Mr. Laws noted that extending concrete walkways to improve accessibility is a potential future project that has been discussed but not yet priced.

The Council was comfortable with the proposed park projects and Staff will continue moving forward on the project.

Mr. Laws also reported that the City has engaged a landscape architect through a previously completed RFP process and has received proposed scopes of work for landscaping design at City Hall and conceptual design improvements at the City cemetery.

He stated that the City Hall landscaping design proposal is approximately \$3,000. The cemetery design proposal totals approximately \$20,000 and includes evaluation of options such as cremation gardens, columbariums, and other burial alternatives. He noted that approximately \$7,500 of the cemetery proposal relates to engineering for an internal cemetery road.

Mr. Laws explained that the City has funding available through both the Cemetery Perpetual Care Fund and Park funds. He asked for Council direction on whether to proceed with the full scope, including the road engineering, or to defer that portion.

Council Members discussed the importance of improving access to all areas of the cemetery, particularly during winter conditions. Council Member Chatterton expressed support for proceeding with the road improvements now rather than delaying, noting long-term equity and cost considerations.

During the discussion, Casey Arnold provided information regarding cemetery-related grant availability, noting that while direct grants are limited, there are occasional opportunities tied to historic preservation and veteran-related projects.

Staff confirmed that the proposed design process would include phased reviews with the Council, including opportunities for feedback before final concepts are completed.

Council Members were in agreeance to direct Staff to move forward with the cemetery design scope as proposed, including the road component, and to also proceed with City Hall landscaping design.

3. Discussion Regarding Focus & Execute Strategic Planning Updated – Mr. Kyle Laws

Mr. Laws provided an overview of the City's "Focus & Execute" strategic planning platform, which tracks projects and goals aligned with the City's adopted strategic priorities. He reviewed the nine strategic priority areas and explained that not every priority will always have active projects.

Mr. Laws demonstrated how projects are categorized as completed, in progress, pending, or off-plan. He reviewed some of the current projects listed, such as code updates, capital projects, and the removal of pickleball court construction in the park from the plan due to nearby junior high facilities. Mr. Laws stated that Staff intends to use the platform to provide more regular, quarterly updates to the Council and that Council Members can be given access to view progress directly.

Council Member Chatterton expressed support for Council access to the system. Mr. Laws confirmed that Staff would work to set up access for Council Members. The Council thanked Mr. Laws for the update and had no further discussion.

4. Other Items

No other items were discussed.

The Administrative Session adjourned.

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
December 2nd, 2025**

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on December 2, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 817 0116 1595 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, and Council Member Trent Yarbrough

EXCUSED: Council Member Michele Swenson and Council Member Judd

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Trek Loveridge, Hunter Murray, Jeremy Strong, Don Mendenhall, PJ Roubinet, Zach Thompson, Michelle Thompson, Joelle Caruso, Matt Leavitt, Zeb Booker, Tony Thompson, Sharon Cammack, Jason Cammack, Rya Ellison, Elizabeth Hardy, Garrett Pickett, Michelle Day, Abby Spangler, and Jim Spangler. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Lee
4. **Communications and Disclosures from City Council and Mayor**

Council Member Lee – None

Council Member Swenson – Absent

Council Member Judd – Absent

Council Member Chatterton – None

Council Member Yarbrough – None

Mayor Vincent – None

5. Communications from Staff

Mr. Laws reported on recent and upcoming City events. He stated that the City Hall Lighting Ceremony was held the previous evening and included a Christmas fireworks show and Santa's arrival by fire truck. He thanked those who attended and assisted with the event. Mr. Laws also announced several upcoming December events, including the Child Remembrance Ceremony on December 6th at the cemetery, the Cemetery Luminary event on December 19th, and the final Senior Lunch of the year on December 9th. He invited residents to attend and participate in these events.

6. Citizen Comment

Joelle Caruso – West Point: Stated that she noticed there was no outdoor Christmas tree at the City’s lighting event this year and that the event was referred to as a City Hall lighting ceremony rather than a Christmas tree lighting ceremony as it has been in the past. She stated that in prior years there had been a Christmas tree out front of City Hall and carolers and expressed that she enjoyed that tradition. She asked when the Christmas tree went away and whether that was a decision made by the City.

City Manager Kyle Laws stated that during his approximately 15 years with the City, he was not aware of a Christmas tree ever being placed outside City Hall. Mayor Vincent stated that he also was not aware of when or if that practice changed.

Sharon Cammack – West Point: Addressed comments made by City Council members at the November 18 meeting regarding the proposed development at 3900 W 300 N. She stated that many citizens spoke against rezoning the property from R-2 to R-4 for reasons including safety of children walking to and from school, pedestrian and cyclist safety, traffic on inadequate roads, the dangerous intersection at 4000 W and 300 N, higher-density homes not blending with existing properties, and concerns about lowered property values. She referenced the Planning Commission’s recommendation to deny the development. Ms. Cammack referenced comments made by a Council Member regarding the death of a child near Syracuse Junior High due to an unsafe crossing and questioned whether safety improvements would only occur after a similar tragedy in this area. She stated that citizens were assured the Council did not favor developers over residents but expressed concern that Council members appeared to dismiss citizen input. She stated that she attended City Council meetings when she moved to West Point 33 years ago and that over time the Council has changed from being primarily farmers to including individuals involved in development and real estate, which she believes creates conflicts of interest. She stated that during her employment with the IRS she was prohibited from running for office due to the Hatch Act and expressed concern that similar restrictions do not apply to City Council members. Ms. Cammack stated that citizens did not say “no” to development, but asked that zoning remain as originally approved. She discussed housing density, infrastructure concerns, and lack of business development within the City, stating that residents must shop in neighboring cities. She commented on voter turnout in recent elections, stating that low participation may reflect residents feeling unheard or unrepresented. Ms. Cammack concluded by asking Council Members to speak clearly into microphones so residents can hear Council discussion, stating that some members speak quietly or toward the floor, making comments difficult to hear, and wondered why they are afraid to speak up

Michelle Day – West Point: Stated that she contacted City staff regarding dirt and mud being tracked onto public streets by a construction site. She referenced City Code Section 13.30.050 regarding tracking mud or sediment onto public streets by construction or delivery vehicles and stated that provisions are required to clean streets or vehicles before leaving the site. Ms. Day stated that despite having a street sweeper on site, the area east toward Flint’s Nursery remained muddy and that vehicles driving through the area could hear debris hitting the underside of their vehicles. She requested that the City contact the contractor to ensure the streets are properly cleaned.

7. Youth Council Update

Abby Spangler, Youth Council Mayor, provided an update on Youth Council activities. She reported that Youth Council members participated in Fall Festival game booths, placed flags on veterans’ graves for Veterans Day, and assisted with the City Hall Lighting Ceremony. She noted increased participation, with approximately 30 members attending activities.

Council Members thanked Youth Council members and advisors for their service and engagement. Council Member Lee expressed appreciation for the Youth Council’s efforts and leadership development, and Council Member Chatterton highlighted the importance of Youth Council as a training ground for future leaders.

8. Consideration of Approval of Meeting Minutes:

- a. August 5, 2025 City Council Meeting**
- b. August 26, 2025 Special City Council Meeting**
- c. September 2, 2025 City Council Meeting**

Council Member Lee motioned to approve the minutes for the listed meeting dates

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

9. Consideration of Approval to Award the Bid for the 200 South Box Culvert – Mr. Boyd Davis

Mr. Davis explained that the purchase of the box culvert itself was previously approved and that the item before the Council this evening was to award a construction contract for installation of the culvert. He explained that the existing culvert at 200 South is damaged and must be replaced before roadway construction can proceed.

Mr. Davis stated that the City solicited bids for installation of the culvert and received a total of 16 bids, which he noted was a strong response. He explained that there was a wide range in bid amounts and displayed the bid tabulation for the Council's review. He stated that the lowest bid was submitted by RJT Construction in the amount of \$203,783.85, while the highest bid received was approximately \$980,000. Mr. Davis stated that RJT Construction is a contractor the City has worked with previously and that they performed a significant portion of the City's recent sewer expansion project. He stated that Staff is familiar with RJT's work and has had positive experience with the contractor.

Mr. Davis explained that one reason RJT was able to submit a lower bid is that they are already on site performing waterline replacement work associated with the West Davis Highway project. He stated that the waterline being installed will pass beneath the box culvert, allowing RJT to reduce mobilization and construction costs by coordinating the work.

Council Members asked clarifying questions regarding the scope of the bid. Mr. Davis confirmed that the bid amount is for labor and installation only, as the culvert itself has already been purchased by the City.

Council Members commented on the significant difference between the low bid and the higher bids received. Mr. Davis stated that Staff was not certain why some bids were so high but reiterated that Staff is comfortable with RJT's pricing and qualifications. The Council had no further discussion.

Council Member Chatterton motioned to award the bid to RJT Construction for \$203,783.85

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Resolution No. 12-02-2025A, Granting an Easement to Davis County Along the Emigrant Trail – Mr. Boyd Davis

Mr. Davis stated that Davis County has requested an access easement across City property to maintain a drainage canal impacted by construction of the West Davis Highway. He stated that Davis County previously accessed the canal from Cold Springs Road but will no longer be able to do so once the highway is completed.

He displayed an aerial image showing the location of the drainage canal and the City-owned trail corridor. He explained that Davis County is requesting access along the Emigrant Trail to allow maintenance vehicles to reach the canal. He stated that the trail is constructed to a standard capable of supporting maintenance vehicles and is already used by City Public Works staff, Rocky Mountain Power, and other utility providers for access.

Mr. Davis explained that while Davis County will most likely access the trail near the cemetery, the City cannot legally grant an easement at that location because the underlying property is owned by the Bureau of Reclamation. As a result, the formal easement must be granted from the City-owned property at 300 North, even though practical access will occur farther south.

Mayor Vincent asked whether there are access control measures in place to prevent unauthorized vehicle use on the trail. Mr. Davis stated that there are locked bollards at access points and that Davis County would be provided keys to avoid the need to coordinate access with City staff each time maintenance is required.

Mr. Davis stated that Staff recommends approval of the easement to ensure Davis County can continue to properly maintain the drainage infrastructure and to avoid future access issues related to the West Davis Highway project. The Council had no further discussion.

Council Member Yarbrough motioned to approve Resolution No. 12-02-2025A

Council Member Lee seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

11. Consideration of Resolution No. 12-02-2025B, Accepting Property from UDOT for the Trail Along West Davis Highway – Mr. Boyd Davis

Mr. Davis stated that this item relates to property acquisition associated with construction of the West Davis Highway and extension of the Emigrant Trail. He stated that the proposed trail extension will connect the existing trail at approximately 1300 North northward to 1800 North, addressing a current dead-end condition that requires trail users to turn around and travel back south. Mr. Davis explained that the trail will be constructed by UDOT as part of the West Davis Highway project and will be built along the east side of the Hooper Irrigation Canal and will terminate at 1800 North for this phase of construction. Mr. Davis stated that while this phase will end at 1800 North, additional trail segments are anticipated in future phases of the West Davis Highway project.

Mr. Davis stated that UDOT has negotiated the purchase of the required strip of property from the Bringhurst family for construction of the trail. He explained that while UDOT will pay all costs associated with acquiring the property and constructing the trail, the property will be deeded to West Point City upon completion. He stated that this is consistent with prior trail acquisitions associated with UDOT projects. Mr. Davis explained that acceptance of the property means the City will assume long-term ownership and maintenance responsibilities for the trail once construction is complete. He stated that this was anticipated as part of the City's long-range trail planning and that Staff has planned for the City to ultimately own and maintain this segment of the Emigrant Trail. Staff recommends acceptance of the property so the trail can be completed and integrated into the City's existing trail system.

Mayor Vincent confirmed that UDOT would both purchase the property and construct the trail, and that the City's role would begin once the trail is completed and deeded to the City.

Council Members asked clarifying questions regarding the scope of the project and future phases, but had no concerns regarding acceptance of the property.

Council Member Yarbrough motioned to approve Resolution No. 12-02-2025B

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

12. Consideration of Ordinance No. 12-02-2025A, Rezoning Property at Approximately 1800 N 5000 W from A-5 to R-1 with a PRUD Overlay Zone – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to rezone property located at approximately 1800 North and 5000 West from A-5 to R-1 with a Planned Residential Unit Development (PRUD) overlay. She explained that the property was recently annexed into the City and zoned A-5 at the time of annexation. The applicant is now requesting R-1 zoning to align with the General Plan designation for the property.

Mrs. MacDonald reviewed the proposed concept plan and explained that the PRUD overlay allows flexibility in lot size and density in exchange for amenities outlined in the City's PRUD code. She stated that a portion of the property lies within a slough area that is considered unbuildable and does not count toward density calculations. She explained that under the R-1 base zone, the property would allow approximately 2.2 units per acre, and with the PRUD overlay and a maximum 10% density bonus, the applicant could reach up to 2.42 units per acre. The applicant is requesting 2.41 units per acre.

Mrs. MacDonald explained that the base R-1 zoning would allow 41 lots, while the PRUD overlay would allow up to 45 lots if the Council determines that the proposed amenities justify the density increase. She stated that there is no minimum lot size in the PRUD code; however, at the Planning Commission's request, the applicant has proposed a minimum lot size of 10,000 square feet, with an average lot size of approximately 12,000 square feet.

Mrs. MacDonald reviewed the proposed trail dedication, noting that the applicant is dedicating approximately 1.8 acres for a future regional trail shown on the City's Trails Master Plan. She stated that dedication of land for a regional trail qualifies as an amenity under the PRUD code and allows additional density. She explained that the applicant is also dedicating a small open space area near the trail terminus and that, in total, the applicant is dedicating approximately 2.16 acres and requesting a 9.1% density bonus.

Mrs. MacDonald stated that the Planning Commission held a public hearing on the request, received no public comment, and recommended approval. She explained that if approved, the concept plan would be attached to the ordinance, meaning the subdivision would be required to substantially match what is being presented.

Council Members discussed the proposed trail configuration and questioned why the trail would not be constructed by the developer as part of the subdivision. Mrs. MacDonald explained that the PRUD code requires dedication of land for a trail, not construction, and that requiring construction would likely warrant a greater density bonus than allowed under the current code.

Council Member Lee expressed concern that while the City receives the land, the City would be responsible for long-term maintenance and future trail construction, and questioned whether the City is assuming a financial obligation without immediate benefit. Mr. Davis stated that if the land were not dedicated for a trail, it would be incorporated into private lots and the opportunity for a trail corridor would be lost. Mr. Laws stated that while the City would be responsible for maintenance and construction at a future date, the City is receiving property without having to purchase it, and that the value of the land should be considered part of the benefit.

Mayor Vincent opened the public hearing.

a. Public Hearing

Joelle Caruso – West Point: Stated that she had concerns with how open space and trail dedication were being counted. She stated that the agenda materials indicate that the City would ultimately be responsible for improving and maintaining the open space, meaning taxpayers would be paying to upgrade and maintain land provided by the developer. She questioned how much of the 1.8-acre trail dedication consists of slough area that is already protected and unbuildable, stating that protected slough land should not count toward the developer's amenity or density calculations. She stated that if a significant portion of the land cannot be built on, the developer should be required to provide additional usable open space rather than relying on protected areas.

Michelle Day – West Point: Stated that she reviewed the PRUD code and referenced provisions requiring a maintenance plan for open space and landscaped areas within a development. She stated that under her interpretation of the code, maintenance responsibility should remain with the developer or homeowners association, not the City. She stated that if the City is assuming maintenance responsibility, she believes that is inconsistent with the intent of the PRUD code.

Council Member Chatterton motioned to close the public hearing

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

The Council discussed the concerns raised regarding trail dedication, open space, maintenance responsibility, and the calculation of amenities under the PRUD code. Council Member Chatterton stated that he would like additional time to review the information, digest the concerns raised, and have the full Council present for discussion and action.

Council Member Chatterton motioned to table Ordinance No. 12-02-2025A to the next meeting and also to place it on the agenda in the administrative session of that meeting for further discussion.

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None
The Council unanimously agreed

13. Consideration of Ordinance No. 12-02-2025B, Amending the General Plan Zoning Designation for Property at 39 S 2000 W from the R-3 to the C-C Zone – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to amend the General Plan zoning designation for approximately one acre of property located at 39 South 2000 West from R-3 Residential to Community Commercial (C-C). She stated that the property is located just south of an existing commercial development and that much of the surrounding frontage along 2000 West is already designated or developed for commercial use.

Mrs. MacDonald reviewed the uses permitted in the Community Commercial zone, noting that it allows retail, office, banks, and restaurants, but does not allow automotive uses such as gas stations or car washes, which are restricted to Limited Commercial zones. She explained that the Planning Commission held a public hearing and recommended approval of the General Plan amendment.

The applicant, Don Mendenhall, addressed the Council and stated that the property currently contains an older home and that residential use is no longer practical due to access limitations and surrounding commercial development. He stated that the property's access has been impacted by UDOT projects and that tying the parcel into adjacent commercial development is the most reasonable use. He stated that while there is no specific tenant identified, the property could be suitable for flex office or similar low-impact commercial uses. He noted that a business is currently operating out of the existing home.

Council Members discussed whether a single acre is sufficient for commercial use and whether the City should consider expanding commercial designations in the area. Council Member Lee stated that while he understands the request, he would like to consider the broader area before making a decision.

a. Public Hearing

No Comments.

Council Member Chatterton motioned to close the public hearing

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Member Chatterton stated that while he did not have concerns with the requested change to Community Commercial, he would like the Council to revisit the surrounding area and discuss whether additional properties should be considered as part of a broader commercial planning discussion, as also expressed by other Council Members.

Council Member Chatterton motioned to table Ordinance No. 12-02-2025B to the next meeting and also to place it on the agenda in the administrative session of that meeting for further discussion.

Council Member Lee seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

14. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER