

WEST HAVEN CITY COUNCIL AGENDA

April 15, 2026 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT
84401

NOTICE IS HEREBY GIVEN THAT ON **April 15, 2026**, THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM**: COUNCIL WORK SESSION AND **6:00 PM**: REGULAR WEDNESDAY CITY COUNCIL MEETING. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81581435918](https://us06web.zoom.us/j/81581435918). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

5:00 WORK SESSION – IN CITY COUNCIL CHAMBERS

NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.

MEETING TO ORDER: Mayor Vanderwood

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- Elected Officials and City Manager Updates
2. Discussion-Irrigation of City Parks and Property for 2026 Season, Parks Construction Projects, and Related Matters-Brock Randall, Parks and Recreation Director
3. Presentation-Regarding the Possibility of Changing the General Plan and Zoning-Parcels 080480016 and 080480058 located at 4492 S 5100 W-Mike Bastian

6:00 REGULAR CITY COUNCIL MEETING

1. **MEETING CALLED TO ORDER:** Mayor Vanderwood
 2. **OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE Councilmember Saunders
 - B. PRAYER/MOMENT OF SILENCE Councilmember Morse
 3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 3 minutes to express a concern or ask a question about any issue that **IS NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.
 4. **UPCOMING EVENTS**

Senior Lunch Bunch-The Barn	April 22, 2026	11:30 AM
Utah League of Cities and Towns Midyear Conference	April 22-24, 2026	
Music Circle-The Barn	April 27, 2026	7:00 PM
Touch A Truck	May 4, 2026	6:00 PM
 5. **COUNCIL UPDATES**
- ***AGENDA ACTION ITEMS*****
6. **ACTION ON CONSENT AGENDA**
 - A. COUNCIL MEETING MINUTES MEETING HELD April 1, 2026

7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON ORDINANCE 10-2026-REZONE FROM M-1 TO R-3-PARCEL #080060075-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
8. **DISCUSSION AND POSSIBLE ACTION-TEMPORARY PLACEMENT OF RV DURING CONSTRUCTION PROCESS-3108 S 3150 W-WAYNE CHADWICK**
9. **ACTION ON RESOLUTION 15-2026-CONSTRUCTION ON IMPROVEMENTS ALONG 3600 SOUTH IN FRONT OF WESTWOOD ESTATES**
10. **ACTION ON RESOLUTION 16-2026-AWARD BID FOR THE 5100 W ROADWAY WIDENING PROJECT**
11. **ACTION ON RESOLUTION 17-2026-DECLARING CERTAIN PARKS, RECREATION, AND PUBLIC WORKS EQUIPMENT AND MATERIAL AS SURPLUS**
12. **PRESENTATION-CITY MANAGER QUARTERLY AUDIT REPORT-SHAWN WARNKE, CITY MANAGER**
13. **REVIEW, DISCUSSION AND POSSIBLE ACTION- RELATED TOPICS ASSOCIATED WITH THE FISCAL YEAR 2027 BUDGET WHICH INCLUDE BUT ARE NOT LIMITED TO THE GENERAL FUND, CAPITAL PROJECTS FUND, CEMETERY FUND, STORM WATER FUND, REVENUE SOURCES, CITY SERVICES, AND INCREASE-SHAWN WARNKE, CITY MANAGER**
14. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**
15. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavenut.gov at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board on utah.gov/pmn/ and at westhavenut.gov; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



WEST HAVEN CITY COUNCIL MEETING MINUTES

April 1, 2026 6:00 P.M.
 City Council Chambers
 4150 South 3900 West, West Haven, UT 84401

Present:	
Rob Vanderwood	Mayor
Carrie Call	Councilmember
Ryan Saunders	Councilmember
Kim Dixon	Councilmember
Nina Morse	Councilmember
Ryan Swapp	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Amy Hugie	City Attorney
Stephen Nelson	Community Development Director
Damian Rodriguez	City Planner
Edward Mignone	City Engineer
Michelle Witte	Social Media Coordinator & Admin. Assistant
Jeff Reed	Planning Commission Chairman
George LaMar	Planning Commission Member
James Jenson	Planning Commission Member
Jennifer Streker	Planning Commission Member
Melinda Stimpson	Planning Commission Member
Linda Smith	Planning Commission Member
Excused:	
Andrew Reyna	Planning Commission Vice Chair

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.

MEETING TO ORDER: **MAYOR VANDERWOOD**

REPORTS AND DISCUSSION AS FOLLOWS:

- 1. Presentation and Discussion-General Plan Outreach Findings-Landmark Design.**
Aubrey Larsen gave a presentation on the General Plan Outreach findings.
- 2. Discussion-Dogs Running at large, and Unleashed-Councilmember Saunders**

6:00 Regular City Council Meeting

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers. Mayor Vanderwood brought the meeting to order at 6:20 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Councilmember Dixon

B. PRAYER/MOMENT OF SILENCE

Councilmember Swapp

- 3. PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.
No one came up at this time.

4. UPCOMING EVENTS

Oil Pastel Workshop-The Barn

April 13, 2026

6:00 PM

Senior Lunch Bunch-The Barn-Councilmember Morse

April 22, 2026

11:30 AM

Utah League of Cities and Towns Midyear Conference
Music Circle-The Barn
Touch A Truck

April 22-24, 2026
April 27, 2026
May 4, 2026

7:00 PM
6:00 PM

5. **COUNCIL UPDATES**

Councilmember Dixon thanked the Special Events Committee for their help with the Easter Egg Hunt.

Mayor Vanderwood said the Utah League of Cities and Towns luncheon was a great opportunity to meet local representatives and was held this last Saturday.

*****AGENDA ACTION ITEMS*****

6. **ACTION ON CONSENT AGENDA**
A. COUNCIL MEETING MINUTES

MEETING HELD

March 18, 2026

Councilmember Dixon made a motion to approve the consent agenda. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

7. **ACTION ON RESOLUTION 12-2026-AUTHORIZING THE EXTENSION OF AN EXISTING LEASE AGREEMENT REGARDING THE LEASE OF CITY REAL PROPERTY A 5-ACRE PARCEL OF GROUND LOCATED AT APPROXIMATELY 3325 W 4000 S-SHAWN WARNKE, CITY MANAGER**

Shawn Warnke said this is an existing lease. He said this contract would allow the City Manager to extend the contract in the future.

Councilmember Saunders suggested regular fence inspections for safety.

Councilmember Call made a motion to adopt resolution 12-2026. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

8. **ACTION ON RESOLUTION 13-2026-AGREEMENT REGARDING THE OPERATION OF THE CONCESSION STAND-SHAWN WARNKE, CITY MANAGER**

Councilmember Saunders made a motion to adopt resolution 13-2026. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

9. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. ACTION ON ORDINANCE 09-2026-AMEND CITY CODE § 156.056 STREET AND ALLEY WIDTH, CUL-DE-SACS, EASEMENTS OF THE SUBDIVISION ORDINANCE-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Councilmember Swapp said that some of the Planning Commission expressed reticence to move forward with this amendment and asked why.

Stephen Nelson said this prohibits developers from being able to share costs on infrastructure and Planning Commission was apprehensive to remove a tool the property owners could utilize.

Councilmember Dixon made a motion to adopt ordinance 09-2026. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

10. **ACTION ON RESOLUTION 14-2026-DECLARING A CERTAIN MOWER DECK AS SURPLUS TO THE CITY'S NEEDS, AUTHORIZING THE DISPOSAL OF SUCH SURPLUS PROPERTY-SHAWN WARNKE, CITY MANAGER**

Councilmember Call made a motion to adopt resolution 14-2026. Councilmember Swapp seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

11. **REVIEW, DISCUSSION AND POSSIBLE ACTION-RELATED TOPICS ASSOCIATED WITH THE FISCAL YEAR 2027 BUDGET WHICH INCLUDE BUT ARE NOT LIMITED TO THE GENERAL FUND, CAPITAL PROJECTS FUND, CEMETERY FUND, STORM WATER FUND, REVENUE SOURCES, CITY SERVICES, AND INCREASE-SHAWN WARNKE, CITY MANAGER**

Shawn Warnke gave a presentation on the 2027 fiscal year budget.

FY 2027 Budget

Upcoming Budget Discussions

- General Fund
 - New and ongoing expenses in the General Fund
 - Sales Tax
 - Capital Project Transfer
 - Property Tax
 - Energy Tax
- Capital Fund
 - FY 2027 Capital Project Budget
- Cemetery Fund
 - Financial Analysis on realizing a
 - Creating a Financial Plan on
- Storm Drain Fund
 - Anticipated Storm Drain Fee

General Fund Increases

FY 2027 & FY 2028

Significant Budget Items in FY 2027 in General Fund Increases in FY 2027

- \$707,097- Law Enforcement (City's portion of new Deputies)
- \$7,300- Crossing Guard
- \$30,000- Emergency Manager
- \$45,000- Parks (Mowing Contract)
- \$30,000- Cemetery (Mowing Contract)
- \$30,198- Health Insurance
- \$10,000- Event Center Scheduling Software
- \$27,000- Part-Time Seasonal Employee Parks
- #####- Contract Employee Adjustments
- #####- Administrative Staffing
- \$148,375- Employee Wages (2.5% COLA & 3 Merit)
- \$1,004,971- Grand Total plus contract employee adjustments and administrative staffing

Significant Budget Items in FY 2028 in General Fund Increases in FY 2028

- \$123,886- Change in Law Enforcement Contract associated with Walmart Calls for Service and Population Increase
- \$97,112 – Additional Public Works Employee
- \$190,816– Assistant City Manager
- \$98,210- Office Manager, Public Works/Parks & Recreation
- \$ 510,024

Wal-Mart generates highest number of police calls in many Utah cities

By Tania Mashburn | Posted - Aug. 11, 2016 at 11:53 p.m.



WALMART CALL NUMBERS

RANKED
 Salt Lake City - 350 W. Hope Ave - #2 - **1590 CALLS**
 Ogden - 1959 Wall Ave - #1 - **1062 CALLS**
 West Valley City - 3180 S. 5600 W. - #2 - **1229 CALLS**
 West Valley City - 5675 W. 6200 S. - #8 - **433 CALLS**
 Magna - 3555 S. 8400 W. - #3 - **73 CALLS**
 Riverton - 13502 S Hamilton View Rd - #1 **198 CALLS**
 Midvale - 7250 S. Union Park Ave - #1 - **258 CALLS**
 Taylorsville - 5469 S Redwood Rd - #1 - **685 CALLS**
 Orem - 1355 S. Sandhill - #1 - **806 CALLS**
 Layton - 745 W Hill Field Rd - #1 - **1008 CALLS**
 South Jordan - 11328 S Jordan Gateway St - #1 - **601 CALLS**
 South Jordan - 3590 W South Jordan Pkwy - #3 - **211 CALLS**
 Provo - 2255 N University Pkwy - #15 - **104 CALLS**

NOT RANKED
 Logan - 1150 S 100 W - **221 CALLS**
 Centerville - 221 W Parrish Lane - **202 CALLS**
 Draper - 1360 Draper Pkwy - **38 CALLS**
 Vernal - 1851 W Highway 40 - **179 CALLS**

COMPARISON
 Salt Lake City
 Road Home Shelter: 1927 CALLS (#1)
 Walmart: 1590 CALLS (#2)
 Motel 6: 459 CALLS (#3)
 Layton
 Walmart: 1008 CALLS (#1)
 Target: 285 CALLS (#7)
 Orem
 Walmart: 806 CALLS (#1)
 Target: 184 CALLS (#5)
 Provo
 Walmart: 104 CALLS (#15)
 Provo Towne Center Mall: 587 CALLS (#1)
 Ogden
 Walmart: 1062 CALLS (#1)
 Shopko: 243 CALLS (#10)
 West Valley City
 Valley Fair Mall: 1301 CALLS (#1)
 Walmart (3180 S 5600 W): 1229 CALLS (#2)
 Walmart (5675 W 6200 S): 433 CALLS (#8)

2026/2027 Costs for 10 Additional Officers

Current Estimates for FY 2027: Adding 10 Additional Officers

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$2,953,768	27.84%	\$2,246,671	31.47%	\$707,097

Adjustment: Adding 1,000 Additional Calls in FY 2028

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$3,034,294	28.60%	\$2,246,671	35.06%	\$787,623

Difference

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$80,527	1%	\$-	4%	\$80,527

2026/2027 Costs for 10 Additional Officers

Current Estimates for FY 2027: Adding 10 Additional Officers

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$2,953,768	27.84%	\$2,246,671	31.47%	\$707,097

Adjustment: Adding 1,000 Additional Calls in FY 2028 & 1,127 Additional People

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$3,077,654	29.01%	\$2,246,671	36.99%	\$830,983

Difference

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$123,886	1%	\$-	6%	\$123,886

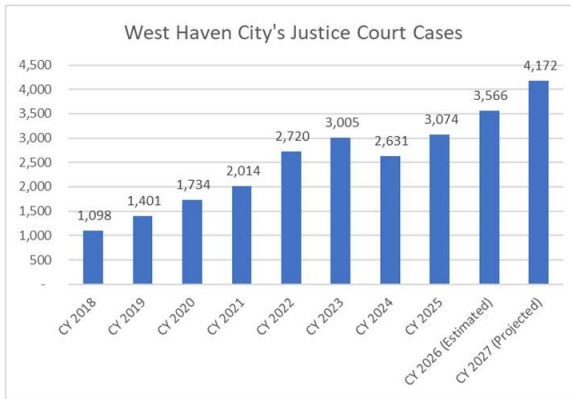
Law Enforcement Funding Formula

- Population is 40%= \$43,360
- Call for Services is 60%= \$80,527
- \$123,886

Court Case Increases

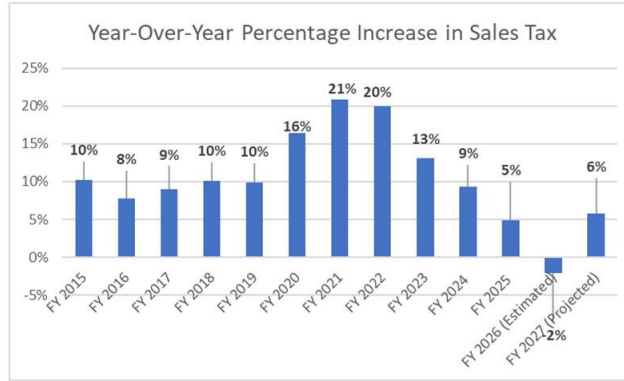
West Haven Justice Court Cases
WH

CY 2018	1,098	
CY 2019	1,401	28%
CY 2020	1,734	24%
CY 2021	2,014	16%
CY 2022	2,720	35%
CY 2023	3,005	10%
CY 2024	2,631	-12%
CY 2025	3,074	17%
CY 2026 (Estimated)	3,566	16%
CY 2027 (Projected)	4,172	17%



Sales Tax

Percentage Increase in Sales Tax



Year-to-Date Comparison from FY 2025 to FY 2026

- \$4,205,316.00 FY 2025 (July - Feb)
- \$4,118,518.00 FY 2026 (July - Feb)
- 0.979359934
- FY 2026 sales tax is trending -2% of last year as a year-to-date (July to Feb), compared to FY 2025, which continued that same trend for the remainder of FY 2027 (March to June). As such, it is projected that sales tax in FY 2027 will be \$6,012,481.03
- Kem C. Gardner Institute estimated that the City would lose approximately \$180,000 (in Sales and C Road Taxes)

FY 2026 Population estimates for purposes of Sales Tax

- 24,617- June 2025
- 22,310-July 2025 (2,307)

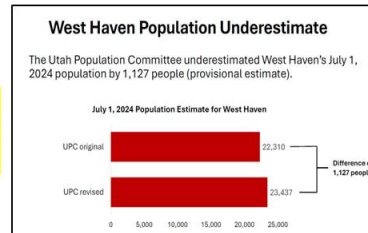
FY 2027 Population estimates for purposes of Sales Tax

- 22,310-July 2025
- 1,127- Utah Population Committee's Adjustment
- 659- City Manager's Guess (214 new homes CY 2025 Multiplied by 3.08 Census Avg. Household Size)
- 24,096- Population for July 2026 (Used for FY 2027)

- Will use the unaudited sales tax number from FY 2025, noting that West Haven City's population will hopefully be close to the same as FY 2025, and hoping that inflation of 2.5% in the cost of goods by which sales taxes are charged will close the gap between population numbers from FY 2025 and FY 2027

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JUNE 2025					
2025-12		STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
Totals:		3,963,813	\$77,658,782.71	\$1,567,358.55	\$76,091,424.16
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	24,817	\$484,218.72	\$12,118.37	\$472,100.35

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JULY 2025					
2026-01		STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
Totals:		3,966,880	\$77,969,819.57	\$1,557,842.12	\$76,411,977.45
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	22,310	\$491,080.47	\$91,338.94	\$499,741.53



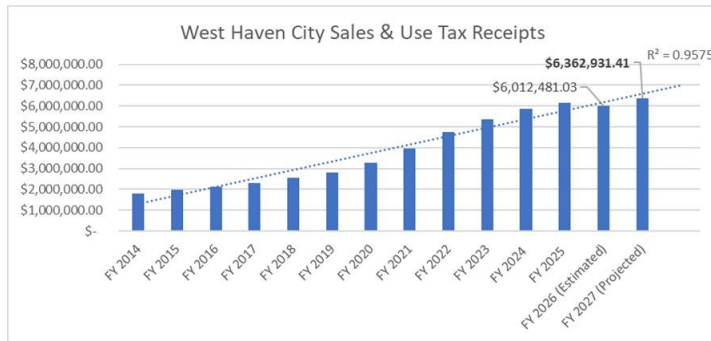
FY 2027 Sales Tax Estimates

- \$6,137,931- FY 2025 Actuals Unaudited Sales Tax Receipts
- **\$6,012,481**- FY 2026 Estimated Sales Tax Receipts (\$125,450)
- \$6,137,931- FY 2027- Without Wal-Mart
- + \$225,000- With Wal-Mart for 3 months in FY 2027¹
- \$6,362,931- Budgeted Sales Tax Number in FY 2027
- -\$112,500- Amount due for reimbursement for Hunter Drive (Public Road). See A Budget Account Code 10-6910 Reimbursement for Hunter Drive
- **\$6,250,431- Net amount of Sales Tax available for City operations in FY 2027**

Note 1: The 10-8-2 Study estimated that the City would receive \$900,000 in additional sales tax for the first year. Wal-Mart estimates the exterior work will be completed by the end of 2026. However, once Walmart takes possession, it will build the interior items and receive the freight. City staff have requested updated dates, as Walmart representatives have stated the timeline has changed several times due to construction.

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of \$75,000 per month, with the City retaining \$37,500 for general government purposes and reimbursing \$37,500 for the reconstruction of Hunter Drive. All of this equates to \$225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining \$112,500 and budgeting \$112,500 in 10-6910 Reimbursement for Hunter Drive.

FY 2027 Budget Sales Tax Number



- \$6,362,931- Budgeted Sales Tax Number in FY 2027 (Gross Amount)
- **\$6,250,431- Net amount of Sales Tax available for City operations in FY 2027**

Note 1: The 10-8-2 Study estimated that the City would receive \$900,000 in additional sales tax for the first year. Wal-Mart estimates the exterior work will be completed by the end of 2026. However, once Walmart takes possession, it will build the interior items and receive the freight. City staff have requested updated dates, as Walmart representatives have stated the timeline has changed several times due to construction.

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10-8-2 Study for Wal-Mart

Quantitative Benefit: The main quantitative benefit is increased sales tax revenues to the City. A 10-year period was used to analyze the sales tax revenues generated by the Development. **The analysis assumes the City will receive 0.90% of the total 1.00% local option sales tax. Additionally, the analysis assumes an annual growth rate of 2.50% on the gross taxable sales.** The proposed Development is estimated to produce \$12.92 million (twelve million nine hundred and two thousand dollars) in sales tax revenue during the 10-year analysis period.

SALES TAX ESTIMATE AND REIMBURSEMENT: Table 2 Development Cost/Benefit- Projections Contained in the 10-8-2 Study (Required by Utah Code, reviewed by the City Council on November 6, 2024, adopted by Ordinance No. 33-2024)

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Sales Tax ¹	\$900,000	\$922,500	\$945,563	\$1,104,202	\$1,131,807	\$1,301,936	\$1,479,865	\$1,516,861	\$1,707,523	\$1,906,770	\$12,917,026
Expense											
Public Infrastructure Reimbursement	(\$450,000)	(\$461,250)	(\$472,781)	(\$552,101)	(\$63,868)						(\$2,000,000)
Net Benefit/(Cost)	\$450,000	\$461,250	\$472,781	\$552,101	\$1,067,939	\$1,301,936	\$1,479,865	\$1,516,861	\$1,707,523	\$1,906,770	\$10,917,026

Note ¹: To be conservative, the analysis assumes the City will receive 0.90% of the total 1.00% local option sales tax. Additionally, the analysis assumes an annual growth rate of 2.50% on the gross taxable sales. This is because 50% is based on point-of-sale transactions, with the other 50% shared and distributed to cities based on population.

Capital Project Transfer



GENERAL FUND- June 30, 2022:

- Unrestricted fund balance is currently at 30% of budgeted revenues.
- Total revenues are \$315,255, less than budgeted to date. Major components of this difference include:
 - Revenue from impact fees is \$793,004 less than budgeted to date,
 - Intergovernmental revenue is \$201,169 more than budgeted due to date.
- Expenditures are \$4,281,528 less than budgeted to date due to under-budget variances in the public safety department and public works department, in addition to actual transfers amounting to \$2,674,877 less than budgeted. The overall change in fund balance is a decrease of \$7,141,604.
- The City received \$953,255 of ARPA funds in July and are unspent as of June 30, 2022.

GENERAL FUND- June 30, 2024:

- Unrestricted fund balance is 32% of projected revenues.
- Total revenues are \$300,171 less than budgeted to date. Major components of this difference include:
 - Intergovernmental revenues are \$279,661 less than budgeted to date due to unrecognized ARPA revenue. This revenue will be recognized when June police expenditures are accrued.
 - Sales and use tax revenues are \$146,989 less than budgeted to date. June tax revenues have not yet been received as of this report date.
- Expenditures are \$1,483,314 less than budgeted to date. The overall change in fund balance is \$1,123,020.
- The City has received ARPA funds totaling \$1,906,510 and has spent \$76,108 in FY23 and \$1,487,967 in FY24, for a remaining balance of \$342,435 as of June 30, 2024. The remaining ARPA funds will be spent when June police invoices are received

GENERAL FUND- June 30, 2025

- The unrestricted fund balance is estimated at 31% of budgeted revenues. The unrestricted fund balance is required to be between 5% and 35% of revenues.
- Total revenues are \$958,251 more than budgeted to date. Major components of this difference include:
 - Licenses and Permits are \$587,640 more than budgeted to date.
 - Sales and use tax revenues are \$31,914 more than budgeted to date.
 - Charges for services are \$223,296 more than budgeted to date.
- Expenditures are \$1,117,674 less than budgeted to date. The overall change in fund balance is a decrease of \$341,223.

Utah Code 59-12-202 (1)

(was amended in 2025, to exclude this language)

The General Sales & Use Tax does not have any restrictions associated with this revenue source, and as such, it may be used for any general governmental purpose; however, Utah Code 59-12-202 (1) declares the State Legislature's purpose and intent of sales tax as codified in which states:

It is the purpose of this part to provide the counties, cities, and towns of the state with an added source of revenue and to thereby assist them in meeting their growing financial needs. It is the legislative intent that this added revenue be used to the greatest possible extent by the counties, cities, and towns to finance their capital outlay requirements and to service their bonded indebtedness.

Property Tax

Only 5 Cities That Did Not Assess Property Taxes (2023)

- Out of the 255 cities and towns in Utah, only 5 cities did not charge property tax in 2023, which included:
 - Town of Brighton (Resort City- Salt Lake County)
 - Riverton City (Traditional City- Salt Lake County)
 - Moab City (Resort City, Grand County + added advantages for sales tax, TRT Taxes, etc.)
 - West Haven City (Traditional City- Weber County)
 - Marriott-Slaterville City (Traditional City- Weber County)

Info provided by Jared Rezendes, Property & Misc. Tax Division- Tax Rates, Research Consultant II

Taxable Property Values for Tax Year 2023

	<u>West Haven</u>	<u>Ogden</u>	<u>Roy</u>	<u>North Ogden</u>
• Real Property	\$2,542,835,804	\$8,148,770,861	\$2,952,368,856	\$2,157,331,775
• Centrally Assessed	\$36,435,002	\$144,744,426	\$50,380,097	\$17,426,245
• Personal Property	\$59,768,515	\$914,905,944	\$58,655,417	\$11,301,033
TOTAL	\$2,639,039,321	\$9,208,421,231	\$3,061,404,370	\$2,186,059,053

Taxrates.utah.gov (Under the "View" tab, select "Rate Detail", then select the desired taxing entity)

Tax Rate Comparison

Tax Rate Comparison	Tax Rate	Generated Taxes
• Average Tax Rate in Utah	0.001132	\$2,987,392.51
• Lowest Tax Rate for a City in Weber Co.	0.000245	\$646,564.63
• Avg. Tax Rate for Cities in Weber Co.	0.001146	\$3,024,339.06
• Highest Tax Rate for City in Weber Co.	0.0025	\$6,597,598.30
• Lowest Tax Rate that WHC could adopt	0.000001	\$2,639.04
• Highest Tax Rate that WHC could adopt	0.007	\$18,473,275.25

Information provided by Jared Rezendes, Property & Misc. Tax Division- Tax Rates, Research Consultant II

Determination on Property Taxes

- **Administrative Determination:**
 - Based upon how much money you need to generate for the budget, set the rate accordingly
- **Political Determination:**
 - Truth in Taxation in Utah Code requires cities to:
 - Post a prescribed notice that states the percentage increase
 - How much tax will be paid on the average residential assessed value

Thoughts on Property Taxes

- **Why property taxes are controversial:**
 - Ownership- Property owners' perception of having to pay taxes on what they own
 - Valuation- Perceived inequities in the valuation and assessment of property (hard to understand, anecdotal evidence)
 - General confusion about property taxes, such as individuals' property taxes increasing based on other factors (evaluation, personal property taxes, adjustments to certified tax rates), all of which do not include the City increasing taxes
 - Lump Sum- Property owners have to pay a lump sum amount at the end of the year
 - Non-Exchange Revenue (No connection between what is being paid for property taxes and the services that they are receiving- All Taxes are Non-Exchange Revenues)
- **Why instituting a property tax may make sense**
 - General acceptance (although see results of 2025 residential survey) of property taxes paying for essential government services like policing
 - Nexus between protecting property (law enforcement) and property taxes

Auto Fee-In-Lieu

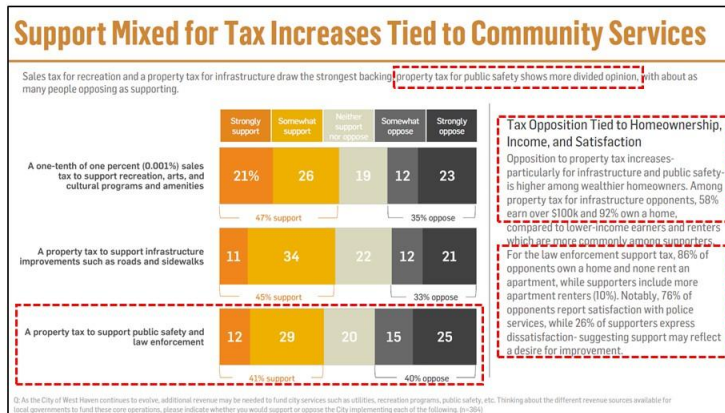
- The Fee-in-Lieu of Personal Property Taxes is collected in lieu of taxes on personal property, including vehicles such as autos, boats, and RVs. The uniform vehicle fee replaces the property tax that was assessed on vehicles before 1999. The fee is based on the vehicle's age and ranges from \$10 for vehicles 12 years old or older to \$150 for those less than 3 years old. Cities and towns receive a proportionate share of the fee revenue based on the property tax breakdown (i.e., if West Haven receives 13.4% of the total property tax bill, then West Haven City would receive 13.4% of the uniform vehicle fee revenue collected).

Sat 9/20/2025 11:28 AM- Email (Note to Self)

- Fee Breakout
- Corridor Fee \$10.00
- County Age-Based Fee \$80.00
- Driver's Education Fee \$2.50
- Electronic Fee \$3.00
- Registration Fee \$56.75
- Uninsured Motorist Fee \$1.00
- 2023 HB 301 Fee \$7.25

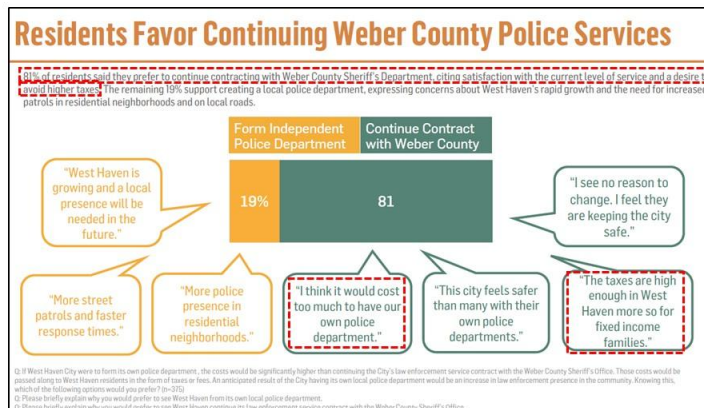
Mixed Support for Tax Increase

- 86% of opponents are wealthier homeowners who oppose a property tax increase for infrastructure & police
- 76% of opponents report satisfaction with police services



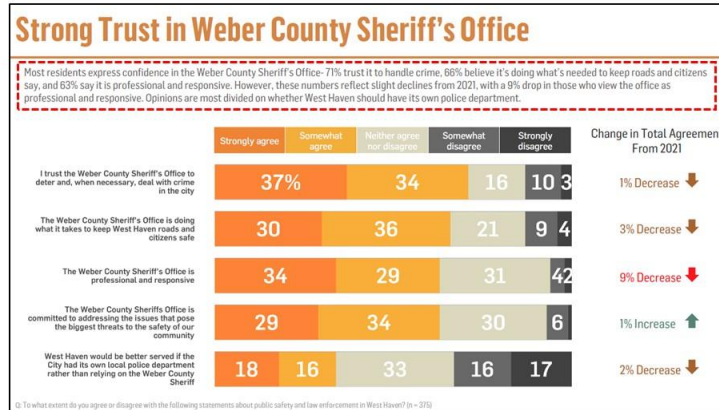
Residents Favor Weber County Sheriff's Office (WCSO)

- 81% of residents prefer to continue with WCSO, citing satisfaction with current levels and desire to avoid higher taxes



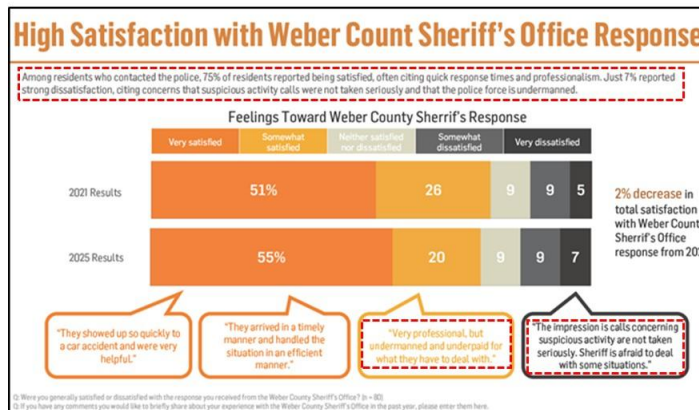
Strong Trust in Weber County Sheriff's Office (WCSO)

- 71% Trust WCSO to handle crime
- 66% believe WCSO roads & citizen safe
- 63% say WCSO professional & responsive
- Opinions divided on whether WHC should have its own police department



High Satisfaction with Weber County Sheriff's Office (WCSO)

- 75% of Residents satisfied with WCSO responses



Energy Tax

Estimated Energy Tax

- Kirk Nigro, Rocky Mountain Power's Regional Business Manager, who informed the City that Rocky Mountain Power's billable revenue from July 1, 2022, to June 30, 2023, was approximately \$11.3 million. As such, the levied municipal energy tax of 6% is anticipated to generate approximately \$678,000 in general governmental revenue.
- City staff contacted Brad Simons, Dominion Energy Gas Development Services Consultant, who informed the City that Dominion Energy's Billable Revenue in West Haven City from July 1, 2022, to June 30, 2023, was \$8,825,821. As such, the 6% municipal energy tax will generate approximately \$529,549 in general governmental revenue. Dominion Energy is likely to reduce rates towards the end of 2024. That, of course, could reduce revenue.
- In total, the municipal energy tax is anticipated to generate \$1,207,549 for West Haven City in FY 2025.

Energy Tax Adoption and Implementation

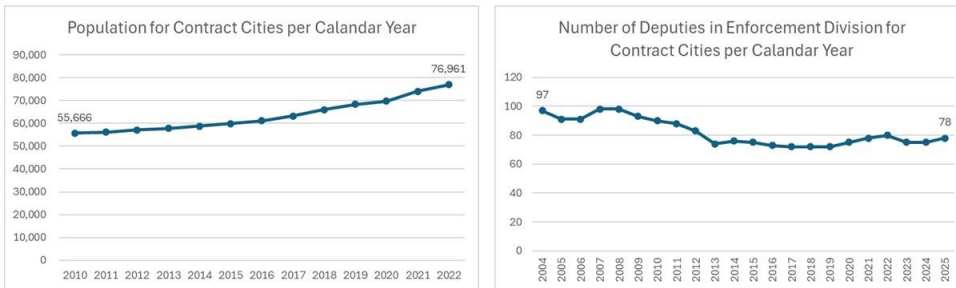
- On May 20, 1998, the West Haven City Council adopted Ordinance No. 14-1998, enacting a tax on every sale or use of taxable energy within the City equaling 6% of the value of the taxable energy delivered to the consumer, which is known as the municipal energy sales and use tax (See the appendix for a copy of this Ordinance 14-1998).
- This ordinance has been reaffirmed with the recodification of the West Haven Code and is now found in § 33.072, Municipal Energy Sales and Use Tax.
- Though the tax was legislatively enacted, it has not been collected due to what appears to be an administrative error. Upon visiting with the City Attorney, it appears that this ordinance remains valid. The remaining administrative steps to implement Ordinance No. 14-1998 are expected to take 60-90 days, including finalizing this ordinance.
- Likely hold a public hearing, though, regarding the administrative implementation

Thoughts on Energy Taxes

- **Difference between Energy Tax & Property Taxes:**
 - Administered through Utility Providers, the methodology is more straightforward than property taxes (which is more complex with valuations and certified tax rates, etc.)
 - Not a Lump Sum- Paid incrementally through utility bills and rather than at the end of the year in a lump sum (such as property taxes)
 - Non-Exchange Revenue (No connection between what is being paid for energy taxes and the services that they are receiving- All Taxes are Non-Exchange Revenues)
- **Why instituting an Energy Tax may make sense**
 - Sales tax that is not listed
 - Perhaps a nexus between the sales and use tax declining and bolstering these sales taxes, with an energy tax (another form of sales tax)
 - Some thought that the City has historically paid for governmental services through sales tax instead of instituting a property tax

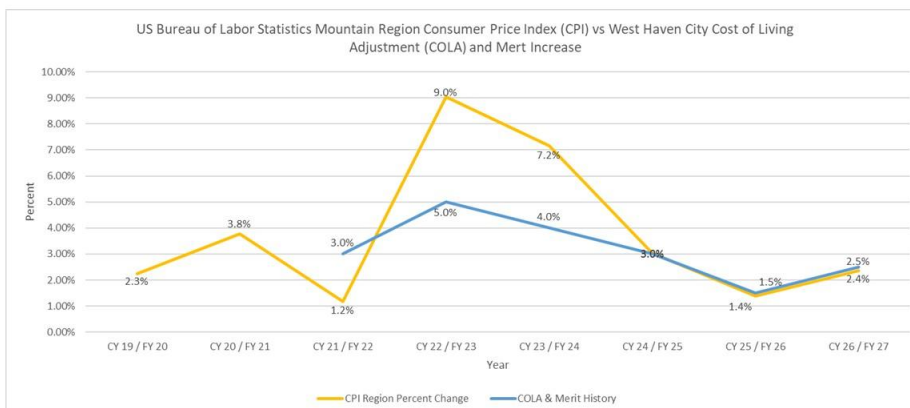
Supporting Materials

10 Additional Deputies



- From 2004 to 2013, the Weber County Sheriff's Office went from 97 full-time deputies in the Enforcement Division to 78 in 2026. This is in contrast to the rising population of our city partners and unincorporated Weber County.
- Today, 46 deputies are funded by contract cities. With current population estimates, this creates a ratio of .57 deputies per 1,000 residents. This is too low. Crime rates, geography, population, officer safety, city partners, and public expectations all must be considered when determining appropriate staffing levels. 10 new FTE positions move deputies per resident from .57 to .72 per 1,000.

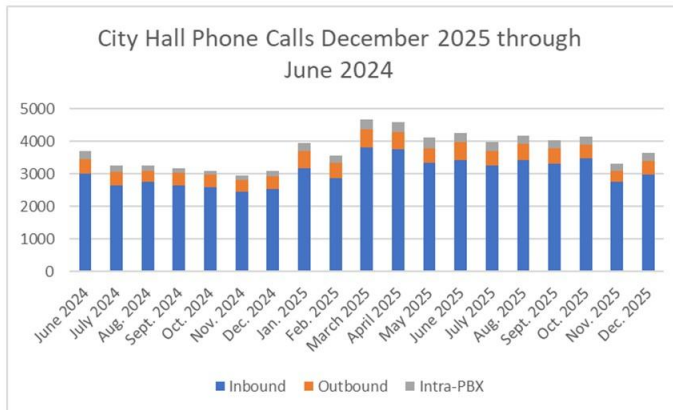
Cost of Living Adjustments (COLA)



Medical Insurance FY 2027

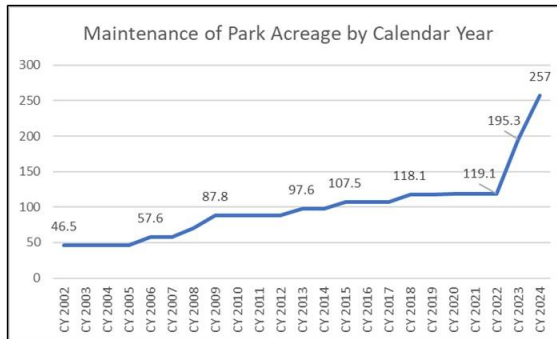
- 4.7% increase in the insurance premiums from PEHP
- In FY 2027 a \$30,198.39 increase above the premiums paid in FY 2026.
- Total premium payments are \$672,717
- Brooke Tuft, PEHP Client Services, who is assigned to West Haven City, mentioned that the average quote to renew with PEHP is about a 8.4% increase for FY 2027.
- From 2020 to 2026, West Haven City's average increase has been 4.54%.

Barn Reservations- Call Increase



Maintenance of Park per Calendar Year

Park	Area (Acres)	Calendar Year
Kenneth Baldwin County Park	46.5	2002
City Office Complex Park	11.1	2006
Country Haven Park	2.7	2008
Moulding and Sons Park	10.3	2008
Sports Park, Southern Half	10.4	2009
Stonefield Park	6.8	2009
Cemetery	9.8	2013
Fair Grove	8.9	2015
Holmes Park	1.0	2015
Sports Park, Northern Half	7.6	2018
Tuscan Park	3.0	2018
Sycamore Park	1.0	2020
Prevedel Park	76.2	2023
Staker Farms	8.1	2024
Green Farms	50.3	2024
Salt Point Park	3.3	2024



- Graph is not a perfect representation, used Good Earth Historic Imagery and past City Council resolutions when available, on the acceptance of the park space

- *10-4390 Education- Community Promotion.* As a cost-saving measure implemented in January 2024, the City transitioned to electronically providing City newsletters to its residents. Since then, the City has received feedback from residents requesting a printed newsletter. The newsletter is proposed to be printed and mailed to each utility customer quarterly. Utility customers would receive a mailed copy of the March, June, August, and November newsletters. In the other months, the newsletter will be available electronically. The cost of printing a four-page, colored newsletter on 11" x 17" (ledger-size) paper is \$1,927.60 (4,880 quantity * \$0.395 cost per print = \$1,927.60). Folding and inserting 4,880 newsletters into an envelope is \$87.84 (4,880 × \$ 0.018 = \$87.84). Budget \$8,400.

Capital Project Fund

Good or Great, & Essential Projects

Though a capital project may be good or great, this is not always a sufficient reason to expend City staffing and financial resources.

At this point in the City's evolution, its activities, initiatives, and plans should be grounded in the essentials; otherwise, good projects can distract efforts and erode financial resources.

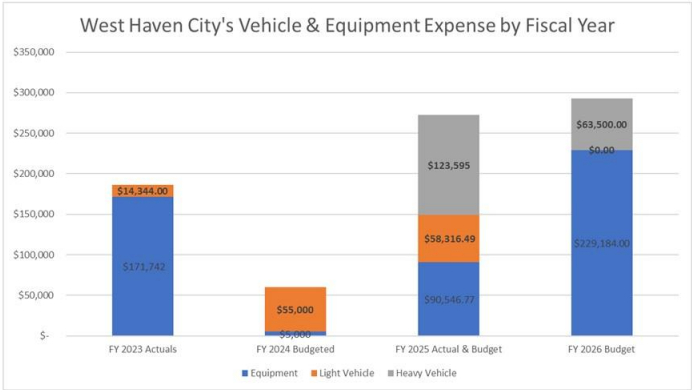
Water Meters for Poulter Pond Inlet & Outlet

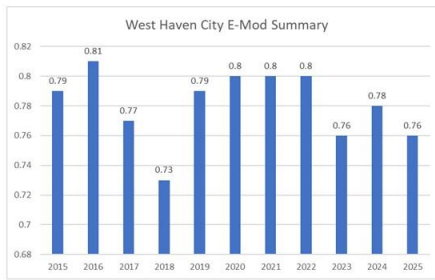


Capital Equipment

- The City will spend \$4,078,005.20 in employee costs, representing its primary investment in providing services to its residents.
- A secondary investment needed to provide services to residents is equipping employees with the tools and equipment they need to perform their job duties.
- The upfront cost to provide employees with the proper equipment and tools is an expensive investment, but this investment is likely to be offset by the following outcomes:
 - *Enhancing productivity.* The right equipment enables City employees to work more efficiently and accomplish more in less time, thereby increasing productivity.
 - *Better Quality Work.* Investing in the right equipment ensures City employees' work is of higher quality.
 - *Workplace Safety.* Using the appropriate equipment reduces the risk of accidents and injuries to City employees.

Capital Equipment





Concrete Grinding Machine

- The Trust is asking cities to institute a sidewalk inspection program that inspects the following elements:
 - All sidewalks within the safe school route are to be inspected every year.
 - All improved sidewalks outside of safe school routes are to be inspected every 3 years.
 - All rural walking paths and trails need to be inspected every 5 years.
- The Public Works Department has begun implementing this inspection program, and when trip hazards exceeding 0.5 inches are identified, the Department would like to immediately eliminate them by grinding them flat. The cost of outsourcing these repairs is very high.
- Budget \$36,000.

Concrete Grinding Machine



Fork Attachments for Loader

- Currently use a set of forks that attach to the front of the backhoe bucket for loading, unloading, and moving supplies.
- The backhoe bucket blocks the line of sight to the forks, making it very difficult to align with the pallet or object that the operator is trying to move.
- Also, the limited sight poses a safety hazard to the spotter as they try to direct the maneuver.
- Also, some loads max out the backhoe's lifting capacity, whereas the loader can handle much heavier loads.
- Budget \$12,000.

Fork Attachments for Loader



Diamond Products Core-Cut CC Electronic
Fuel-Injected Saw.

Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.



Tow-Behind Air Compressor.

- A tow-behind air compressor and pneumatic tools are valuable pieces of equipment for the Public Works and Parks Equipment used in performing a wide variety of tasks.
- In the Public Works and Parks Departments, a compressor powers pneumatic tools for street maintenance.
- Applications include jackhammers, post pounders for installing new signs, blowing out sprinkler lines, and pneumatic compactors.
- Budget \$40,000.

Tow-Behind Air Compressor



Bucket Truck

- Bucket trucks provide a measure of safety, as the bucket serves as a stable, secure platform for workers, reducing the risk of falls compared with climbing ladders or scaffolding. Bucket trucks provide access to uneven terrain, where ladders or scaffolding would otherwise compromise employee safety.
- Specific applications of how this bucket truck is used within the Public Works and Parks Department to complete tasks efficiently and safely include the following:
 - Pruning Trees. Pruning or removing trees that are interfering with power lines, obstructing visibility, or posing safety hazards.
 - Building Maintenance. Painting, cleaning, inspecting, and other elements of a building.
 - Holiday Decorations. Installing Christmas lights, flags, and banners mounted on streetlights, as well as other tasks that require working at height.
 - City Signage. Installing and maintaining signage such as road signs, street signs, school zone lights, pedestrian-activated flashing lights, radar speed limit signs,
- Budget \$135,000.

Bucket Truck



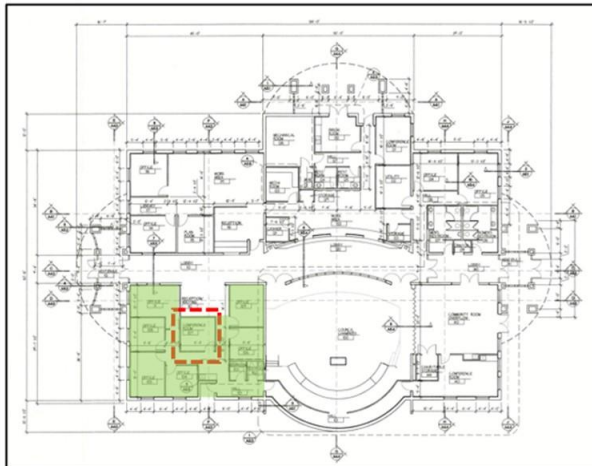
Front Counter Community Development

- *Direct Public Access to Community Development Department.*
- *Improved Communication.*
- *Enhanced Collaboration.*
- *Better Monitoring and Support.*

Front Counter Community Development



Front Counter Community Development



Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.

- The Heating, Ventilation, and Air Conditioning (HVAC) system is nearing 25 years old at City Hall.
- Recently, several malfunctions and breakdowns have occurred in the HVAC system. One of which started a small fire that did not cause any damage, but required the Weber Fire District to respond, and left the HVAC inoperable for approximately seven calendar days.
- In January 2026 to replace the boiler for \$35,462 and the chillers for \$136,650, for a total of \$172,112.

Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.

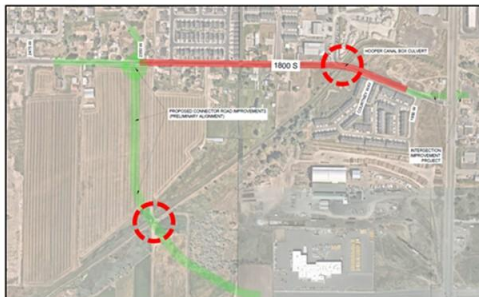


1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

- The Engineering Division estimates the cost to construct a culvert over the Hooper Canal at 1800 South at \$650,000, based on the recent 2700 W Canal Project. The estimate is based on \$9,000 per foot with a length of 72 ft, for a construction budget of \$650,000.
- Project Timeline. According to WACOG policy, expenditures should begin within the programmed year of 2024, and completion and all reimbursement requests should be submitted within 24 months of the start date. For this project, the reimbursement timeline will conclude in late 2026. Below is the anticipated schedule for this project:

• WACOG Funding Year	2024
• Advertisement	12/15/2026
• Plans Ready	1/1/2027
• Anticipated Bid	2/1/2027
• Bid Award	3/1/2027
• Anticipated Construction Start	3/1/2027
• Anticipated Completion	11/1/2027
• Notes ¹ :	ROW Acquisition dependent / permitting and Preliminary Design underway

1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).



1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

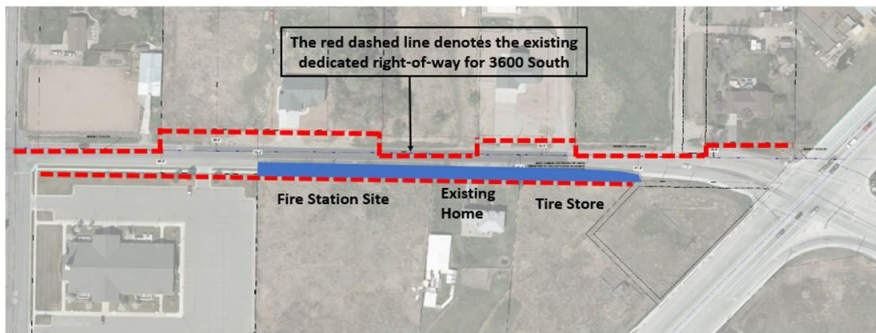
TABLE 5.1: SUMMARY OF FUTURE ROADWAY SYSTEM IMPROVEMENTS WITHIN IFFP PLANNING HORIZON

Project #	ROADWAY	FROM	TO	COST ESTIMATE	WACOG FUNDING	ESTIMATED CITY	ESTIMATED DATE	CONST. Yr. Cost	% TO IFA	COST TO IFA
1	3300 South	4700 West	5100 West	\$2,615,457	\$1,999,000	\$616,457	2026	\$653,999	100.0%	\$653,999
2	5100 West	3150 South	3800 South	\$3,787,721	\$2,799,000	\$988,721	2026	\$1,048,934	50.0%	\$524,467
3	2700 West	2050 South	2550 South	\$3,550,000	\$1,892,000	\$1,658,000	2025	\$1,707,740	100.0%	\$1,707,740
4	Connector	1800 South	2100 South	\$5,785,410	\$4,804,000	\$981,410	2026	\$1,041,178	39.3%	\$409,644
5	1800 South	2700 West	2300 West	\$5,513,418	\$3,479,360	\$2,034,058	2028	\$2,289,350	44.0%	\$1,007,314
6	3600 South	2700 West	Midland Drive	\$1,223,056	\$0	\$1,223,056	2029	\$1,417,857	6.0%	\$85,071
7	Connector	3300 South	3600 South	\$12,624,360	\$2,800,000	\$9,824,360	2027	\$10,735,343	34.4%	\$3,695,774
Total				\$35,099,422	\$17,773,360	\$17,326,062		\$18,894,402	42.8%	\$8,084,010

3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

- The costs, being \$155,000, will be divided between the Capital Projects Fund for the Road Improvements (\$120,000) and the Storm Drain Fund (\$35,000).
- As noted below, this is an impact fee-eligible project, with the Impact Fee Analysis attributing the percentage of costs to this analysis based on 10-year demand as a percent of capacity added from the 2033 LOS D capacity. As such, 6% of \$120,000, or \$ 7,200, is impact fee eligible.

3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



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Total				\$35,099,422	\$17,773,360	\$17,326,062		\$18,894,402	42.8%	\$8,084,010

3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).

- The City can exact improvements as a condition of issuing a subdivision approval that are roughly proportional to the development's impacts. For this reason, the City did require Westwood Estates to develop the frontage of 3600 South for the lots they created as part of the subdivision, but the City could not require Westwood Estates to improve the frontage of 3600 South between 3400 West and 3275 West, where existing homes are (the red-dashed area).
- Staff is proposing that the City work with the developer's contractor to construct the frontage for the existing homes on 3600 South when the contractor installs the frontage for Westwood Estates' lots. Fully building out the right-of-way concurrently will yield a better road and drainage system, ensuring there are no cold joints in the asphalt and that the curb, gutter, and storm drainage function properly. It will also ensure that there are no gaps in the asphalt portion of the right-of-way.
- The Developer's Contract prices are listed below, and the City Engineer has reviewed and deemed them to be market rates for the work provided. The costs, being \$235,000, will be divided between the Capital Projects Fund for the Road Improvements (\$190,000) and the Storm Drain Fund (\$45,000).

Current Financial Analysis of Cemetery Fund

- With an existing cash balance of \$661,000, with an assumption of 3% interest rate and 2.5% inflation. The interest earnings catch up to the cost in 2077, making the cemetery self-sustaining.
- If inflation were also 3%, then the interest earnings would never catch up to maintain the cemetery reaches its full capacity.

Estimated Maintenance Expense in FY 2027

<u>Date</u>	<u>Amount</u>	<u>Description</u>
May	\$958	Fertilizer (28-3-10, 20 bags)
October	\$832	Fertilizer (43-0-0, 15 bags)
June/July	\$3,300	Cascade (wet agent-60 bags)
March/Nov	\$30,000	3 rd Party Contractor mowing, trimming, and edging
March/Nov	\$10,000	Park Maintenance Operator 1 (\$43.43 total compensation value per hour working 230 hours)
Jan-Dec	\$2,000	Fuel, equipment maintenance
Jan-Dec	\$600	Internet for security camera
Jan-Dec	\$238.24	Rocky Mountain Power Invoice
Jan-Dec	\$573.56	Bona Vista Water Irrigation Invoice
Jan-Dec	<u>\$6,667.00</u>	Depreciation Amount for Roads (See Note 1)
Total	\$55,168.80	

Items to Make the Cemetery Fund Self-Sustaining

- Target is to make the Cemetery be able to be self-sustaining by 2050
- Evaluate lot sales price and opening and closing fees (potential increase)
- Evaluate instituting a perpetual care fee (a one-time fee due at the purchase of the plot)
- Make a large one-time contribution from the General Fund to the Cemetery Fund to increase the cash balance to generate more interest

Storm Drain

FY 2026 Budget Storm Drain Budget

- Operating Revenues
 - \$320,000- Storm Drain Utility Fees
 - \$1,200- Storm Water Inspection Fees
 - \$321,200- Total Operating & Maintenance Budget

- Operating Expenses
 - \$958,575- Total Operations & Maintenance

- Revenues over Expenses
 - -\$637,375¹

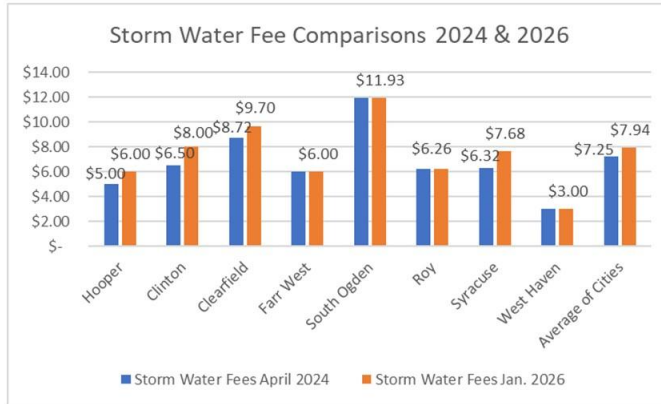
- Note ¹: This amount does not include Administrative Fees of \$161,000

Administrative Fee to the General Fund

STORM WATER ADMINISTRATIVE SERVICES ALLOCATION FY2026 BUDGET YEAR

	ALLOCATION %	FY25 ESTIMATES	TOTAL FY 2026 (PER FY25 EST)	Notes
10-4311 CITY MANAGER	5%	\$ 220,060.00	11,003.00	FY 2025 Budgeted total compensation value for position
10-4311 CITY ENGINEER	15%	\$ 193,720.85	29,058.13	FY 2025 Budgeted total compensation value for position
10-6011 PUBLIC WORKS DIRECTOR	15%	\$ 193,720.85	29,058.13	Estimated that compensation was similar to Engineer
10-4335 CITY TREASURER & FINANCE DIRECTOR	15%	\$ 63,000.00	9,450.00	Monthly billing \$5,250 * 12 = \$63,000
10-4311 ACCOUNTS PAYABLE CLERK (CITY RECORDER)	15%	\$ 112,422.51	16,863.38	FY 2025 Budgeted total compensation value for position
10-4330 AUDITORS	15%	\$ 10,600.00	1,590.00	FY 2026 Proposed audit amount
10-6111 UTILITY CLERK/RECEPTIONIST	10%	\$ 88,277.80	8,827.78	Note 2, FY 2025 Budgeted total compensation value for position
10-6111 UTILITY SUPERVISOR (WHSSD RECORDER)	10%	\$ 98,194.15	9,819.42	Note 2, FY 2025 Budgeted total compensation value for position
10-5135 WORKMENS COMPENSATION FUND	5%	\$ 13,364.00	668.20	FY 2025 ULGT Quote
10-5145 TELEPHONE	5%	\$ 46,000.00	2,300.00	FY 2025 ULGT Quote; is subject to audit at end of year based upon wages
10-5150 INSURANCE	5%	\$ 56,216.00	2,810.80	\$32,056- General Liability (\$5 M Aggregate Limit); \$14,723- Property; \$9,437 Auto Physical Damages
10-4390 EDUCATION - COMMUNITY PROMOTION	10%	\$ 8,400.00	840.00	\$8,400 Quarterly Printed Newsletter
10-5170 MAINTENANCE	0%	\$ 76,000.00	-	FY 2025 Budget number
10-5211 JANITOR	10%	\$ 29,801.00	2,980.10	FY 2025 Budgeted total compensation value for position
10-5175 UTILITIES	0%	\$ 66,000.00	-	FY 2025 Budget number
10-5151 VEHICLE MAINTENANCE	10%	\$ 31,000.00	3,100.00	FY 2025 Budget number
10-5152 FUEL	10%	\$ 50,000.00	5,000.00	FY 2025 Budget number
10-5155 COMPUTER EQUIPMENT & SOFTWARE	0%	\$ 159,000.00	-	FY 2025 Budget number
MOWING	Note 1	Note 1	27,684.00	
			161,052.93	

Storm Water Fee Comparison



Rough Estimate of Storm Water Fee Increase

- Likely need to increase the \$3.00 per month storm fee by 2 to 3 times (\$6.00 to \$9.00 per month)
- Increase between \$72 to \$108 annually

Depreciation Amount

From: Shawn Warnke
 Sent: Friday, March 13, 2026 3:27 PM
 To: Katie Giddens <katie@childrichards.com>
 Subject: Storm Water System Deprecation?

Hello Katie

Can you please tell me the depreciation schedule for Storm Water System? Thanks Shawn

In the budget, we are depreciating 370,175 in FY 2026. I am thinking that most of the storm drain system should be a 50 year depreciation schedule. Shawn

Depreciated Assets				
Storm drain system	16,362,899	1,793,250	-	18,156,149
Machinery and equipment	107,316	-	-	107,316
Total depreciated assets	16,470,215	1,793,250	-	18,263,465

12. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**

Councilmember Saunders said the City Council had recently received a letter from a resident concerned about dogs that are off leash and asked if there was a way to solve this issue.

Shawn Warnke said that we could add an article to the newsletter and put up signage.

Mayor Vanderwood expressed concerns about residents not removing their dog waste as well.

13. **ADJOURNMENT**

Councilmember Call made a motion to adjourn at 7:46 PM. Councilmember Morse seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

Emily Green

City Recorder

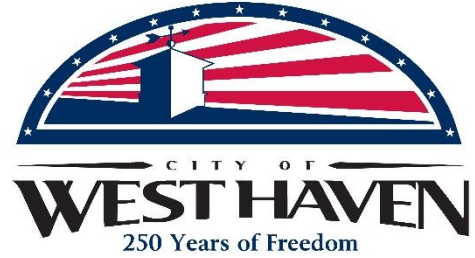
Date Approved:

DRAFT

City Council Staff Review Memo

April 15, 2026

Stephen Nelson, Community Development Director



PETITION TO AMEND THE ZONING MAP

Request: Approval of an amendment to the zoning map
Property Location: Parcel 080060075 at approximately 2410 Hinckley Drive
Property Zone: M-1, Light Manufacturing
Property Size: 7 Acres
Applicant: Hayley Pratt, Castlewood Development

Governing Document(s): WHZC §157.705 through §157.715 and the West Haven General Plan
Decision Type: Legislative
Staff Recommendation: Approval

Image 1: Site Aerial

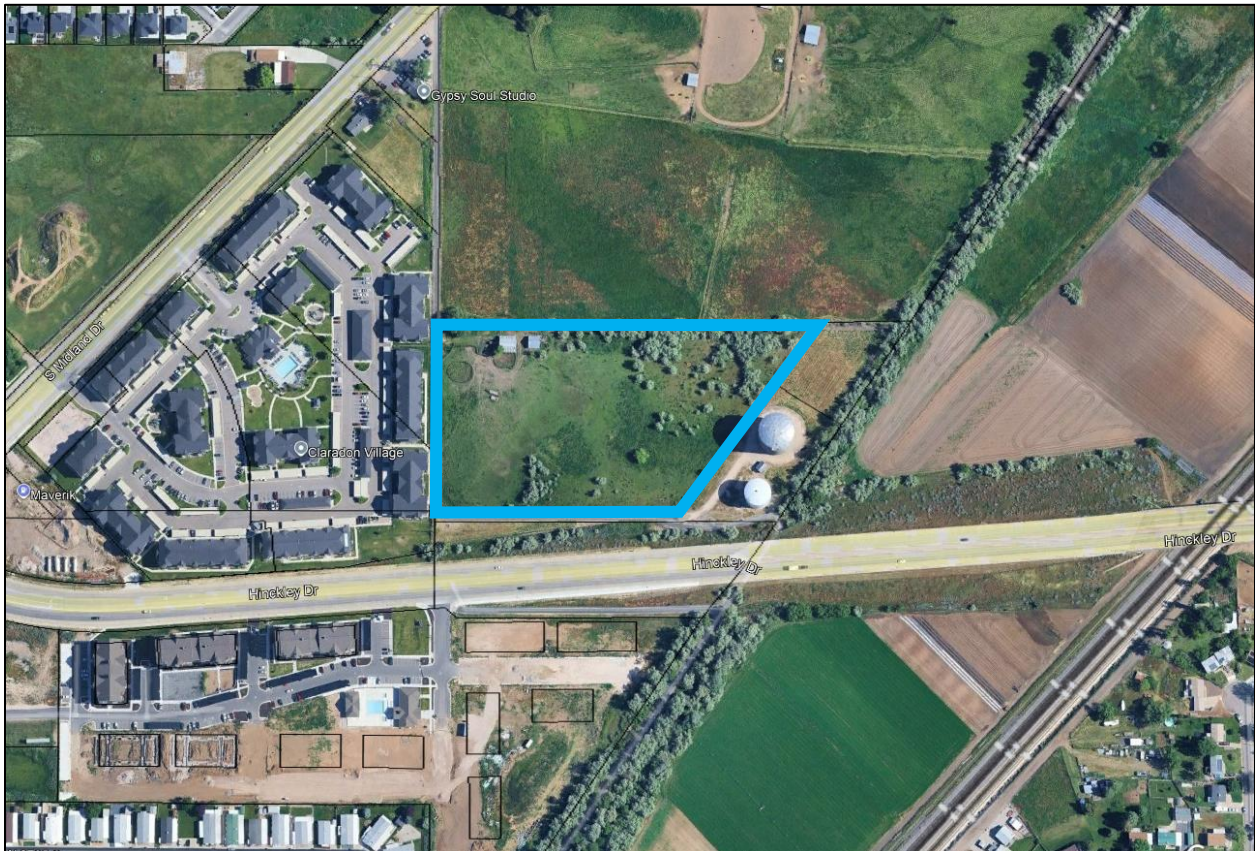
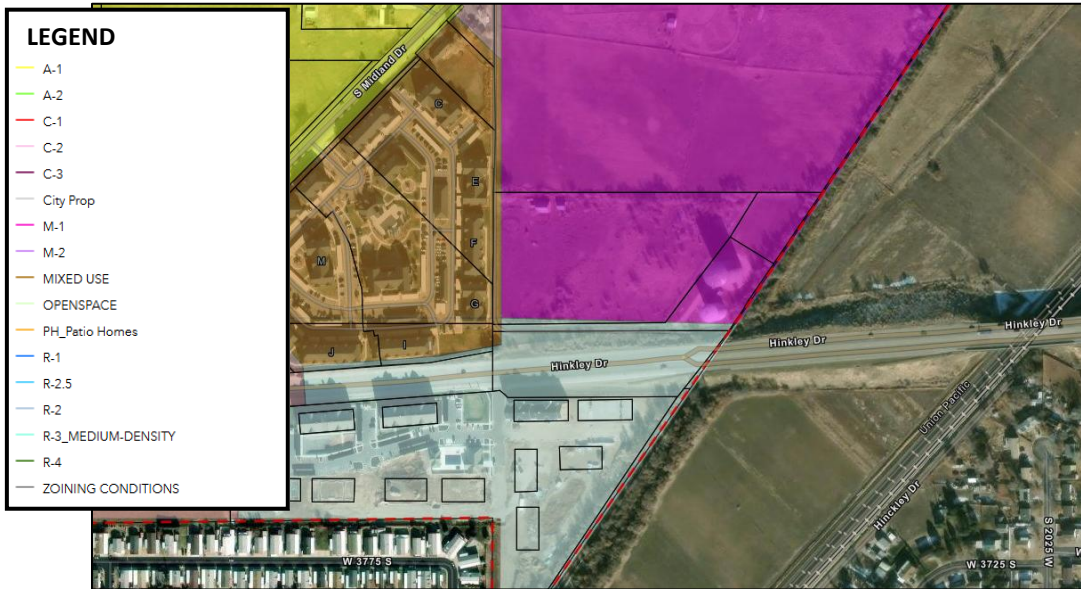


Image 3: Current Zoning Conditions – WHC Zoning Map, Vicinity of subject property



The existing zoning conditions of the subject property are as depicted in Image 3 above and expressed in Table 1 below. See image 4 for the envisioned future zoning of the subject property and the contiguous properties.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	M-1	Agriculture and Single-Family Residential
East	M-1	Taylor-West Weber Water Improvement District Operations
South (across Hinkley)	R-3	Multiple-Family Residential
West	Mixed Use	Multiple-Family Residential

II. STAFF REVIEW

Staff’s review of the subject petition to amend the zoning map, as it pertains to the requirements of the West Haven Zoning Code, is as follows:

Note that in this section, the verbatim language of the West Haven City Zoning Code is in grey italics.

§157.707 Petition Procedure

The West Haven City Zoning Code provides the following four procedural elements (A through D below) for the Planning Commission and City Council to consider when reviewing a petition to amend the Zoning Map.

(A) The city procedure for processing rezoning petitions for multiple-family (over eight) dwellings, mixed use, recreational resort, commercial, and industrial developments requires a petitioner to submit, as part of the rezoning petition, a concept development plan and to specify the general land uses and the general site and building arrangements which will occupy the property and the general time frame and phasing of development if rezoning is granted.

Finding: A development concept has been provided that specifies the general land-use and general building arrangements. The said concept generally conforms to the use and density regulations of the sought zone, as well as to the West Haven City Zoning Code at large.

It is important to note that the attached concept plan is purely conceptual, and a site plan is not approved as part of a rezone petition. The concept has not been vetted for full technical compliance with zoning development standards, the International Fire Code, Engineering standards, and utility capacities.

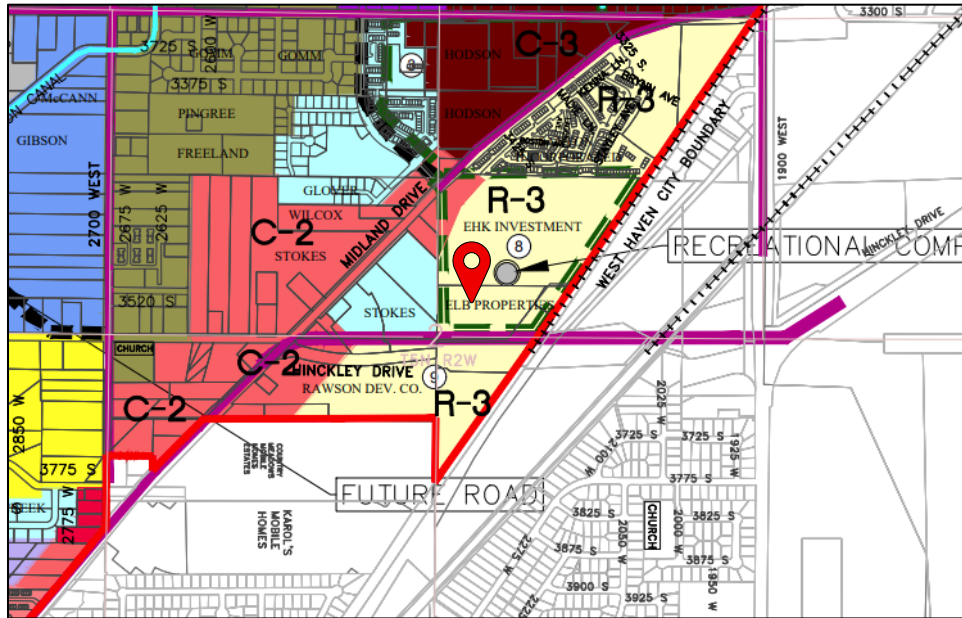
(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development information.

(C) The Planning Commission and the City Council will consider whether the petition should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses, and its impact on the surrounding area.

Finding: The petition and its associated concept plan is compatible with the General Plan and the surrounding land uses. The General Plan identifies the future land use of the subject property as R-3, with 12 units per acre, and the proposal's density is within the zone's specified maximum.

Additionally, the General Plan identifies the mid-block area north of the subject property as a future location of a “recreational component”. The proposed rerouting of the trail system along the north boundary of the subject property would engage the future recreational component and would be highly compatible with that future land use.

Image 4: General Plan Map, Vicinity of subject property



Multiple-family residential developments exist to the west and south of the subject property, and the General Plan identifies R-3 (12 units per acre) as the future land use for the property to the north.

(D) The Planning Commission and City Council will consider also whether the proposed development, and in turn the petitioned for rezoning, is needed to provide a service or convenience brought about by changing conditions, and which therefor promotes the public welfare. They may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen, or eliminate, adverse impacts.

Finding: Staff finds that the petition and its associated development concept promote public welfare by providing an owner-occupied housing type at a density that is appropriate and compatible with surrounding land uses. This finding is based on the general proposed land use of the concept without regard to the technical aspects (most of which are not yet specified) of the concept plan.

Regarding the proposed land use, staff does not anticipate any adverse impacts that would not be addressed by the City's codified development standards during the site plan review. For instance, per the City's development standards, the road dimensions would need to be modified, guest parking will need to be accounted for, the proposed site access locations will need to be verified, and other technical aspects of the development may significantly change the site design. Additionally, the proposed density may exceed the capacity of existing transportation and utility systems. A thorough review of the development proposal and its serviceability will be conducted in conjunction with the site plan review, and any infrastructure

improvements required for adequate service would, of course, be the responsibility of the applicant.

A stub road terminating at the east property boundary is proposed under the current concept. That property boundary is shared with a property owned and managed by the Taylor West Weber Water Improvement District, so staff feels that any such connection road should be reviewed by the water district, and that official notice of that approval or acknowledgment is received prior to any site plan or plat approvals. Such a requirement would be in addition to all application documents required for preliminary site plan/plat review.

Related to the above findings, staff recommend the following conditions of approval:

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.

§157.715 City Zoning Alternative Actions

The zoning code also provides the City Council with discretion within the following parameters defined below. Note that staff do not provide commentary for each factor of consideration of the code below, but findings are provided only for those considerations that have been found to be immediately relevant to the proposal.

(A) In all rezoning petition considerations, the City Council, after considering the recommendations of the Planning Commission and after holding the required public hearing(s), may take any of the following final alternative actions:

(1) (a) Where a concept development plan is required as provided for in this subchapter, the City Council may approve rezoning and concurrently approve a concept plan for the development of the petitioned for property, in whole or in part, with or without changes or conditions, and adopt an ordinance rezoning the property, or the city may, by motion, grant conditional zoning approval, with the rezoning to become effective by passage of an ordinance at a future date when more detailed development plans and/or other information have been approved by the city;

(b) The action of division (A)(1) above represents a zoning commitment by the city with fulfillment based upon a petitioner's future, more complete proposals for development;

(c) Conditional zoning approval shall be valid for a period of one year or such other time period as set by the City Council. Upon the expiration of such period of time, the City Council, after due consideration of additional material submitted, shall either grant an extension of time or rescind its conditional approval and deny the rezoning petition;

(2) The City Council may grant or deny a rezoning petition outright in whole or in part. They may require the petitioner to execute a development agreement with the city where they deem it appropriate and necessary; and

Finding: Staff finds it most appropriate for the Commission to recommend the approval of the petition, subject to the conditions enumerated in Section III of this report.

(3) The City Council may rezone, or agree to rezone, the subject land to any other zone or zones deemed more appropriate when considering the master plan, citizen's comments, and other factors, and which may allow some, or all, of the petitioner's requested uses.

(B) The City Council, upon its own initiative and after receiving the recommendation of the Planning Commission, may zone or rezone land:

- (1) Where it is determined to be in the best interests of the general public;*
- (2) As a result of amendments to the county master plan, in order to achieve consistency; or*
- (3) Where changed conditions, public attitudes, or lifestyles so indicate a need.*

III. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on April 7, 2026. At the meeting, there was no public comment. The Planning Commission recommends that the City Council approve the proposed zone change, with a vote of 3-2. The Planning Commission's Policies and Procedures state that "a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission".

IV. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends **approval** of the petition, subject to the following conditions:

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.

V. POSSIBLE MOTION

Approval with staff and Planning Commission recommended conditions (listed in the Ordinance): Motion to Approve Ordinance ___2026 AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[List any findings or reasons for approval, examples the requests follows the General Plan and is compatible with the surrounding land uses]

Approval with modified conditions: *Motion to* Motion to Approve Ordinance ___2026 AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[List Conditions]

Recommend denial: *Motion to deny* to Approve Ordinance ___2026 AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[List any findings or reason for denial]

ORDINANCE NO. 10-2026

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1 - Recitals:

WHEREAS, West Haven City (herein “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with UCA § 10-3-707, the governing body of the City may revise, codify and compile from time to time and to publish in book, pamphlet, or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, the City Council finds that the Planning Commission has caused to be prepared and has recommended to the City Council a proposed zoning ordinance and general plan; and,

WHEREAS, the City Council finds that the full text of the zoning ordinance and its associated and related maps, representing the Planning Commission's recommendations for zoning all or any part of the area within the municipality, have been subjected to the required public hearing before its adoption; and,

WHEREAS, the City Council may lawfully adopt the zoning ordinance as proposed and with all later amendments thereto; and,

WHEREAS, the City Council finds that Utah Code (“UC”) §10-20-505 provides that the legislative body may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provision of the zoning ordinance; and,

WHEREAS, the City Council may make no amendment to the City’s zoning ordinance or zoning maps unless the amendment was proposed by the planning commission or is first submitted to the planning commission for its recommended approval or disapproval; and,

WHEREAS, upon petition to the West Haven City, after the Planning Commission held a public hearing on April 8, 2026, and made a favorable recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from M-1 to R-3 under the Ordinances of the City; and,

WHEREAS, the City Council finds that R-3 is appropriate when considering the General Plan, citizens' comments, the surrounding development and land uses, and other factors (§157.715 (A)(3)); and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare are at issue and require action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH, that the City Zoning Ordinance is changed and amended as follows:

Zoning Changes:

1. These described lands and premises within the boundaries of the City are re-zoned from **M-1 to R-3** and the Zoning Map is amended to indicate:

Owners: ELB PROPERTIES LC

Parcel #: 080060075

Total Acreage Approx: 7.05 acres

LEGAL DESCRIPTION

PART OF THE SOUTH HALF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING NORTH 450.00 FEET ALONG THE QUARTER SECTION LINE, THENCE EAST 1060 FEET MORE OR LESS TO THE WEST LINE OF THE RIO GRANDE WESTERN RAILWAY RIGHT OF WAY THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO A POINT 85 FEET NORTHEASTERLY FROM THE QUARTER SECTION LINE, THENCE NORTHWESTERLY 100 FEET THENCE SOUTHWESTERLY 160 FEET, TO THE QUARTER SECTION LINE, THENCE WEST 680 FEET MORE OR LESS ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY ACROSS THE WEST 16.5 FEET THEREOF. CONTAINING 9.12 ACRES, M/L. EXCEPT: PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00D36'14" EAST 20.00 FEET, THENCE SOUTH 89D56'44" EAST 574.04 FEET, THENCE NORTH 35D41'55" EAST 329.71 FEET, THENCE SOUTH 54D02'56" EAST 165.16 FEET TO THE WESTERN RIGHT OF WAY OF THE RIO GRANDE WESTERN RAILWAY, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30" WEST 150.06 FEET, THENCE LEAVING SAID RIGHT OF WAY NORTH 54D02'56" WEST 98.67 FEET, THENCE SOUTH 35D41'55" WEST 153.81 FEET, THENCE NORTH 89D56'44" WEST 646.03 FEET TO THE POINT OF BEGINNING. (E# 2543791) LESS AND EXCEPTING: PART OF THE

NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE GRANTORS NORTH PROPERTY LINE AND THE WESTERLY RIGHT OF WAY LINE OF RIOGRANDE WESTERN RAILWAY BEING LOCATED NORTH 00D36'14" EAST 450.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND SOUTH 89D56'46" EAST 1072.49 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30" WEST 313.43 FEET THENCE NORTH 54D02'56" WEST 165.16 FEET, THENCE NORTH 35D41'55" EAST 199.44 FEET, THENCE SOUTH 89D56'46" EAST 194.21 FEET TO THE POINT OF BEGINNING.

2. The proposed concept plan has been adopted as part of this rezone petition in accordance with § 157.709. Before any development occurs, the property owner must submit a complete site plan that complies with all West Haven standards. Development of the site shall materially follow the proposals outlined in the adopted concept plan.
3. Before site plan approval, the plan must be submitted and approved by UDOT and the Taylor West Weber Water District in accordance with West Haven standards.
4. The applicant must provide a public trail extension dedicated to the City, to be maintained as shown in the concept plan, to ensure continuity of the trail system.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances, and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where otherwise not in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance be held or deemed or be invalid, inoperative, or unenforceable, such reason will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 15th day of April 2026 and after publication or posting as required by law.

DATED 15th day of April 2026.

WEST HAVEN, a municipal corporation

by: _____
Mayor Rob Vanderwood

Attested and recorded

Emily Green
City Recorder

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 10-2026, entitled **“AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE”** adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on April 15, 2026 which appears of record in my office, with the date of posting or publication being April 15, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 15th day of April 2026.

Emily Green
City Recorder

DRAFT

West Haven Licensing and Permitting

Printed: 04/01/2026

2410 Hinckley Dr

Permit/License #

03/26/2026 - 03/25/2027

5565560

Zoning Map Amendment

Reference Number

General

c7703970-23cb-11f1-b2fc-93e8ed763af6

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Not Reviewed	03/19/2026
City Council	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

Commercial Zone Amendment Fee 3	\$220.50	03/26/2026	Card VISA	\$220.50
Subtotal	\$220.50	Total Paid		\$220.50
Amount Paid	\$220.50			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Planning Commission Date

04/07/2026

First Name

Hayley

Last Name

Pratt

Phone

(407) 617-0698

Email

hayleyp@castlewooddevelopment.com

Address

6900 S 900 E, Suite 130

City

Midvale

State

UT

Zip Code

84047

Is the applicant different from the property owner?

Yes

First Name

ELB Properties LC

Last Name

ELB Properties LC

Owner Phone

(801) 644-0137

Owner Email

jjcragun@hotmail.com

Address

Hinckley Dr

City

West Haven

State

UT

Zip Code

84067

Upload Owner Authorization Form

 **Property Owner Affidavit, Combined.pdf**

Property Address

2410 Hinckley Dr

Parcel Number(s)

080060075

Total No. of Acres

7.05

Current Zoning (select all that apply)

M-1


Proposed Zoning (select all that apply)

R-3

Describe Project and Requested Use

Castlewood respectfully requests that the City Council consider our proposed rezone from M-1 to R3 to allow a townhome development. This proposal is consistent with the General Plan, contextually compatible with surrounding uses, and supported by existing infrastructure.

Concept Plan: Required for all multi-family, mixed use, commercial, and industrial zone change applications

 **Conceptual Site Plan 1.pdf**

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Hayley Pratt - 03/19/2026 1:42 pm



2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 40'



DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA 7.20 ACRES
LOTS 75
DENSITY 10.4 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

**West Haven
Hinkley
Conceptual Site Plan**

PROJECT: _____
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS: _____
No. DATE REMARKS

DATE: March 2, 2026

SHEET NUMBER:
C-1

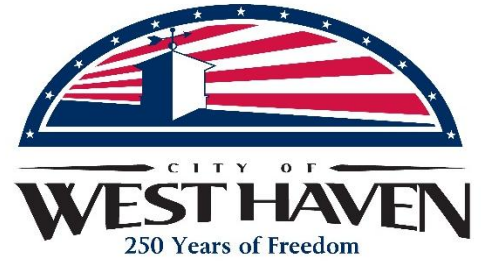


C:\Users\jnick\EDM Partners\Dropbox\Projects\CW Urban Misc\West Haven\Conceptual Site Plan Layout

**City Council
Staff Review Memo**

April 15, 2026

Stephen Nelson, Community Development Director



TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE

Request: Approval of a temporary placement of a recreational vehicle.
Property Location: Lot 25. Hyland Ranch 2, 3108 S 3150 W
Property Zone: R-2
Property Size: 13,685 sq. ft.
Applicant: Stillwater Construction

Governing Document(s): WHZC §151.01
Decision Type: Administrative
Staff Recommendation: Approval

Image 1: Site Aerial



I. BACKGROUND

The applicant has requested permission to temporarily occupy a recreational vehicle on his property until his home is finished. West Haven code allows the Council to approve a property owner to live in an RV temporarily during home construction, subject to certain conditions. Below are the staff's recommended findings based on the standards in the code.

§ 151.01 TEMPORARY PLACEMENT OF RECREATIONAL-TYPE VEHICLES DURING CONSTRUCTION.

- (A) The City Council may cause a permit to be issued to a lot owner or home builder for the temporary placement of a recreational vehicle or a mobile home for temporary living quarters for a period of six months with a three-month extension during the course of construction.

Findings: The applicant has requested to live in an RV unit until his home is finished. The home is anticipated to be completed within six months window, and likely within a few weeks.

- (B) The RV unit or mobile home shall not be moved on premises until a building permit is issued.

Findings: The property owner has been issued a building permit for the home construction. Building permit number #25-0487

- (C) All such temporary housing must be connected to an approved culinary water supply and waste water disposal system approved by the County Health Department.

Findings: The property has been connected to a culinary water source with a water meter as part of the home's construction, and the applicant's letter states that they will connect to that source. The applicant is also proposing not to connect directly to the sewer, but to use the toilets "installed in the house", and "will drive the motorhome to the nearest dump station if the holding tanks are full." According to the West Haven Building Official, there is no concern about the applicant using the bathrooms within the home before the certificate of occupancy, as long as they are not living within the home itself.

- (D) When the new home is occupied or is ready for occupancy, any RV unit must no longer be used as a permanent residence and any mobile home must be removed from the premises.

Findings: The applicant will be required to move out of the RV unit after the building is issued a certificate of occupancy. Staff has included a condition below to address this requirement.

II. Recommendation

After review, the applicant meets the conditions of approval with a couple of recommended conditions. Even though the motorhome will not be directly connected to a sewer system, the applicant has provided sufficient information on how they will meet the standards by using the home's bathrooms and taking the motorhome to the closest approved dumpsite.

III. Recommended Motions

Staff would recommend approval with conditions:

Approval with conditions: Motion to approve the request for the temporary placement of a recreational vehicle during construction at 3108 S 3150 W, with the following conditions

1. That the applicant only empties the holding tanks at a health department-approved dump station.
2. That the City inspects the site to ensure there is no illegal dumping or leaking onto the site.
3. The applicant shall not live within the RV longer than 6 months, unless otherwise approved by the City Council according to West Haven standards.
4. That once the certificate of occupancy is granted, the applicants will cease to live in the recreational vehicle.
5. [Insert any additional conditions]

Approval: Motion to approve the request for the temporary placement of a recreational vehicle during construction at 3108 S 3150 W.

Re: Motorhome on lot

From Wayne Chadwick <wchadwick59@yahoo.com>

Date Mon 3/30/2026 1:26 PM

To Stephen Nelson <stephenn@westhavenut.gov>

[External Email – Use Caution]

Just an update.

We have the toilets installed in the house now.

Thanks

Wayne Chadwick

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, Mar 23, 2026 at 1:56 PM, Wayne Chadwick <wchadwick59@yahoo.com> wrote:

Hello,

I am requesting permission to park my motorhome on my lot while I finish building my house. We will be finished in about a month.

The water meter is installed to the house so we fill our water tank on the motor home as needed.

We have a porta pot on the lot.

We will drive the motorhome to the nearest dump station if the holding tanks are full.

Permanent power is connected to the house to we will be plugged in to it for power to the motorhome

Thank you.

Wayne Chadwick

Lot 25. Hyland Ranch 2

3108 S 3150 W

Building Permit #25-0487

Wayne Chadwick construction

801-589-9844





[Yahoo Mail: Search, Organize, Conquer](#)

STAFF REPORT

TO: Mayor and City Council
FROM: Shawn Warnke, City Manager
DATE: April 15, 2026
SUBJECT: Resolution Authorizing the City's Construction of Improvements Along 3600 South

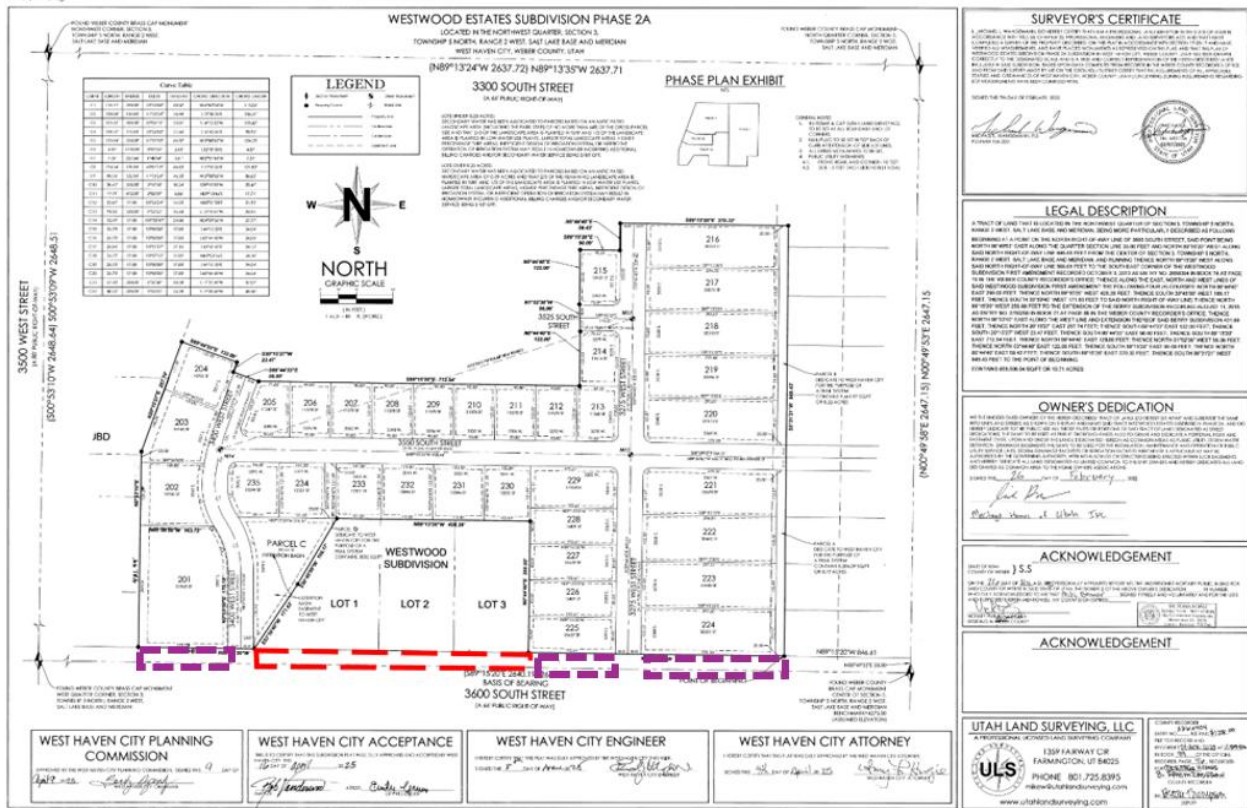


As you know, the City can exact improvements as a condition of issuing a subdivision approval that are roughly proportional to the development's impacts. For this reason, the City did require Westwood Estates to develop the frontage of 3600 South for the lots they created as part of the subdivision (plum-dashed area), but the City could not require Westwood Estates to improve the frontage of 3600 South between 3400 West and 3275 West, where existing homes are (the red-dashed area).

Staff is proposing that the City work with the developer's contractor to construct the frontage for the existing homes on 3600 South when the contractor installs the frontage for Westwood Estates' lots, especially considering the 1" overlay required to adjust the crown of the road. Fully building out the right-of-way concurrently will yield a better road and drainage system, ensuring that the curb, gutter, and storm drainage function properly. It will also ensure that there are no gaps in the asphalt portion of the right-of-way.

The Developer's Contract price to complete the City's portion of improvements is listed below, and the City Engineer has reviewed and deemed them to be market rates for the work provided. The costs, being \$235,000, will be divided between the Capital Projects Fund for the Road Improvements (\$190,000) and the Storm Drain Fund (\$45,000).

This project and its associated expense were not anticipated in the FY 2026 budget; however, funds under the 13-6086 Transportation Tax could be used for this expense, with a total budget of \$440,000 and only \$60,000 spent as of January. There does appear to be some funds in the storm drain fund to cover its share of the expense; however, a budget amendment would be needed to appropriate \$45,000 for line item 51-5014 Storm CP – Unrestricted in the Capital Projects- Non-Operating departmental expense account.



Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
MOBILIZATION					
1	MOBILIZATION	1.00	EACH	\$1,000.00	\$1,000.00
					Total Price for above MOBILIZATION Items: \$1,000.00
SWPPP					
9	TEMPORARY CONSTRUCTION FENCE (IF NEEDED)	200.00	LF	\$4.80	\$960.00
32	TRAFFIC CONTROL & PEDESTRIAN SAFETY	1.00	LS	\$3,950.00	\$3,950.00
33	SWPPP/DUST CONTROL	1.00	LS	\$1,000.00	\$1,000.00
					Total Price for above SWPPP Items: \$5,910.00
DEMO/REMOVAL					
2	SITE CLEARING (INCLUDING TREES)	1.00	LS	\$4,100.00	\$4,100.00
4	SAW CUT CONCRETE/ASPHALT	624.00	LF	\$2.50	\$1,560.00
5	REMOVE CURB & GUTTER	35.00	LF	\$15.00	\$525.00
8	REMOVE & REPLACE FENCE	336.00	LF	\$12.00	\$4,032.00
12	REMOVE & DISPOSE EX STORM DRAIN PIPE/CULVERT	96.00	LF	\$15.00	\$1,440.00
					Total Price for above DEMO/REMOVAL Items: \$11,657.00
GRADING					
3	ROADWAY EXCAVATION	172.00	CY	\$14.38	\$2,473.36
19	PLACE AND COMPACT - STRUCTURAL FILL	569.00	TON	\$25.00	\$14,225.00
20	PLACE AND COMPACT - SUBBASE (12")	469.00	TON	\$25.00	\$11,725.00
21	PLACE AND COMPACT - UNTREATED BASE COURSE (8")	325.00	TON	\$30.00	\$9,750.00
					Total Price for above GRADING Items: \$38,173.36
STORM DRAIN					
17	15" RCP STORM DRAIN	450.00	LF	\$80.00	\$36,000.00
18	STORM DRAIN CATCH BASIN (2.5' X 4')	2.00	EACH	\$4,350.00	\$8,700.00
					Total Price for above STORM DRAIN Items: \$44,700.00
CULINARY WATER					
14	RAISE/ADJUST WATER METER	2.00	EACH	\$1,050.00	\$2,100.00
16	ADJUST & COLLAR EXISTING VALVE	0.00	EACH	\$0.00	\$0.00
					Total Price for above CULINARY WATER Items: \$2,100.00
SEWER					
13	RELOCATE/ADJUST SEWER CLEANOUT & LATERAL	1.00	EACH	\$946.58	\$946.58
15	ADJUST & COLLAR EXISTING SEWER MANHOLE	0.00	EACH	\$0.00	\$0.00
					Total Price for above SEWER Items: \$946.58
SITE WORK					
10	RELOCATE/REPLACE MAILBOX	3.00	EACH	\$250.00	\$750.00
11	RELOCATE TRAFFIC SIGN	0.00	EACH	\$0.00	\$0.00
22	ASPHALT APWA 2017 HMA (4")	167.00	TON	\$137.50	\$22,962.50
23	ASPHALT OVERLAY/REBUILD CROWN	129.00	TON	\$135.08	\$17,425.32
24	GRAVEL DRIVEWAY RESTORATION (6" DEPTH)	43.00	TON	\$39.00	\$1,677.00
25	CONCRETE DRIVEWAY APPROACH (TYPE B)	414.00	SF	\$18.00	\$7,452.00
26	CONCRETE CURB & GUTTER (TYPE A)	624.00	LF	\$43.00	\$26,832.00
27	CONCRETE SIDEWALK (4" WIDE)	2,496.00	SF	\$14.50	\$36,192.00
					Total Price for above SITE WORK Items: \$113,290.82
LANDSCAPING					
28	LANDSCAPE ROCK WITH FABRIC (4" DEPTH)	31.00	CY	\$222.39	\$6,894.09
29	IRRIGATION RESTORATION	1.00	PCL	\$2,179.80	\$2,179.80
30	TOPSOIL IMPORT	30.00	CY	\$75.00	\$2,250.00
31	SOD PLACEMENT	1,500.00	SF	\$3.50	\$5,250.00
					Total Price for above LANDSCAPING Items: \$16,573.89
					Total Bid Price: \$234,351.65

Resolution No. 15-2026

RESOLUTION OF WEST HAVEN CITY AUTHORIZING THE CONSTRUCTION OF IMPROVEMENTS ALONG 3600 SOUTH IN FRONT OF WESTWOOD ESTATES.

SECTION I – RECITALS:

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

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, the Westwood Estates Subdivision Phase 2A is currently under construction, and part of the subdivision improvements for this development included the developers completing the frontage of 3600 South, where they are platting lots, as shown on the plat (with the plum-dash lines) attached as Exhibit "A"; and,

WHEREAS, on the Westwood Estates Subdivision Phase 2A plat, there is a red-dashed area indicated, which is the frontage of pre-existing homes that are not part of the development of Westwood Estates; and

WHEREAS, because the City can exact improvements as a condition of issuing a subdivision approval that are roughly proportional to the development's impacts, the City required the developers of Westwood Estates to develop the frontage of 3600 South for the lots they created as part of the subdivision (plum-dash areas on Exhibit "A"); and

WHEREAS, the City could not require Westwood Estates to improve the frontage of 3600 South, where existing homes are (the red-dashed area on Exhibit "A"); and

WHEREAS, the City staff finds that it is more economical and efficient for the City to work with the developer's contractor to construct the frontage improvements for the existing homes on 3600 South when the contractor installs the frontage for Westwood Estates' lots; and

WHEREAS, the City finds that fully building out the right-of-way concurrently will yield a better road and drainage system; ensure there are no cold joints in the asphalt; ensure that the curb, gutter, and storm drainage function properly; and also ensure that there are no gaps in the asphalt portion of the right-of-way; and

WHEREAS, the City Council feels that the best way to accomplish its goals of providing for the health and the welfare of its citizens is to authorize that these improvements be installed at this time; and

WHEREAS, the City finds that the public convenience and necessity require the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. :

1. That the City Council authorizes the construction of the improvements (sidewalk, curb, gutter, and asphalt) along 3600 South as shown in the area marked in red on Exhibit "A" using the developer's contractor to construct these improvements.
2. That the City Manager is authorized to spend the necessary funds to complete the construction and installation of these improvements and to sign any and all documents necessary to complete this construction and installation.
3. That the Mayor is authorized to sign this Resolution.
4. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 15th day of April 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of April 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon
Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____

DRAFT

STAFF REPORT

TO: Shawn Warnke
City Manager
FROM: Ed Mignone, City Engineer
John Wallace, Public Works Director
DATE: April 9, 2026
RE: Recommendation of Contract Award
5100 W Roadway Improvement Project



Background

The Council is aware that the City has previously completed irrigation and stormwater improvements along 5100 W in anticipation of the future road widening. The City is now ready to proceed with the widening and associated improvements on 5100 W.

The City received thirteen (13) bids on April 8, 2026, for the 5100 W Roadway Improvement Project. All bids were found to be responsive and responsible. For clarity, the five (5) lowest bidders were:

Staker Parson Companies	\$2,903,200.00
Marsh Construction	\$3,025,212.98
Next Construction	\$3,136,006.70
Kilgore Companies	\$3,212,379.29
C&B Asphalt	\$3,230,102.43

The low bid was from Staker Parsons Companies.
A detailed bid tabulation for all five (5) lowest bidders is attached.

Discussion

Staff has previously expressed the successful working relationship between the City and Staker Parson on several major projects, most recently the widening of 3300 S. Staff expect that Staker Parson will continue to deliver successful projects on the City's behalf.

Recommendation

Staff has reviewed the submitted bid packages and recommends the Council award a contract to Staker Parson Companies in the amount of **\$2,903,200.00** for the 5100 W Roadway Improvement Project.

EJM/JW: ejm
Attachment: Detailed Bid Tabulation 5100 S Roadway Improvement Project

5100 West Roadway Improvement Project

West Haven City

DETAILED BID TAB

ITEM	DESCRIPTION	QTY	UNIT OF MEASURE	Staker Parson		Marsh Construction		Next Construction		Kilgore Companies		C&B Asphalt	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
4/9/2026	PROJECT LIMIT: 3300 S to 4050 S			RANK 1		RANK 2		RANK 3		RANK 4		RANK 5	
1	Mobilization and Demobilization	1	LS	\$ 31,509.40	\$ 31,509.40	\$ 85,000.00	\$ 85,000.00	\$ 111,602.00	\$ 111,602.00	\$ 133,000.00	\$ 133,000.00	\$ 20,000.00	\$ 20,000.00
2	Site Clearing	1	LS	\$ 46,490.00	\$ 46,490.00	\$ 65,000.00	\$ 65,000.00	\$ 64,209.00	\$ 64,209.00	\$ 51,000.00	\$ 51,000.00	\$ 102,000.00	\$ 102,000.00
3	Roadway Excavation	7,972	CY	\$ 8.80	\$ 70,153.60	\$ 12.00	\$ 95,664.00	\$ 21.00	\$ 167,412.00	\$ 15.50	\$ 123,566.00	\$ 14.50	\$ 115,594.00
4	Rotomill	18,091	SY	\$ 3.20	\$ 57,891.20	\$ 3.00	\$ 54,273.00	\$ 2.71	\$ 49,026.61	\$ 2.65	\$ 47,941.15	\$ 3.55	\$ 64,223.05
5	Sawcut	750	LF	\$ 1.30	\$ 975.00	\$ 3.00	\$ 2,250.00	\$ 2.50	\$ 1,875.00	\$ 1.29	\$ 967.50	\$ 2.25	\$ 1,687.50
6	Remove Asphalt	1,428	SY	\$ 6.00	\$ 8,568.00	\$ 5.85	\$ 8,353.80	\$ 2.75	\$ 3,927.00	\$ 2.80	\$ 3,998.40	\$ 10.40	\$ 14,851.20
7	Remove Curb & Gutter	289	LF	\$ 5.70	\$ 1,647.30	\$ 8.00	\$ 2,312.00	\$ 4.50	\$ 1,300.50	\$ 15.50	\$ 4,479.50	\$ 10.40	\$ 3,005.60
8	Remove Concrete	809	SY	\$ 5.50	\$ 4,449.50	\$ 9.00	\$ 7,281.00	\$ 9.00	\$ 7,281.00	\$ 50.00	\$ 40,450.00	\$ 13.54	\$ 10,953.86
9	Remove Large Tree	24	EA	\$ 1,000.00	\$ 24,000.00	\$ 2,000.00	\$ 48,000.00	\$ 1,500.00	\$ 36,000.00	\$ 985.00	\$ 23,640.00	\$ 1,040.00	\$ 24,960.00
10	Remove Existing Fence within the Right-of-Way	4,275	LF	\$ 1.90	\$ 8,122.50	\$ 4.00	\$ 17,100.00	\$ 5.00	\$ 21,375.00	\$ 2.60	\$ 11,115.00	\$ 3.13	\$ 13,380.75
11	Temporary Construction Fence	4,124	LF	\$ 4.20	\$ 17,320.80	\$ 10.00	\$ 41,240.00	\$ 13.00	\$ 53,612.00	\$ 7.25	\$ 29,899.00	\$ 8.33	\$ 34,352.92
12	Relocate / Replace Mailbox	37	EA	\$ 467.00	\$ 17,279.00	\$ 500.00	\$ 18,500.00	\$ 500.00	\$ 18,500.00	\$ 155.00	\$ 5,735.00	\$ 625.00	\$ 23,125.00
13	Relocate Traffic Sign	4	EA	\$ 467.00	\$ 1,868.00	\$ 700.00	\$ 2,800.00	\$ 250.00	\$ 1,000.00	\$ 520.00	\$ 2,080.00	\$ 169.00	\$ 676.00
14	Install School Zone/Crossing Signage	1	LS	\$ 12,340.00	\$ 12,340.00	\$ 18,000.00	\$ 18,000.00	\$ 750.00	\$ 750.00	\$ 31,000.00	\$ 31,000.00	\$ 562.00	\$ 562.00
15	Remove & Dispose Existing Storm Drain Structure	3	EA	\$ 3,413.00	\$ 10,239.00	\$ 1,500.00	\$ 4,500.00	\$ 2,500.00	\$ 7,500.00	\$ 675.00	\$ 2,025.00	\$ 3,385.00	\$ 10,155.00
16	Adjust Existing SD Box / Catch Basin/Irrigation Structure Rim	8	EA	\$ 788.00	\$ 6,304.00	\$ 2,250.00	\$ 18,000.00	\$ 750.00	\$ 6,000.00	\$ 1,035.00	\$ 8,280.00	\$ 2,604.00	\$ 20,832.00
17	Adjust & Collar Existing Manhole	21	EA	\$ 895.00	\$ 18,795.00	\$ 650.00	\$ 13,650.00	\$ 850.00	\$ 17,850.00	\$ 875.00	\$ 18,375.00	\$ 927.00	\$ 19,467.00
18	Relocate / Adjust Sewer Cleanout & Lateral	25	EA	\$ 1,155.00	\$ 28,875.00	\$ 1,000.00	\$ 25,000.00	\$ 500.00	\$ 12,500.00	\$ 2,150.00	\$ 53,750.00	\$ 1,145.00	\$ 28,625.00
19	Furnish New MH Ring and Cover	5	EA	\$ 945.00	\$ 4,725.00	\$ 700.00	\$ 3,500.00	\$ 685.00	\$ 3,425.00	\$ 1,035.00	\$ 5,175.00	\$ 937.00	\$ 4,685.00
20	Furnish New Sewer Manhole Section	5	EA	\$ 1,575.00	\$ 7,875.00	\$ 1,200.00	\$ 6,000.00	\$ 2,650.00	\$ 13,250.00	\$ 1,350.00	\$ 6,750.00	\$ 1,562.00	\$ 7,810.00
21	Adjust Water Meter Lid	32	EA	\$ 840.00	\$ 26,880.00	\$ 250.00	\$ 8,000.00	\$ 650.00	\$ 20,800.00	\$ 150.00	\$ 4,800.00	\$ 833.00	\$ 26,656.00
22	Adjust & Collar Existing Valve	24	EA	\$ 630.00	\$ 15,120.00	\$ 550.00	\$ 13,200.00	\$ 600.00	\$ 14,400.00	\$ 725.00	\$ 17,400.00	\$ 703.00	\$ 16,872.00
23	Relocate Existing Secondary/Culinary Water Meter	3	EA	\$ 2,573.00	\$ 7,719.00	\$ 2,000.00	\$ 6,000.00	\$ 750.00	\$ 2,250.00	\$ 885.00	\$ 2,655.00	\$ 2,552.00	\$ 7,656.00
24	Relocate Existing Fire Hydrant	1	EA	\$ 8,821.00	\$ 8,821.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,750.00	\$ 6,750.00	\$ 8,750.00	\$ 8,750.00
25	Protect in Place / Stabilize Existing Power Pole	1	EA	\$ 1,003.00	\$ 1,003.00	\$ 900.00	\$ 900.00	\$ 3,500.00	\$ 3,500.00	\$ 3,100.00	\$ 3,100.00	\$ 1,175.00	\$ 1,175.00
26	15" RCP Storm Drain	265	LF	\$ 91.00	\$ 24,115.00	\$ 100.00	\$ 26,500.00	\$ 103.71	\$ 27,483.15	\$ 97.00	\$ 25,705.00	\$ 89.00	\$ 23,585.00
27	Storm Drain Catch Basin (24 x 48)	10	EA	\$ 3,990.00	\$ 39,900.00	\$ 3,700.00	\$ 37,000.00	\$ 4,250.00	\$ 42,500.00	\$ 2,990.00	\$ 29,900.00	\$ 3,437.00	\$ 34,370.00
28	Install MH Ring and Cover on Existing Box and Adjust to Grade	1	EA	\$ 2,730.00	\$ 2,730.00	\$ 1,800.00	\$ 1,800.00	\$ 1,050.00	\$ 1,050.00	\$ 1,035.00	\$ 1,035.00	\$ 2,864.00	\$ 2,864.00
29	Combination Inlet	1	EA	\$ 8,821.00	\$ 8,821.00	\$ 6,000.00	\$ 6,000.00	\$ 6,239.00	\$ 6,239.00	\$ 4,500.00	\$ 4,500.00	\$ 8,750.00	\$ 8,750.00
30	4 FT x 4 FT Storm Drain Box with MH Lid	1	EA	\$ 6,721.00	\$ 6,721.00	\$ 4,400.00	\$ 4,400.00	\$ 4,776.00	\$ 4,776.00	\$ 2,975.00	\$ 2,975.00	\$ 6,146.00	\$ 6,146.00
31	5 FT x 5 FT Box with 18"x48" Grate	2	EA	\$ 10,500.00	\$ 21,000.00	\$ 5,500.00	\$ 11,000.00	\$ 7,500.00	\$ 15,000.00	\$ 3,900.00	\$ 7,800.00	\$ 9,986.00	\$ 19,972.00
32	Reconstruct Existing Storm Drain Box Lid with 18"x48" Grate	11	EA	\$ 2,205.00	\$ 24,255.00	\$ 2,800.00	\$ 30,800.00	\$ 1,950.00	\$ 21,450.00	\$ 900.00	\$ 9,900.00	\$ 1,666.00	\$ 18,326.00
33	2 FT x 2 FT Field Drain Box	4	EA	\$ 1,365.00	\$ 5,460.00	\$ 2,100.00	\$ 8,400.00	\$ 3,386.00	\$ 13,544.00	\$ 2,200.00	\$ 8,800.00	\$ 1,400.00	\$ 5,600.00
34	1 FT Inline Yard Drain Box	4	EA	\$ 1,155.00	\$ 4,620.00	\$ 1,500.00	\$ 6,000.00	\$ 1,500.00	\$ 6,000.00	\$ 1,800.00	\$ 7,200.00	\$ 1,200.00	\$ 4,800.00
35	6" PVC Pipe (ADS)	500	LF	\$ 27.30	\$ 13,650.00	\$ 50.00	\$ 25,000.00	\$ 63.22	\$ 31,610.00	\$ 63.50	\$ 31,750.00	\$ 28.00	\$ 14,000.00
36	10" PVC Pipe (C900)	262	LF	\$ 44.50	\$ 11,659.00	\$ 80.00	\$ 20,960.00	\$ 76.54	\$ 20,053.48	\$ 98.50	\$ 25,807.00	\$ 47.00	\$ 12,314.00
37	Stabilization Fabric	6,851	SY	\$ 0.90	\$ 6,165.90	\$ 2.00	\$ 13,702.00	\$ 1.50	\$ 10,276.50	\$ 3.00	\$ 20,553.00	\$ 0.60	\$ 4,110.60
38	Structural Fill	5,459	TON	\$ 18.00	\$ 98,262.00	\$ 17.00	\$ 92,803.00	\$ 19.60	\$ 106,996.40	\$ 19.50	\$ 106,450.50	\$ 23.90	\$ 130,470.10
39	Common Fill	1,500	CY	\$ 1.50	\$ 2,250.00	\$ 10.00	\$ 15,000.00	\$ 17.00	\$ 25,500.00	\$ 18.50	\$ 27,750.00	\$ 27.08	\$ 40,620.00
40	Subbase (8")	11,567	TON	\$ 24.60	\$ 284,548.20	\$ 18.00	\$ 208,206.00	\$ 19.60	\$ 226,713.20	\$ 25.50	\$ 294,958.50	\$ 28.00	\$ 323,876.00
41	Untreated Base Course (6")	11,767	TON	\$ 25.50	\$ 300,058.50	\$ 25.00	\$ 294,175.00	\$ 20.65	\$ 242,988.55	\$ 37.50	\$ 441,262.50	\$ 29.00	\$ 341,243.00
42	Asphalt APWA 2017 HMA (4")	6,104	TON	\$ 86.00	\$ 524,944.00	\$ 85.00	\$ 518,840.00	\$ 89.71	\$ 547,589.84	\$ 83.00	\$ 506,632.00	\$ 85.00	\$ 518,840.00
43	Road Stabilization / Dust Control Treatment	73	TON	\$ 31.00	\$ 2,263.00	\$ 100.00	\$ 7,300.00	\$ 201.00	\$ 14,673.00	\$ 190.00	\$ 13,870.00	\$ 201.50	\$ 14,709.50
44	Asphalt Driveway (3" Depth)	74	TON	\$ 200.00	\$ 14,800.00	\$ 230.00	\$ 17,020.00	\$ 126.00	\$ 9,324.00	\$ 145.00	\$ 10,730.00	\$ 120.27	\$ 8,999.98
45	Concrete Driveway (4" Depth)	6,657	SF	\$ 7.00	\$ 46,599.00	\$ 6.00	\$ 39,942.00	\$ 6.60	\$ 43,936.20	\$ 5.25	\$ 34,949.25	\$ 7.10	\$ 47,264.70
46	Gravel Driveway (6" Depth)	38	TON	\$ 77.50	\$ 2,945.00	\$ 30.00	\$ 1,140.00	\$ 30.00	\$ 1,140.00	\$ 88.00	\$ 3,344.00	\$ 43.00	\$ 1,634.00
47	Roadbase Driveway (6" Depth)	243	TON	\$ 16.50	\$ 4,009.50	\$ 30.00	\$ 7,290.00	\$ 18.00	\$ 4,374.00	\$ 48.00	\$ 11,664.00	\$ 43.35	\$ 10,534.05
48	Concrete Driveway Approach (Type A)	3,843	SF	\$ 8.70	\$ 33,434.10	\$ 7.10	\$ 27,285.30	\$ 7.81	\$ 30,013.83	\$ 7.65	\$ 29,398.95	\$ 10.10	\$ 38,814.30
49	Concrete Driveway Approach (Type B)	3,720	SF	\$ 8.80	\$ 32,736.00	\$ 7.10	\$ 26,412.00	\$ 7.81	\$ 29,053.20	\$ 7.65	\$ 28,458.00	\$ 10.18	\$ 37,869.60
50	Concrete Curb & Gutter (Type A)	10,200	LF	\$ 23.10	\$ 235,620.00	\$ 22.00	\$ 224,400.00	\$ 24.20	\$ 246,840.00	\$ 21.50	\$ 219,300.00	\$ 31.43	\$ 320,586.00
51	Concrete Sidewalk	52,740	SF	\$ 7.10	\$ 374,454.00	\$ 6.10	\$ 321,714.00	\$ 6.50	\$ 342,810.00	\$ 5.15	\$ 271,611.00	\$ 5.99	\$ 315,912.60
52	Pedestrian ADA Access Ramp	8	EA	\$ 1,533.00	\$ 12,264.00	\$ 1,350.00	\$ 10,800.00	\$ 1,500.00	\$ 12,000.00	\$ 1,400.00	\$ 11,200.00	\$ 999.62	\$ 7,916.96

53	Landscape Rock with Fabric (4" Depth)	458	CY	\$ 149.00	\$ 68,242.00	\$ 165.00	\$ 75,570.00	\$ 100.00	\$ 45,800.00	\$ 170.00	\$ 77,860.00	\$ 266.00	\$ 121,828.00
54	Irrigation Restoration	32	PARCEL	\$ 982.00	\$ 31,424.00	\$ 1,350.00	\$ 43,200.00	\$ 1,500.00	\$ 48,000.00	\$ 1,475.00	\$ 47,200.00	\$ 268.09	\$ 8,578.88
55	Sod	15,000	SF	\$ 0.90	\$ 13,500.00	\$ 1.50	\$ 22,500.00	\$ 1.25	\$ 18,750.00	\$ 0.80	\$ 12,000.00	\$ 1.07	\$ 16,050.00
56	Topsoil Import (6" Depth)	278	CY	\$ 83.00	\$ 23,074.00	\$ 80.00	\$ 22,240.00	\$ 30.00	\$ 8,340.00	\$ 55.85	\$ 15,526.30	\$ 77.00	\$ 21,406.00
57	Install Block Retaining Wall	550	SF	\$ 35.70	\$ 19,635.00	\$ 75.00	\$ 41,250.00	\$ 55.00	\$ 30,250.00	\$ 62.00	\$ 34,100.00	\$ 97.10	\$ 53,405.00
58	Remove Concrete Retaining Wall In ROW (3846 S)	9	LF	\$ 124.00	\$ 1,116.00	\$ 100.00	\$ 900.00	\$ 55.00	\$ 495.00	\$ 215.00	\$ 1,935.00	\$ 33.00	\$ 297.00
59	Install Concrete Retaining Wall (3846 S)	80	LF	\$ 294.00	\$ 23,520.00	\$ 270.00	\$ 21,600.00	\$ 111.00	\$ 8,880.00	\$ 265.00	\$ 21,200.00	\$ 160.00	\$ 12,800.00
60	Ornamental Steel Fencing	173	LF	\$ 40.00	\$ 6,920.00	\$ 70.00	\$ 12,110.00	\$ 110.00	\$ 19,030.00	\$ 54.35	\$ 9,402.55	\$ 68.00	\$ 11,764.00
61	Ornamental Steel Gate	31	LF	\$ 123.00	\$ 3,813.00	\$ 220.00	\$ 6,820.00	\$ 275.00	\$ 8,525.00	\$ 110.00	\$ 3,410.00	\$ 210.00	\$ 6,510.00
62	Barbed Wire Field Fence (UDOT Type A)	668	LF	\$ 7.50	\$ 5,010.00	\$ 13.00	\$ 8,684.00	\$ 16.50	\$ 11,022.00	\$ 13.75	\$ 9,185.00	\$ 11.50	\$ 7,682.00
63	Wire Mesh Field Fence (UDOT Type D)	2,433	LF	\$ 7.00	\$ 17,031.00	\$ 13.00	\$ 31,629.00	\$ 16.50	\$ 40,144.50	\$ 13.75	\$ 33,453.75	\$ 11.50	\$ 27,979.50
64	Field Fence Gate (H=4 FT, W=Varies)	20	LF	\$ 58.00	\$ 1,160.00	\$ 160.00	\$ 3,200.00	\$ 110.00	\$ 2,200.00	\$ 54.00	\$ 1,080.00	\$ 158.00	\$ 3,160.00
65	Chain Link Fence (H=4 FT)	363	LF	\$ 19.50	\$ 7,078.50	\$ 24.00	\$ 8,712.00	\$ 27.50	\$ 9,982.50	\$ 28.00	\$ 10,164.00	\$ 23.00	\$ 8,349.00
66	Chain Link Gate (H=4 FT)	8	LF	\$ 78.50	\$ 628.00	\$ 165.00	\$ 1,320.00	\$ 110.00	\$ 880.00	\$ 105.00	\$ 840.00	\$ 158.00	\$ 1,264.00
67	Steel Panel Gate (H=4 FT, W=10 FT)	15	EA	\$ 709.00	\$ 10,635.00	\$ 550.00	\$ 8,250.00	\$ 1,100.00	\$ 16,500.00	\$ 715.00	\$ 10,725.00	\$ 526.00	\$ 7,890.00
68	Relocate Boulders (Coord. With Owner)	10	EA	\$ 120.00	\$ 1,200.00	\$ 50.00	\$ 500.00	\$ 50.00	\$ 500.00	\$ 52.00	\$ 520.00	\$ 105.00	\$ 1,050.00
69	2 -inch Conduit for Future Street Light	250	LF	\$ 29.04	\$ 7,260.00	\$ 60.00	\$ 15,000.00	\$ 15.00	\$ 3,750.00	\$ 33.00	\$ 8,250.00	\$ 7.72	\$ 1,930.00
70	Survey Street Monument	2	EA	\$ 2,438.00	\$ 4,876.00	\$ 1,350.00	\$ 2,700.00	\$ 1,680.00	\$ 3,360.00	\$ 1,565.00	\$ 3,130.00	\$ 1,340.44	\$ 2,680.88
71	Pavement Marking Paint (4" Yellow)	20,971	LF	\$ 0.50	\$ 10,485.50	\$ 0.42	\$ 8,807.82	\$ 0.36	\$ 7,549.56	\$ 0.21	\$ 4,403.91	\$ 0.20	\$ 4,194.20
72	Pavement Marking Paint (4" White)	1,593	LF	\$ 0.50	\$ 796.50	\$ 0.42	\$ 669.06	\$ 0.36	\$ 573.48	\$ 0.21	\$ 334.53	\$ 0.20	\$ 318.60
73	Pavement Marking Paint (6" White)	400	LF	\$ 0.70	\$ 280.00	\$ 1.00	\$ 400.00	\$ 0.50	\$ 200.00	\$ 0.31	\$ 124.00	\$ 0.48	\$ 192.00
74	Pavement Marking Paint (Stop Bar)	85	LF	\$ 5.50	\$ 467.50	\$ 5.00	\$ 425.00	\$ 4.28	\$ 363.80	\$ 5.20	\$ 442.00	\$ 2.41	\$ 204.85
75	Pavement Marking Paint (Crosswalk)	305	LF	\$ 5.50	\$ 1,677.50	\$ 5.00	\$ 1,525.00	\$ 4.28	\$ 1,305.40	\$ 5.20	\$ 1,586.00	\$ 2.41	\$ 735.05
76	Pavement Message Paint	16	EA	\$ 101.00	\$ 1,616.00	\$ 143.00	\$ 2,288.00	\$ 73.50	\$ 1,176.00	\$ 42.00	\$ 672.00	\$ 69.70	\$ 1,115.20
77	Traffic Control & Pedestrian Safety	1	LS	\$ 53,000.00	\$ 53,000.00	\$ 95,000.00	\$ 95,000.00	\$ 98,000.00	\$ 98,000.00	\$ 40,000.00	\$ 40,000.00	\$ 11,235.00	\$ 11,235.00
78	SWPPP / Dust Control	1	LS	\$ 11,500.00	\$ 11,500.00	\$ 18,000.00	\$ 18,000.00	\$ 23,650.00	\$ 23,650.00	\$ 39,400.00	\$ 39,400.00	\$ 1,400.00	\$ 1,400.00
				\$ 2,903,200.00		\$ 3,025,212.98		\$ 3,136,006.70		\$ 3,212,379.29		\$ 3,230,102.43	

STAKE

MARST

NEXT

KILGORE

C+B

Resolution No. 16-2026

RESOLUTION OF WEST HAVEN CITY AWARDING A BID TO STAKER PARSON COMPANIES FOR WORK TO BE PERFORMED OF THE 5100 WEST ROADWAY WIDENING; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

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

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to entering into agreements regarding protecting and promoting the health, safety, and welfare of the public; and,

WHEREAS, the City issued a Request for Proposal ("RFP") to find a qualified individual or firm to provide bids for work to be performed of the 5100 West roadway widening for the City; and

WHEREAS, on April 8, 2026, the City held a bid opening for the proposals received in response to the RFP; and

WHEREAS, the City reviewed all the proposals; and

WHEREAS, the City analyzed the costs outlined in the proposals and whether the proposals met the requirements outlined in the RFP; and

WHEREAS, after the City's review, the City wishes to award the bid to Staker Parson Companies who best met the needs of the City as outlined in the requirements in the RFP; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. :

1. That the City Council awards Staker Parson Companies the bid for the following project: work to be performed of the 5100 West roadway widening as outlined in the RFP.
2. That the Bid Tabulation and Map is attached as Attachment "A".

3. That the City Manager is authorized to sign any and all documents necessary to enter into a contract or agreement with Staker Parson Companies, that coincides with the Staker Parson Companies' bid, including signing a contract or agreement itself.
4. That the Mayor is authorized to sign this Resolution.

The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 15th day of April 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of April 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood

Yes _____ No _____

Councilmember Carrie Call

Yes _____ No _____

Councilmember Kim Dixon

Yes _____ No _____

Councilmember Nina Morse

Yes _____ No _____

Councilmember Ryan Saunders

Yes _____ No _____

Councilmember Ryan Swapp

Yes _____ No _____

DRAFT

ATTACHMENT “A”

**BID TABULATION AND MAP OF WORK TO BE PERFORMED OF THE 5100 WEST
ROADWAY WIDENING**

DRAFT

BID RESULTS		
WEST HAVEN CITY CORPORATION	13 BIDS TOTAL	
5100 West Road Improvement Project		
BID Opening April 8th, 2026		
COMPANY	BID AMOUNT TOTAL	RANK
Staker Parson Companies	\$2,903,200.00	1
Marsh Construction	\$3,025,212.98 *	2
Next Construction	\$3,136,006.70	3
Kilgore Companies	\$3,212,379.29	4
C&B Asphalt	\$3,230,102.43 *	5
Leon Poulson	\$3,430,102.10	6
Mountain West Construction	\$3,469,596.37	7
Landmark Excavating	\$3,479,911.10	8
Stapp Construction	\$3,481,886.85	9
Knife River Construction	\$3,542,242.00	10
Acme Construction	\$3,851,716.45	11
3XL Construction	\$4,283,004.09	12
Two Rivers GC	\$4,305,000.00	13

***AS-READ TOTALS FOR THESE BIDS CONTAINED CALCULATION ERRORS ON ONE OR MORE BID ITEMS. NUMBERS SHOWN IN RED ARE CORRECTED TOTALS BASED ON BIDDER UNIT PRICING**

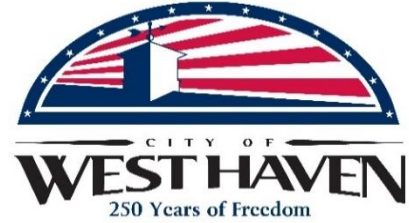
STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager
Brock Randall, Public & Recreation Director

DATE: April 15, 2026

SUBJECT: Declaring Miscellaneous Parks Equipment as Surplus and Authorization for the disposal of this park equipment



EXECUTIVE SUMMARY

West Haven City staff is recommending the surplus of the following 8 items. These items are no longer in use and are taking up valuable space. Currently, they are being stored on property owned by Taylor West Weber Water. We are recommending surplus so that staff can sell and remove it from storage. These items have all been replaced with updated equipment and are no longer needed or in service.



6' bush hog mower



6' bush hog mower



7' Case rototiller



12' harrow and Danish harrow



12' harrow and Danish harrow



Case P250 fertilizer spreader



Case P250 fertilizer spreader



Powder River roping chute



Powder River roping chute



Powder River roping chute



Kubota Grass Mower



Kubota grass catcher



Kubota grass catcher



Six bucking chutes

Resolution No. 17-2026

RESOLUTION OF WEST HAVEN CITY DECLARING CERTAIN CITY PROPERTY FROM THE PARKS DEPARTMENT AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZING THE DISPOSAL OF SUCH SURPLUS PROPERTY; AUTHORIZING THE CITY MANAGER TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE THE DISPOSAL OF THE PROPERTY; AND AUTHORIZING THE MAYOR TO SIGN THIS RESOLUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1 - RECITALS:

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

WHEREAS, in conformance with Utah Code ("UC"), the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, the City finds that it owns certain City property which is in the Parks Department, as follows: a 6' bush hog mower, a 7' Case rototiller, a 12' harrow, a Danish harrow, a Case P250 fertilizer spreader, a Powder River roping chute, a Kubota Grass Mower, a Kubota grass catcher, and six bucking chutes; and

WHEREAS, the City finds that the City property specifically outlined in this Resolution is deemed to be surplus to the City's needs; and

WHEREAS, the City finds that selling the City property via competitive bidding or transferring them to another governmental agency, under terms favorable to the City, or disposal of the City property in any other way that is advantageous to the City is in the best interest of the City; and,

WHEREAS, the City finds that the public convenience and necessity, public safety, health and welfare is at issue and requires administrative action by the City as noted above.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Haven:

1. The City declares the following City property as surplus to the City's needs: a 6' bush hog mower, a 7' Case rototiller, a 12' harrow, a Danish harrow, a Case P250 fertilizer spreader, a Powder River roping chute, a Kubota Grass Mower, a Kubota grass catcher, and six bucking chutes.
2. The City directs that this specific City property be sold via competitive bidding, be transferred to another governmental agency, or dispose of the surplus property under terms favorable to the City.
3. The City authorizes the City Manager to sign all contracts, agreements, or other documents necessary to complete this property disposition, and authorizes the City Recorder to sign any documents as required attesting to the City Manager having been duly authorized to enter into such arrangements for the City.
4. The City authorizes the Mayor to sign this resolution.

BE IT FURTHER RESOLVED the foregoing recitals are incorporated herein and this Resolution shall become effective immediately upon its passage.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective on the 15th day of April 2026, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of April 2026.

WEST HAVEN CITY

Rob Vanderwood
Mayor

ATTEST:

Emily Green
City Recorder

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

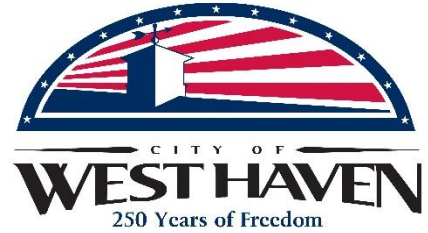
STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager

DATE: April 15, 2026

SUBJECT: City Manager Quarterly Audit Report – 3rd Quarter of FY 2026



Background

According to Section 36.22(B) of the West Haven City Purchasing Policy, it states,

(A) The City Manager shall be responsible for conducting an audit of all purchases made for the city for compliance with the requirements of this chapter.

(B) On the first City Council meeting following the end of each fiscal quarter, the City Manager shall provide a written report to the City Council with detailed findings regarding those purchases made in that fiscal quarter that total between \$10,000.00 and \$50,000.00.

Below is a report of the purchases made in the 3rd quarter of FY 2026 within the parameters outlined by the City Council.

Report Criteria:

Detail report.
 Invoices with totals above \$0.00 included.
 Only paid invoices included.
 [Report].Amount Paid = {between}10000-50000

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10-2025									
7894	WEST HAVEN SPECIAL SERVIC	022026	SEWER IMPACT FEES	10-2025	01/05/2026	19,300.00	19,300.00	01/08/2026	
7894	WEST HAVEN SPECIAL SERVIC	042026	IMPACT FEES	10-2025	03/02/2026	19,300.00	19,300.00	03/05/2026	
Total 10-2025:						38,600.00	38,600.00		
10-4137									
9076	WEBER COUNTY ELECTIONS	71029	2025 GENERAL ELECTION	10-4137	12/22/2025	20,250.33	20,250.33	01/08/2026	
Total 10-4137:						20,250.33	20,250.33		
10-4210									
9309	FLOCK SAFETY	INV-85381	CAMERAS	10-4210	01/26/2026	15,000.00	15,000.00	02/05/2026	
Total 10-4210:						15,000.00	15,000.00		
10-4253									
7831	WEBER COUNTY ANIMAL SERV	72985	ANIMAL SERVICES	10-4253	03/01/2026	21,411.00	21,411.00	03/05/2026	
7831	WEBER COUNTY ANIMAL SERV	72986	ANIMAL SERVICES	10-4253	03/01/2026	16,969.00	16,969.00	03/05/2026	
Total 10-4253:						38,380.00	38,380.00		
10-4330									
9102	ULRICH & ASSOCIATES PC	31597	AUDIT 2026	10-4330	01/31/2026	10,600.00	10,600.00	02/19/2026	
Total 10-4330:						10,600.00	10,600.00		
10-4540									
10145	SPECIALTY MINING & INFIELD	NEW	FIELDS	10-4540	12/18/2025	46,673.50	46,673.50	01/08/2026	
Total 10-4540:						46,673.50	46,673.50		
10-4621									
2543	FIRE WORKS WEST INTERNATI	2026 WEST HA	2026 WEST HAVEN DAYS FIRE	10-4621	02/01/2026	15,660.00	15,660.00	02/05/2026	

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 10-4621:						15,660.00	15,660.00		
10-4814									
5729	PUBLIC EMPLOYEES HEALTH P	696510	COMMUNITY DEVELOPMENT	10-4814	12/15/2025	11,117.37	11,117.37	01/08/2026	
5729	PUBLIC EMPLOYEES HEALTH P	718690	COMMUNITY DEVELOPMENT	10-4814	01/16/2026	11,117.37	11,117.37	01/22/2026	
5729	PUBLIC EMPLOYEES HEALTH P	740491	COMMUNITY DEVELOPMENT	10-4814	02/15/2026	11,117.37	11,117.37	02/19/2026	
5729	PUBLIC EMPLOYEES HEALTH P	763414	COMMUNITY DEVELOPMENT	10-4814	03/11/2026	11,117.37	11,117.37	03/19/2026	
Total 10-4814:						44,469.48	44,469.48		
10-5115									
7625	UTAH LEAGUE OF CITIES & TO	2026-2027	2026-2027	10-5115	03/12/2026	17,627.41	17,627.41	03/19/2026	
Total 10-5115:						17,627.41	17,627.41		
10-5155									
5878	READY TECHNOLOGIES	263426	NEW COMPUTERS	10-5155	02/04/2026	10,594.80	10,594.80	02/19/2026	
5878	READY TECHNOLOGIES	263441	SONIC WALL IT	10-5155	02/24/2026	10,920.00	10,920.00	03/05/2026	
Total 10-5155:						21,514.80	21,514.80		
10-6014									
5729	PUBLIC EMPLOYEES HEALTH P	740491	PUBLIC WORKS	10-6014	02/15/2026	11,508.70	11,508.70	02/19/2026	
Total 10-6014:						11,508.70	11,508.70		
10-6037									
7814	WASTE MANAGEMENT	2188659-2682-	GARBAGE SERVICES	10-6037	01/02/2026	39,548.85	39,548.85	01/08/2026	
7814	WASTE MANAGEMENT	2190070-2682-	GARBAGE SERVICES	10-6037	02/02/2026	39,698.47	39,698.47	02/19/2026	
7814	WASTE MANAGEMENT	2192467-2682-	GARBAGE SERVICES	10-6037	03/02/2026	39,855.11	39,855.11	03/19/2026	
7844	WEBER COUNTY TRANSFER S	022-01846576-	GARBAGE SERVICES	10-6037	12/31/2025	27,700.50	27,700.50	01/08/2026	
7844	WEBER COUNTY TRANSFER S	022-01859774-	GARBAGE SERVICES	10-6037	01/31/2026	25,484.50	25,484.50	02/19/2026	
7844	WEBER COUNTY TRANSFER S	022-01865433-	GARBAGE SERVICES	10-6037	03/02/2026	18,873.50	18,873.50	03/19/2026	
Total 10-6037:						191,160.93	191,160.93		
13-4515									
3007	IFA	100525945 2	CHUTE	13-4515	12/08/2025	44,188.00	44,188.00	01/08/2026	

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 13-4515:						44,188.00	44,188.00		
13-9006									
9195	COTTONWOOD TITLE INSURAN	4763 W 3300 S	3300 S 5100 W	13-9006	01/14/2026	14,856.00	14,856.00	02/05/2026	
2644	GARDNER ENGINEERING	5488	5100 W/3300 S	13-9006	11/01/2025	14,849.25	14,849.25	01/08/2026	
2644	GARDNER ENGINEERING	5819	5100 W/3300 S	13-9006	02/01/2026	13,493.65	13,493.65	03/05/2026	
Total 13-9006:						43,198.90	43,198.90		
13-9012									
2623	G. BROWN DESIGN INC.	2026-019	WINDSOR PARK	13-9012	02/09/2026	17,020.00	17,020.00	03/05/2026	
Total 13-9012:						17,020.00	17,020.00		
51-4450									
7256	THURGOOD EXCAVATING INC	2603-03	2025 SLOUGH MAINTENANCE P	51-4450	02/26/2026	35,641.62	35,641.62	03/19/2026	
Total 51-4450:						35,641.62	35,641.62		
51-5010									
3080	IVORY HOMES	STORM SEWE	STORM SEWER IMPROVEMENT	51-5010	12/30/2025	15,673.72	15,673.72	01/08/2026	
Total 51-5010:						15,673.72	15,673.72		
Grand Totals:						627,167.39	627,167.39		

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

[Report].Amount Paid = {between}10000-50000
