WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
AUGUST 4, 2026
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT 84015

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

- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**

» Online: - https://us02web.zoom.us/j/89191939564 **» Telephone:** 1(669) 900-6833 – **Meeting ID: 891 9193 9564**

ADMINISTRATIVE SESSION – 6:30 PM

(Open to the Public)

1. **Discussion Regarding FY2027 Fee Schedule Amendment for Additional Garbage Can Fee –** *Mr. Ryan Harvey* pg. 4
2. **Discussion Regarding a Change Order to the Sewer Expansion Project –** *Mr. Boyd Davis* pg. 6
3. **Other Items**

GENERAL SESSION – 7:00 PM

(Open to the Public)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** *(Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)*
4. **Communications and Disclosures from City Council and Mayor**
5. **Communications from Staff**
6. **Citizen Comment** *(Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives)*
7. **Consideration of Approval of West Point City Council Meeting Minutes:**
   a. **May 5, 2026** pg. 26 b. **May 19, 2026** pg. 34
8. **Consideration of Resolution No. 08-04-2026A, Approving an Amendment to the Interlocal Agreement with Davis County for Infrastructure Studies –** *Mr. Boyd Davis* pg. 13
9. **Consideration of Resolution No. 08-04-2026B, Approving an Amendment to the Contract with Bowen Collins & Associates for Storm Drain Infrastructure Study –** *Mr. Boyd Davis* pg. 13
10. **Consideration of Resolution No. 08-04-2026C, Approving a Change Order to the Contract with RJT Excavating for the Sewer Expansion Project Number 2 –** *Mr. Boyd Davis* pg. 6
11. **Consideration of Approval to Remove the Bluff View Subdivision Phase 3 from Warranty –** *Mr. Boyd Davis* pg. 24
12. **Consideration of Approval to Remove the Dahlia Estates Subdivision Phases 1 and 2 from Warranty –** *Mr. Boyd Davis* pg. 25
13. **Motion to Adjourn the General Session**

Posted this 30th day of July, 2026: Casey Arnold

Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above August 4, 2026 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at www.westpointutah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

Casey Arnold

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

TENTATIVE UPCOMING ITEMS

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

Date: 08/18/2026

Administrative Session – CANCELLED

General Session – CANCELLED

Special Budget Meeting – 7:00 pm

1. Consideration of Resolution No. ** Adopting the 2026 Property Tax Rate for West Point City
   a. **Public Hearing**
   b. Action
2. **Public Hearing** Regarding the FY2027 Compensation Schedule
3. Consideration of Ordinance No. *, Approving the FY2027 Final Budget for West Point City and All Related Agencies
   a. **Public Hearing**
   b. Action

Date: 09/01/2026

Administrative Session – 6:00 pm

1. Wrap-Up Discussion of the 2026 Party at the Point Celebration – Mrs. Heidi Moss
2. Discussion Regarding **

General Session – 7:00 pm

1. Davis County Sheriff's Office Update
2. Swearing-In of the 2026-2027 West Point City Youth Council – Mayor Brian Vincent
3. Consideration of Approval of a Change Order with Thurgood Excavating for the Addition of a Trail – Mr. Boyd Davis
4. Consideration of Approval of a Change Order with RJT Excavating for the Addition of a Sewer Pipeline – Mr. Boyd Davis
5. Consideration of Resolution No. **, Amending the FY27 Fee Schedule for Additional Garbage Can Fee – Mr. Ryan Harvey
   a. **Public Hearing**
   b. Action
6. Consideration of Approval of Ordinance No. **, Adopting an Amended Sewer Impact Fee for the Annexation Area – Mr. Boyd Davis
   a. **Public Hearing**
   b. Action

Date: 09/15/2026

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. **

Date: 10/06/2026

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. *

Date: 10/20/2026

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. **

PENDING & PERIODIC ITEMS

Administrative Session

1. Quarterly Financial Report – 2nd meeting of the 2nd month after quarter ends (2nd months are February, May, August, November)
2. Code Enforcement Update – May and November
3. Sheriff's Office Quarterly Updates – March, June, Sept, Dec
4. Strategic Planning Update – Quarterly
5. Discussion Regarding Weber Basin Water's Water Exaction Ordinance – Mr. Boyd Davis

WEST POINT CITY

2026 CALENDAR

2026

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
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FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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AUGUST

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

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
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20	21	22	23	24	25	26
27	28	29	30			

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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5	6	7	8	9	10	11
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26	27	28	29	30		

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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MAY

SUN	MON	TUE	WED	THU	FRI	SAT
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31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30					

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

IMPORTANT DATES

JANUARY

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

FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

2	City Council - 6 PM
9	Senior Lunch -11:30 AM *(Loy Blake)*
11	Planning Commission - 6 PM
12	MOVIE IN THE PARK - DUSK
13	MISS WEST POINT PAGEANT - 7PM
16	City Council - 6 PM
19	JUNETEENTH - CLOSED
25	Planning Commission - 6 PM

JULY

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

AUGUST

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

SEPTEMBER

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

OCTOBER

1	CEMETERY CLEANING
6	City Council - 6 PM
8	Planning Commission - 6 PM
10	FALL FESTIVAL/CHALK ART EVENT
12	Employee Training - CLOSED
20	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23-24	ANNUAL FALL CLEAN-UP
27	Council/Staff Lunch - 12 PM

NOVEMBER

3	GENERAL ELECTION DAY
10	Senior Lunch - 11:30 AM
11	Veterans Day - CLOSED
12	Planning Commission - 6 PM
13-14	CHRISTMAS FARMER'S MARKET
17	City Council - 6 PM
26-27	Thanksgiving - CLOSED
30	CITY HALL LIGHTING - 6 PM

DECEMBER

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

*AS OF January 1, 2026

CITY COUNCIL STAFF REPORT

Subject: FY2027 Fee Schedule – Garbage Cans
Author: Ryan Harvey
Department: Administrative Services
Date: August 4, 2026

Background

West Point City currently charges, as part of the building permit, the cost of providing one black garbage can for each new residence. Residents may request a second black can. The practice of the City has been to provide this second black can to residents free of charge, even though in the fee schedule it is listed as a $110 fee. Both the first and second black cans are currently charged the same monthly rate of $14.55. The City generally does not allow residents to have a third black garbage can, except in rare circumstances. This policy has been intended to encourage residents to use recycling cans rather than continuing to add additional black garbage cans. Staff would like to discuss the current policy and fee structure with the City Council and receive direction on how the City would like to handle additional garbage cans going forward.

Analysis

Initial Fee for an Additional Can

The current $110 fee was established several years ago because that was approximately the amount the City paid to purchase a new garbage can. However, the garbage can remains the property of the City, and residents are asked to return the can when they move out of the City. It is unclear when the practice of not charging this fee began, but staff believes that this fee should be charged. However, because the City may be able to use the can again for another resident, staff believes it may no longer make sense to charge the resident the full cost of the can.

Monthly Garbage Can Rate

Currently, both the first and second black garbage cans are charged at the same monthly rate of $14.55. A higher rate for the 2nd and 3rd can would recognize that customers with additional cans are placing more garbage into the waste system and may encourage residents to use recycling cans when possible.

Third Black Garbage Can

The landfill is almost full, and the City will need residents to recycle more in the future. One of the reasons the City has not generally allowed a third black garbage can is to steer residents toward recycling rather than increasing the amount of garbage being taken to the landfill.

The Council could choose to continue the current policy and only allow third black cans in rare circumstances.

The Council could also choose to allow third black cans but charge a higher initial fee, a higher monthly rate, or both. This would give residents more flexibility while still providing a financial incentive to recycle.

City Philosophy

The larger question for the Council is what philosophy the City wants to follow going forward. The Council may want to continue using garbage can limits and pricing to encourage recycling. The Council may also decide that residents should be allowed to pay for additional garbage service if they need it.

With all of that in mind, Staff would like direction on the following questions:

1. *Should the City continue to generally prohibit third black garbage cans?*
2. *Should the initial fee for an additional black garbage can remain at $110 or be reduced?*
3. *Should second and third black garbage cans be charged the same monthly rate as the first can?*

Options include, but are not limited to:

- *Current*
  Additional Can Fee: $110
  1st Black Can Rate: $14.55
  2nd/3rd Black Can Rate: $14.55

- *Reduce Additional Can Fee, Start Charging Fee*
  Additional Can Fee: $55
  1st Black Can Rate: $14.55
  2nd/3rd Black Can Rate: $14.55

- *Reduce Additional Can Fee, Charge more per month for Additional Cans*
  Additional Can Fee: $25
  1st Black Can Rate: $14.30
  2nd/3rd Black Can Rate: $15.30

Recommendation

Staff would like the Council to discuss the City's policy regarding additional black garbage cans and provide direction on the initial fee, monthly rate, and whether third black garbage cans should be allowed. Based on Council direction, staff will bring back any necessary changes to the City's Fee Schedule.

Significant Impacts

As outlined above.

Attachments

None.

CITY COUNCIL STAFF REPORT

Subject: Change Order – Sewer Expansion Project
Author: Boyd Davis
Department: Engineering
Date: August 4, 2026

Background

The sewer expansion project is nearing completion and there is a small amount of funding remaining that can be used for an additional project. We have received pricing from our contractor to some additional work and we would like to present this to the City Council for your consideration.

Analysis

It is estimated that we will have between $300-$500K left over after all currently approved projects are complete. This is enough funding to complete another pipeline and we have identified the line on 4500 West as the next best location. Nilson homes recently installed a sewer line on 4500 W from 1800 N to about 2000 N and it would be great to extend that line north to the Howard Slough. This will complete that entire section and will provide service to the existing homes and to future growth.

We believe extending the existing pipe (identified as Section A) is the best use of the remaining funds, however, we also asked for pricing for two other pipelines on 4500 West just to have all options available. These sections include the Howard Slough to 2425 N (Section B) and the County line to 2425 N (Section C). These are also good sections, but we believe starting with section A is the top priority because it will serve the most homes and we have enough funding to complete the full line. The prices of all three sections are listed below:

Section	Location	Price
A	2000 N to Howard Slough	$271,390.99
B	Howard Slough to 2425 N	$359,852.83
C	2425 N to County Line	$388,657.73

If approved, this will be a change order to the existing contract with RJT Excavating and represents a change order of approximately 15%, which requires City Council approval.

Recommendation

Staff recommends approval of the change order to the contract by resolution.

Significant Impacts

None

Attachments

Resolution
Change Order
Map

RESOLUTION NO. 08-04-2026C
A RESOLUTION APPROVING A
CHANGE ORDER TO THE CONTRACT
BETWEEN RJT EXCAVATING
AND WEST POINT CITY

WHEREAS, West Point City entered into a Contract with RJT Excavating in August 2024 to construct a sewer pipelines known as the Sewer Expansion Project Number 2 Schedules A & B (Project); and

WHEREAS, the City now desires to amend said contract to include additional work; and

WHEREAS, the additional work includes the construction of a sewer pipeline on 4500 W from approximately 2000 N to 2200 N, identified as Section A; and

WHEREAS, a change order to the contract has been prepared; and

WHEREAS, the City Council has reviewed said change order and finds it acceptable and in good order.

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

1. The City Council hereby accepts the change order, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said change order.

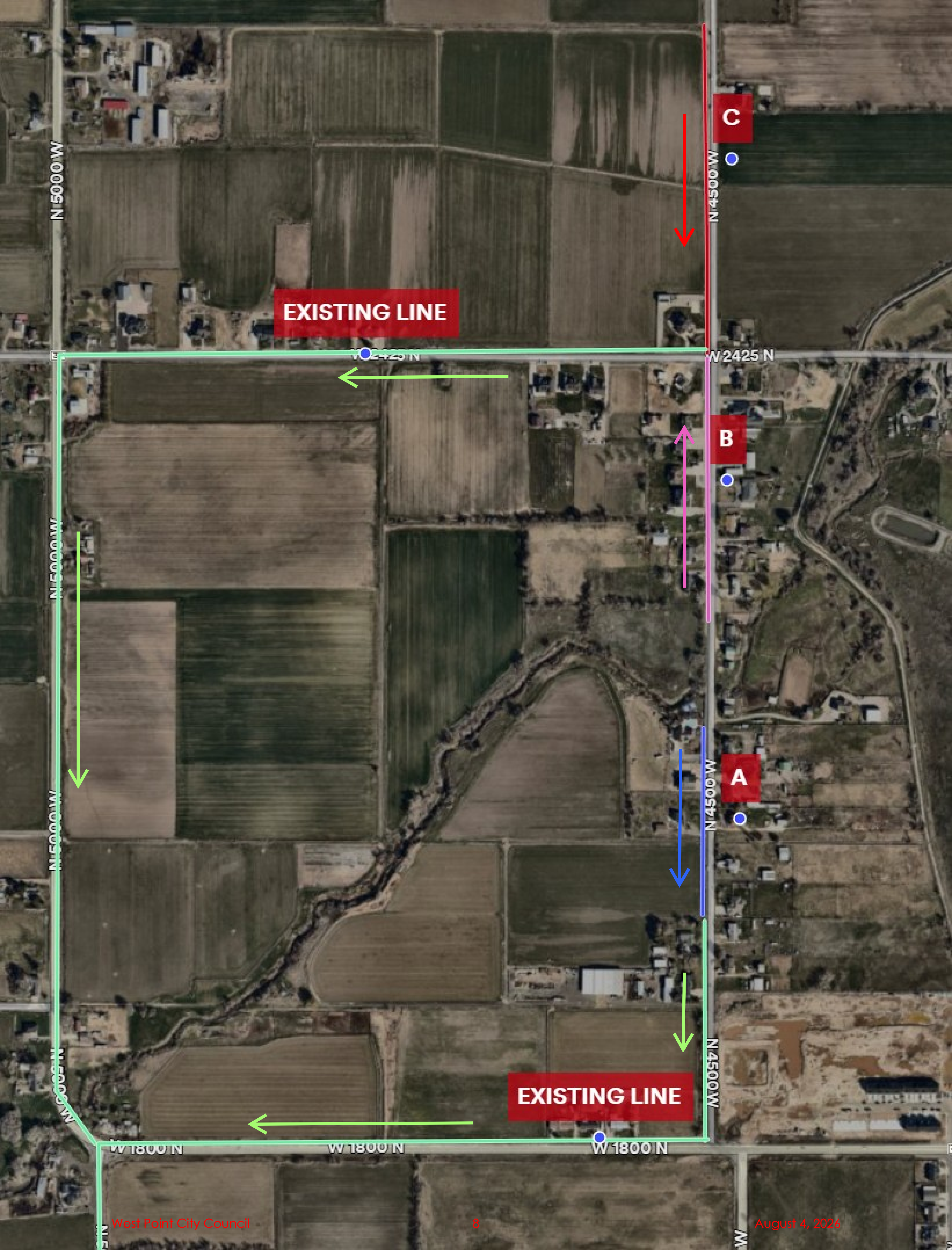
PASSED AND ADOPTED this 4th day of August, 2026.

WEST POINT CITY,
A Municipal Corporation

By:____________________________________
Brian Vincent, Mayor

ATTEST:

____
Casey Arnold, City Recorder



C
N 4500 W
EXISTING LINE
W 2425 N
N 5000 W
B
A
N 4500 W
EXISTING LINE
W 1800 N

CHANGE ORDER NO.: 3

Owner:	West Point City	Owner's Project No.:	
Engineer:	J-U-B Engineers, Inc.	Engineer's Project No: 55-22-117	
Contractor:	RJT Excavating	Contractor's Project No.:	
Project:	West Point Sewer Expansion C		
Contract Name:			
Date Issued:	8-4-26	Effective Date of Change Order:	8-4-26

The Contract is modified as follows upon execution of this Change Order:

Description:

This adds 790 feet of sewer line on 4500 West from the intersection of 1800 North to the Howard Slough. See the attached change order proposal from RJT Excavating for Option A. Options B and C are not included as part of this change order.

Change in Contract Price	Change in Contract Times
Original Contract Price: $ 726,248.17	Original Contract Times: Substantial Completion: October 15, 2025 Ready for final payment: November 30, 2025
Increase from previously approved Change Orders No. 1 to No. 2: $ 15,437.58	**Increase** from previously approved Change Orders No.1 to No. 2 Substantial Completion: None Ready for final payment: None
Contract Price prior to this Change Order: $ 741,685.75	Contract Times prior to this Change Order: Substantial Completion: October 15, 2025 Ready for final payment: November 30, 2025
[Increase] this Change Order: $ 271,390.99	**Increase** this Change Order: Substantial Completion: September 30, 2025 Ready for final payment: October 30, 2025
Contract Price incorporating this Change Order: $ 1,013,076.74	Contract Times with all approved Change Orders: Substantial Completion: September 30, 2026 Ready for final payment: October 30, 2026

	Recommended by Engineer	Authorized by Owner
By:	Bryce Wilcox	
Title:	Project Manager	
Date:	7-30-26	
Signature:	Bryce Wilcox	

EJCDC® C-941, Change Order.

	Approved by Contractor	Approved by Funding Agency
By:		
Title:		
Date:		
Signature:		

RJT EXCAVATING

To:	West Point City	**Contact:**	
Address:	West Point, UT	**Phone:**	
		Fax:	
Project Name:	West Point SCD-D 2026	**Bid Number:**	
Project Location:		**Bid Date:**	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
A					
1A	Mobilization	1.00	LS	$9,800.00	$9,800.00
2A	Traffic Control	1.00	LS	$9,932.63	$9,932.63
4A	10" PVC SDR-35	760.00	LF	$152.42	$115,839.20
5A	5 ft Reinforced Concrete Manhole	2.00	EACH	$8,190.00	$16,380.00
6A	Trench Plug	2.00	EACH	$2,750.00	$5,500.00
7A	Sewer Lateral	9.00	EACH	$4,950.00	$44,550.00
8A	Connect to Existing Gravity Sewer Manhole Stub	1.00	EACH	$1,320.00	$1,320.00
9A	Imported Pipe Foundation Material (Type A1)	84.00	TON	$31.74	$2,666.16
10A	Imported Bedding Material (Type A2)	300.00	TON	$27.09	$8,127.00
11A	Imported Structural Fill Material (Type A3)	20.00	TON	$26.09	$521.80
12A	Imported Granular Borrow (Type A6)	584.00	TON	$16.58	$9,682.72
13A	Imported Untreated Base Course (Type A4)	234.00	TON	$28.64	$6,701.76
14A	HMA APWA PG-58-28	178.00	TON	$207.89	$37,004.42
15A	Asphalt Surface Removal	4,610.00	SF	$0.73	$3,365.30
		Total Price for above A Items:			**$271,390.99**
B					
1B	Mobilization	1.00	LS	$9,800.00	$9,800.00
2B	Traffic Control	1.00	LS	$9,932.63	$9,932.63
4B	10" PVC SDR-35	1,010.00	LF	$152.42	$153,944.20
5B	5 ft Reinforced Concrete Manhole	2.00	EACH	$8,190.00	$16,380.00
6B	Trench Plug	2.00	EACH	$2,750.00	$5,500.00
7B	Sewer Lateral	15.00	EACH	$4,950.00	$74,250.00
8B	Connect to Existing Gravity Sewer Manhole Stub	1.00	EACH	$1,320.00	$1,320.00
9B	Imported Pipe Foundation Material (Type A1)	112.00	TON	$31.74	$3,554.88
10B	Imported Bedding Material (Type A2)	400.00	TON	$27.09	$10,836.00
11B	Imported Structural Fill Material (Type A3)	20.00	TON	$26.09	$521.80
12B	Imported Granular Borrow (Type A6)	776.00	TON	$16.58	$12,866.08
13B	Imported Untreated Base Course (Type A4)	312.00	TON	$28.64	$8,935.68
14B	HMA APWA PG-58-28	234.00	TON	$207.89	$48,646.26
15B	Asphalt Surface Removal	4,610.00	SF	$0.73	$3,365.30
		Total Price for above B Items:			**$359,852.83**
C					
1C	Mobilization	1.00	LS	$9,800.00	$9,800.00
2C	Traffic Control	1.00	LS	$9,932.63	$9,932.63

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
4C	10" PVC SDR-35	1,290.00	LF	$152.42	$196,621.80
5C	5 ft Reinforced Concrete Manhole	4.00	EACH	$8,190.00	$32,760.00
6C	Trench Plug	3.00	EACH	$2,750.00	$8,250.00
7C	Sewer Lateral	3.00	EACH	$4,950.00	$14,850.00
8C	Connect to Existing Gravity Sewer Manhole Stub	1.00	EACH	$1,320.00	$1,320.00
9C	Imported Pipe Foundation Material (Type A1)	143.00	TON	$31.74	$4,538.82
10C	Imported Bedding Material (Type A2)	508.00	TON	$27.09	$13,761.72
11C	Imported Structural Fill Material (Type A3)	20.00	TON	$26.09	$521.80
12C	Imported Granular Borrow (Type A6)	992.00	TON	$16.58	$16,447.36
13C	Imported Untreated Base Course (Type A4)	398.00	TON	$28.64	$11,398.72
14C	HMA APWA PG-58-28	302.00	TON	$207.89	$62,782.78
15C	Asphalt Surface Removal	7,770.00	SF	$0.73	$5,672.10
				Total Price for above C Items:	**$388,657.73**

Base Bid Price Subtotal: **$1,019,901.55**

Total Bid Price: **$1,019,901.55**

ACCEPTED:	**CONFIRMED:**
The above prices, specifications and conditions are satisfactory and hereby accepted.	**RJT Excavating**
Buyer: ______	
Signature: ______	**Authorized Signature:** ______
Date of Acceptance: ______	**Estimator:**

7/27/2026 2:18:27 PM

CITY COUNCIL STAFF REPORT

Subject: Infrastructure Studies – Amendments
Author: Boyd Davis
Department: Engineering
Date: August 4, 2026

Background

Over the past year, the city has completed two separate studies of the infrastructure in the newly annexed area of the city. The purpose of the studies was to assess the condition of the existing roads and storm drain system in the area. The studies were done in collaboration with Davis County and the City and County agreed to each pay half of the costs. The cost sharing arrangement was formalized in an interlocal agreement that was approved last October.

The two studies are complete, however, the County would like to extend the storm drain study to include an additional study of the Howard Slough, which was not part of the original scope of work. The County would like to amend the existing agreement to include the additional work and are willing to pay for the additional cost.

Analysis

The Howard Slough is a large natural drainage channel flowing through Weber and Davis Counties and crosses through the northwest corner of West Point City. Most of the developments being proposed in this area will discharge storm water into the Howard Slough and the County has the responsibility of reviewing and permitting all requests to connect to the slough. Although the County has responsibility over the slough, not much attention has been given to it because the area has been very rural. The County has never done a study of the slough, and they do not have a good idea of its capacity. Now that they are receiving requests for permits, they would like to get a better understanding of the capacity.

Because the City and County are already in partnership on the current storm drain study and have a consultant under contract, the County would like to simply add this to the scope of work that Bowen Collins is already doing. The County is also willing to pay the full cost of the additional work because they understand that the slough is in their jurisdiction and is their responsibility. However, to demonstrate that the contract is a partnership the county would like to show in the agreement that West Point is paying half but will offset that by reducing an equal amount the City will pay for the original study.

The cost of the original storm drain study was $151,000 and the new study will be an additional $65,000. The City agreed to pay $76,000 for the original study and that will remain the same amount the City will be obligated to pay under the new agreement. This is summarized as follows:

Original Agreement

	Storm Drain Study
City	$ 76,000.00
County	$ 75,000.00
	$ 151,000.00

Amended Agreement

	Storm Drain Study	Howard Slough Study	Total
City	$ 43,500.00	$ 32,500.00	$ 76,000.00
County	$ 107,500.00	$ 32,500.00	$ 140,000.00
			$ 216,000.00

In order to formalize this, amendments to the interlocal agreement and the contract with Bowen Collins both need to be approved by the City Council. Both amendments are attached to this report for your review.

Recommendation

Staff recommends approval of the amendments by resolution.

Significant Impacts

None

Attachments

Resolution – Davis County
Resolution – Bowen & Collins
Amendments

RESOLUTION NO. 08-04-2026A
A RESOLUTION APPROVING AN AMENDMENT
TO THE INTERLOCAL AGREEMENT
BETWEEN DAVIS COUNTY AND
WEST POINT CITY

WHEREAS, a large area of land was recently annexed into the City known as the Ivy Meadows and Adjoining Properties Annexation; and

WHEREAS, the purpose of the annexation was to accommodate residential development, for which the City has received multiple applications; and

WHEREAS, the City and the County entered into an interlocal agreement to assess the adequacy of the existing Infrastructure for new development; and

WHEREAS, the City and the County now desire to amend said interlocal agreement to include additional work and cost; and

WHEREAS, the City and County desire to share the costs of said studies.

WHEREAS, an amendment to the inter-local agreement has been written that allows Davis County to pay West Point City for their share of the costs; and

WHEREAS, the City Council has reviewed said amendment and finds it acceptable and in good order.

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

1. The City Council hereby accepts the amendment, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said amendment.

PASSED AND ADOPTED this 4th Day of August, 2026.

WEST POINT CITY,
A Municipal Corporation

By:____________________________________
Brian Vincent, Mayor

ATTEST:

____
Casey Arnold, City Recorder

AMENDMENT NO. 1 TO INTERLOCAL COOPERATION REIMBURSEMENT AGREEMENT BETWEEN DAVIS COUNTY, UTAH AND WEST POINT, UTAH

THIS AMENDMENT NO. 1 TO INTERLOCAL COOPERATION REIMBURSEMENT AGREEMENT BETWEEN DAVIS COUNTY, UTAH AND WEST POINT, UTAH (**"Amendment No. 1")** is between the City of West Point, Utah, a body politic and political subdivision of the State of Utah (**"West Point"),** and Davis County, Utah, a body politic and political subdivision of the State of Utah **("Davis County").**

RECITALS:

A. The parties previously entered into an *Interlocal Cooperation Reimbursement Agreement Between Davis County, Utah and West Point, Utah* ("**Original Agreement**") for the purpose of providing funding for engineering studies to assess the adequacy of the existing transportation and storm drain infrastructure (including Class B and Class C roads) for new development in both the City and the unincorporated County.

B. The Original Agreement included Section 2 stating that the cost of the Storm Drain Study would be $151,000 and that West Point would seek reimbursement from Davis County for 50% of the costs. The parties now desire to add additional work and costs to the Storm Drain Study to include a study of the Howard Slough, which is a natural drainage channel flowing through Davis County and West Point City.

C. Exhibit A; Scope of Work. The additional work that the parties desire to have done is described in the Scope of Work.

D. Exhibit B; Engineering Man-hours and Fee Estimate. The costs for the additional work are shown in the Fee Estimate.

NOW, THEREFORE, in consideration of the mutual promises, covenants, stipulations and agreement herein contained in this Amendment No. 1, the parties hereby agree as follows:

1. Recitals; Defined Terms. The above recitals are incorporated herein and made a part of this Amendment No. 1. All terms used herein with initial capital letters which are not otherwise defined herein shall have the meanings ascribed to them in the Original Agreement.

2. Amendment of Sub-Section 2.2 of the Original Agreement. Sub-Section 2.2 of the Original Agreement shall be amended to read as follows:

   2.2 The City shall request reimbursement from the County for up to 50% of the permitted cost of the Road/Transportation Study, 71% of the Storm

Drain Study, and 50% of the Howard Slough Study. The total permitted costs of the Infrastructure Studies are as follows:

2.2.1 Road/Transportation Study: $56,000; and

2.2.2 Storm Drain Study: $151,000

2.2.3 Howard Slough Study: $65,000

3. Amendment of Section 3 of the Original Agreement. Section 3 of the original agreement shall be amended to read as follows:

3. The County's Duties, Obligations, Responsibilities, or Otherwise. The County shall reimburse the City in an amount up to 65% of the total permitted cost of the Infrastructure Studies not to exceed a total of $140,000.00 ($28,000 for the Road/Transportation Study, $43,500.00 for the Storm Drain Study, and $32,500 for the Howard Slough Study), only upon all of the following being timely and completely satisfied by the City:

3.1. The City hires the consultants to prepare the Infrastructure Studies in accordance with Section 2.1 above; and

3.2. The City provides completed copies of the Infrastructure Studies in accordance with Section 2.4 above.

3.3. Should the actual cost of the Infrastructure Studies exceed the total permitted cost of the Infrastructure Studies identified in Subsection 2.2 above, the amount of reimbursement by the County to the City shall nevertheless not exceed $140,000.00.

4. Effective Date. The effective date of this Amendment No. 1 is the date that this Amendment No. 1 is signed by both parties.

5. Continuing Effect. Except as specifically modified by this Amendment No. 1, the Original Agreement is in full force and effect and is ratified as amended hereby.

6. Counterparts; digital Signatures; Electronically Transmitted Signatures. This Amendment No. 1 may be executed in counterparts, each of which will be deemed an original but all counterparts together will constitute one agreement. If the parties sign this Amendment No. 1 or electronically transmit signatures by email, such signatures will have the same force and effect as original signatures.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Subaward Agreement as of the date first set forth above.

DAVIS COUNTY:	**WEST POINT CITY:**
By: ________________________________	**By:** ____________________________
Name: ________________________________	**Name:** ____________________________
Title: ________________________________	**Title:** ____________________________
Dated: ___________________________________	**Dated:** ____________________________
Attest	**Attest and Countersign**
______________________________________	______________________________________
Brian McKenzie **Davis County Clerk** **Dated:** ______	

RESOLUTION NO. 08-04-2026B
A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN BOWEN COLLINS & ASSOCIATES AND WEST POINT CITY

WHEREAS, West Point City Entered into a Contract with Bowen Collins and Associates in August 2025 to complete a study of existing storm drainage infrastructure; and

WHEREAS, the City now desires to amend said contract to include additional scope and fee; and

WHEREAS, the additional scope of work will include a study of the Howard Slough which is a natural drainage channel flowing through West Point City; and

WHEREAS, an amendment to the contract has been prepared; and

WHEREAS, the City Council has reviewed said amendment and finds it acceptable and in good order.

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

1. The City Council hereby accepts the amendment, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said amendment.

PASSED AND ADOPTED this 4th day of August, 2026.

WEST POINT CITY,
A Municipal Corporation

By:____________________________________
Brian Vincent, Mayor

ATTEST:

____
Casey Arnold, City Recorder

Exhibit A
Scope of Work
Howard Slough Study (Option B)

Howard Slough is a drainage channel that flows southwest through Weber County and Davis County, ultimately discharging into the Great Salt Lake. The Howard Slough serves as the outfall for several municipal storm drain systems within Weber and Davis County. Davis County has requested Bowen Collins and Associates to provide a scope for an analysis evaluating estimated peak flows and channel capacity within Davis County, as no known comprehensive study has been completed to estimate flow rates within the slough.

There are multiple bridges and culverts along the slough corridor. As part of this analysis, we will evaluate these crossings to identify any capacity deficiencies. Additionally, we will develop recommended improvements to mitigate potential flooding and provide recommended design flow rates for future crossings along the slough.

The following tasks are included in the scope of work to meet the goals defined above.

Task 1: Coordination Meetings

We will have meetings with the client throughout the project to provide progress updates, coordinate key findings, and obtain feedback. Up to four meetings are anticipated, including: a kickoff meeting, a review of modeling results, a review of recommended improvements and the draft report. One meeting is assumed to be in-person.

Task 2: Gather and Review Data

We will collect available aerial imagery and topographic data from the Utah Geospatial Resource Center (UGRC) for use in the analysis. In addition, we will obtain and review storm drain master plans from the participating cities (West Haven, Roy, Hooper, Clinton and West Point) to identify discharge locations and associated flow information for outfalls to the Howard Slough.

We will also obtain and review each City's GIS storm drain database to further identify and verify outfall locations to the slough. Where available, we will request and review the underlying storm drain master plan models from each City to support development of the hydrologic analyses.

We have assumed that the master plan reports include 10-year or 100-year flow rates for outfalls to the Howard Slough. If the reports do not contain the required flow information, we have assumed that it will be available in the storm drain models provided by the City. If the necessary flow data is not included in either the reports or the City models, then we will not be able to calibrate the model (see task 4).

Task 3: Field Visit

We will complete one field visit to observe the general conditions of the Howard Slough in Davis County and verify needed survey of structures and channel.

Task 4: Survey

We will collect survey data for the Howard Slough within Davis County only. The survey will include culvert and bridge information such as invert elevations, size, material, opening geometry, low chord, and high chord elevations.

Channel cross sections will be obtained at 1,000-foot intervals, as well as upstream and downstream of each culvert or bridge. Each cross section will extend from top of bank to top of bank and will include the flow line, channel toe, water surface, and all relevant grade breaks.

All survey data will be tied to available topographic data from the UGRC website.

Task 5: Hydrology Model

We will develop a hydrologic model using HEC-HMS for the major outfalls along the Howard Slough. Drainage areas will be delineated based on data from the Storm Drain Master Plans and/or storm drain GIS databases obtained as part of Task 2. Outfalls along the Howard Slough may be combined where appropriate to simplify the model.

Flow rates generated by the HEC-HMS model will be calibrated to match those identified in the applicable storm drain master plans. For this analysis, it is assumed that up to 10 drainage basins will be modeled. The model will evaluate both the 10-year and 100-year storm events. The 10-year event flow rates from the master plan will be used for model calibration, while the 100-year event will be used to develop input hydrographs for the hydraulic model. Hydrologic models will be developed for both existing and full buildout conditions.

Task 6: Hydraulic Model Development

We will develop a one-dimensional hydraulic model of the Howard Slough using HEC-RAS. The model geometry will be based on survey data collected as part of Task 4 and supplemented with Utah Geospatial Resource Center (UGRC) topographic data obtained as part of Task 2. The model will extend from immediately upstream of the Great Salt Lake to the Davis County boundary near 2650 North.

Cross sections will be developed from survey and terrain data and will include representation of key hydraulic structures, including bridges and culverts, along the corridor. We have assumed that there are up to six (6) culverts or bridges along the Howard Slough, based on current aerial photography, and that no other hydraulic structures are present within the study reach. Manning's roughness coefficients will be assigned based on field observations, aerial imagery, and standard engineering references.

The hydraulic model will be limited to the main channel only. No analysis of overbank areas or the floodplain outside the channel banks will be included. The purpose of the model is to estimate channel capacity and evaluate whether sufficient conveyance exists to pass the 100-year flow within the channel limits.

The model will be run under unsteady flow conditions and will incorporate the 100-year hydrographs developed as part of Task 5. A normal depth or stage-based boundary condition will be applied at the downstream limit near the Great Salt Lake, based on available lake level data.

Both existing and full buildout conditions will be evaluated. The full buildout model will incorporate increased runoff associated with ultimate development conditions as defined in the respective storm drain master plans.

Task 7: Identify Deficiencies and Develop Capital Improvements Plan

Existing system deficiencies and deficiencies under full buildout conditions will be identified as part of this analysis. Existing culverts and bridges will be evaluated under both conditions to identify hydraulic deficiencies.

This information will be used to develop a Capital Improvements Plan (CIP) for budgeting and planning purposes. A hydraulic model of the recommended improvements will not be developed. Instead, improvements will be sized using inlet nomographs and Manning's equation.

The recommended improvements will include the following:

- **Culvert Size** – A recommended culvert size will be provided for crossings that are undersized for the 100-year flow rate.
- **Concept Channel Section** – A conceptual channel cross section will be provided, including recommended bottom width, side slopes, depth, and freeboard requirements.
- **Riprap Sizing** – We will recommend riprap sizing along the corridor based on the velocity identified in the hydraulic model.
- **Future Flow Rates** – We will identify flow rates required for future crossing along the Howard Slough within Davis County.

A list of capital improvement projects, including planning-level cost estimates, will be developed.

Task 8: Report Preparation

A report summarizing the results of this study will be prepared. The report will document the analyses, findings, and will include exhibits identifying existing facilities, deficiencies, design flow rates, and recommended capital improvement projects.

A draft report summarizing the study results and presenting the Capital Improvements Plan (CIP) will be submitted to the client for review. We have assumed that one set of consolidated comments will be provided by the client, which will be incorporated into the final report.

Schedule
We will complete a draft version of the report within four (4) months of receiving the Notice to Proceed.

Fee
Services will be provided on a time-and-materials basis, with a total fee not to exceed $65,000 without prior written authorization from the Client. See Exhibit B.

Exhibit B - Howard Slough Study (Option B)

Davis County

Engineering Man-hours and Fee Estimate 6/11/2026

		Office		Engineers					Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
	Labor Category	Account	Editor	CAD	Staff	PE	PM	PIC				
	Staff	Skousen	Williams	Black	Oldham	Jorgensen	Ballentine	Seamons				
	Labor Rate	$140	$92	$139	$144	$167	$199	$199				
Task	**Task Description**											
1	Coordination Meetings					20	20	8	**48**	$8,912	$368	$ 9,279.50
2	Gather and Review Data				10		2	0	**12**	$1,838	$0	$ 1,838.00
3	Field Visit				20		0	0	**20**	$2,880	$225	$ 3,105.00
4	Survey				1		1	0	**2**	$343	$8,240	$ 8,583.00
5	Hydrology Model				25	5	2	0	**32**	$4,833	$0	$ 4,833.00
6	Hydraulic Model Development				50	30	8	2	**90**	$14,200	$0	$ 14,200.00
7	Identify Deficiencies and Develop Capital Improvements Plan				30	15	4	2	**51**	$8,019	$0	$ 8,019.00
8	Report Preparation	3	10		50	30	5	3	**101**	$15,142	$0	$ 15,142.00
	Subtotal Hours	**3**	**10**	**0**	**186**	**100**	**42**	**15**	**356**			
	Subtotal Cost									**$ 56,167**	**$ 8,833**	**$ 65,000**

<u>Expenses include:</u>

Mileage reimbursement at $0.75/mile

10% Markup on other project related expenses

See scope of work for budgetary assumptions

CITY COUNCIL STAFF REPORT

Subject: Warranty – Dahlia Estates Phases 1 & 2
Author: Boyd Davis
Department: Engineering
Date: August 4, 2026

Background

The Dahlia Estates Subdivision is located at 300 N and Cold Springs Road. It was placed on warranty on July 16, 2024 and has completed the required one-year warranty period. The developer is requesting that it be removed from warranty.

Analysis

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

Recommendation

Staff recommends that Dahlia Estates Phases 1&2 be removed from warranty.

Significant Impacts

None

Attachments

None

CITY COUNCIL STAFF REPORT

Subject: Warranty – Bluff View Phase 3
Author: Boyd Davis
Department: Engineering
Date: August 4, 2026

Background

The Bluff View Subdivision Phase 3 is located at 3830 W 300 N. It was placed on warranty on October 14, 2024 and has completed the required one-year warranty period. The developer is requesting that it be removed from warranty.

Analysis

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

Recommendation

Staff recommends that the Bluff View Subdivision Phase 3 be removed from warranty.

Significant Impacts

None

Attachments

None

3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

WEST POINT CITY HALL

May 5th, 2026

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on May 5, 2026, at 6:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 838 0653 8846 at https://zoom.us/join or by telephone at (669) 900-6833.

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

EXCUSED: Council Member Trent Yarbrough and Council Member Jeremy Strong

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

EXCUSED: Boyd Davis, Assistant City Manager

VISITORS PRESENT: None. No sign-in is required for those viewing online.

1. **Discussion Regarding FY26 Amended Budget – *Mr. Ryan Harvey***

   Mr. Harvey reviewed the major proposed amendments to the Fiscal Year 2026 budget. The amendments included $10,000 for a management analyst intern through the end of the fiscal year and $20,000 for expanded Party at the Point Independence Day activities associated with the 250th anniversary of the United States. Staff explained that an additional $20,000 is also proposed in the FY27 budget so that expenditures may be allocated between fiscal years based upon when services are provided and invoices are received.

   In response to Council Member Chatterton, Mr. Laws explained that a full-time management analyst would report to the City Manager or Assistant City Manager and assist departments with analytical work, special projects, and other assignments that existing staff have not had capacity to complete. The position is intended for an individual interested in a local-government management career, preferably with or pursuing a Master of Public Administration degree. Mr. Laws stated that a draft job description has been put together that he will provide to the Council.

   Mr. Harvey then explained the increase of $225,000 to the Parks Impact Fees line item, which is how the bond payments for the Jr. High will be funded. He explained that the City's various bond obligations are paid from the funds associated with the underlying projects, rather than all being shown in the debt service fund.

   Mr. Harvey also reviewed a proposed transfer of $500,000 from the Water and Waste Funds to the Capital Projects Fund. He explained that savings from the American Rescue Plan Act funding had previously been transferred from the General Fund to the Water and Waste Funds for the 2000 West project. Because sufficient water impact fees were ultimately received to recover the eligible water portion of that project, Staff recommended transferring that $500,000 to the Capital Projects Fund, where it may be retained for future capital needs, including the proposed Public Works facility.

   The amended budget also included approximately $1 million for the 4000 West Canal Bypass project. Staff explained that the project was advanced because of UDOT's schedule for the next phase of the West Davis Highway. The project is fully stormwater impact-fee eligible; however, because the current impact fee balance is not sufficient to cover the entire project, the remaining amount would be paid from the Stormwater Fund balance. He also clarified for the Council the distinction between stormwater impact fees collected through development and the stormwater utility fund balance generated through monthly user fees.

Mr. Harvey stated that there will also be some amendments related to Capital Projects that will be discussed at the next meeting. Any other additional amendments that arise will also be presented as needed before the final amended budget for FY26 is approved.

2. Presentation and Discussion of the FY27 Tentative Budget – *Mr. Ryan Harvey*

Mr. Harvey presented the first discussion of the proposed tentative budget for FY27.

2.1. Statement of Budget Officer: Notice of Proposed Property Tax Rate Increase in FY27 Tentative Budget

Mr. Harvey stated that the FY27 Tentative Budget includes a proposed property tax rate increase for 2026. He then stated that a property tax impact schedule is being provided, which identifies the estimated amount, purpose, percentage increase, and preliminary impact upon residential and commercial property.

2.2. Presentation of Proposed Property Tax Impact Schedule

Mr. Harvey stated that based upon the preliminary impact schedule, the City would propose generating an additional $50,000 for police services. Using the City's current rate for illustration, the rate would increase from 0.000730 to 0.000773, estimated property tax revenue would increase from $858,223 to $908,223, and the increase would equal approximately 5.83%. The estimated annual impact would be $11.70 on a primary residence valued at $500,000 and $21.26 on a business valued at $500,000. Mr. Harvey emphasized that the schedule would be updated once the County provides the certified tax rate.

Mr. Laws noted that the Davis County Sheriff's Office contract is proposed to increase by approximately $145,000, bringing the annual contract to $900,000. The additional revenue generated from the proposed property tax rate increase would be applied toward that increase.

Mr. Harvey explained that, under the new statutory process for property tax rate increases, the budget adopted to carry the City through the truth-in-taxation process will be called the interim budget. The tentative and interim budgets must separately identify restricted truth-in-taxation property tax revenue rather than combining the proposed increase with the regular property tax line.

Mr. Harvey reviewed projected General Fund revenue adjustments, including increases to vehicle taxes, sales and use taxes, building permits, Class C road funds, zoning and subdivision fees, recreation fees, and park reservations. Proposed decreases included cable television revenue, energy sales and use tax revenue, and General Fund interest earnings. Staff stated that the proposed expenditures fit within projected revenues.

Proposed personnel changes included one additional crossing guard, anticipated for the area of 800 North and 3500 West; one additional parks employee to help maintain the approximately ten-acre park area associated with the new recreation facility; and a management analyst position. Staff also proposed permanently replacing the vacant building official position with contracted inspection services because the arrangement has provided effective service at a lower cost.

Mr. Harvey reviewed the employee compensation proposals. The biennial market study was still being finalized, with preliminary impacts of $5,994 in the amended FY26 budget and up to $71,927 in FY27. Staff proposed a 3.1% cost-of-living adjustment based upon the March 2025-to-March 2026 Consumer Price Index, and continued merit increases of up to 2% based upon employee performance evaluations. The Council discussed the City's practice of using regular cost-of-living, merit, and market adjustments to keep wages near market and avoid larger corrective increases.

Staff also proposed continuing the City's practice of offsetting the required Tier II Utah Retirement Systems employee contribution. The required contribution above the statutory employer threshold is increasing to 1.3%. Staff explained that Tier II benefits remain less generous than Tier I benefits and that the City's total retirement contribution for Tier II employees remains lower than for Tier I employees. The budget also assumes up to a 12% health insurance increase; the actual renewal increase is approximately 6%.

General Fund department requests included additional fleet lease funding for Public Works; the remaining $20,000 for Independence Day activities; budgeting the Arts Council's full available account balance for transparency while maintaining the City's annual $5,000 contribution; increased contracted planning and inspection services; the Sheriff's Office contract increase; annual soil conditioner for baseball fields; and recreation increases for travel, facility maintenance, Junior Jazz uniforms, volleyball, field hockey, and flag football. Staff stated that recreation fee adjustments would be considered later with the annual fee schedule.

Mr. Harvey stated that the budget will continue to be discussed over the next few meetings. The proposed property tax rate increase will also be discussed in more depth and with more specifics once the certified tax rate is received.

3. Other Items

Mr. Laws reported that Staff had met with Davis County following the recent joint meeting with the Planning Commission concerning the Utah Inland Port Authority and Northern Utah Economic Alliance. County representatives were supportive of the City pursuing an industrial or light-manufacturing area, while indicating that the County did not intend to act as the developer. The Council directed Staff to forward the matter to the Planning Commission to begin identifying and evaluating an appropriate area on the General Plan in order to meet applicable designation deadlines.

No other items were discussed.

The Administrative Session adjourned.

3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

WEST POINT CITY HALL

May 5th, 2026

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

General Session

7:00 PM

Minutes for the West Point City Council General Session held on May 5, 2026, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 838 0653 8846 at https://zoom.us/join or by telephone at (669) 900-6833.

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

EXCUSED: Council Member Trent Yarbrough and Council Member Jeremy Strong

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder. Also present – Karly Norwood, Recreation Director.

EXCUSED: Boyd Davis, Assistant City Manager

VISITORS PRESENT: Tim Gooch, Nicole Cottle, Jared Judkins, Amber Larsen, Bryan Larsen, Jennifer Struhs, Curt & Amber king, Jared & Micah Judkins, Mark & Mary Montgomery, Taz Montgomery, and Ryker Wallace. No sign-in is required for those viewing online.

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

   Council Member Yarbrough – Absent

   Council Member Judd – None

   Council Member Swenson – Reported that Mosquito Abatement was prepared to begin spraying but had been delayed because morning temperatures had not remained above 50 degrees for two consecutive weeks. She stated that residents may contact Mosquito Abatement to request treatment for activities or problem areas once conditions allow spraying.

   Council Member Chatterton – None

   Council Member Strong – Absent

   Mayor Vincent – None

5. **Communications from Staff**
   Mr. Laws reminded residents that the Complete Cemetery Cleaning will be held this Thursday, May 7th and that all decorations must be removed the day before. Decorations can be replaced after the cleaning is completed.

6. **Citizen Comment**

Taz Montgomery – 4500 W, West Point: Thanked the Council for their discussion at the last meeting regarding the 700 S area, stating that it felt like the "first time you were really thinking about it." He stated he was hopeful that the Council will continue to carefully consider the issues as the process moves forward.

Jennifer Struhs – 700 S, West Point: Reiterated her opposition to the proposed development projects on 700 S. She stated that the proposed project (applicant - Gardner Ridge) and anticipated adjacent development would create a 58-home neighborhood using the same general point of access from 4500 West. She expressed concerns regarding emergency access, the International Fire Code threshold for a second access, the narrow area near the Montgomery home, and potential City liability. She urged the Council to require a separate remote access to 4500 West and to vote against the applications.

Mark Montgomery – 4500 W, West Point: Stated that development of the property (applicant – Gardner Ridge) was likely and that the rezone itself may be appropriate, but emphasized that the development should be completed correctly and safely. He expressed concern regarding existing traffic conditions, future density on nearby property, and the potential cumulative effect of approving the first phase. He encouraged Council Members to personally view and measure the area before making a decision.

Recognition of West Point City Recreation Volunteer Football Coaches – *Mayor Vincent and Mrs. Karly Norwood

Mayor Vincent stated that on behalf of the City, the Council would like to recognize several long-serving football coaches for the time and effort they have dedicated over the years to the program. He invited Karly Norwood, Recreation Director, to comment. She thanked the coaches for the extensive time they have devoted to practices, games, training, planning, teaching, and mentoring. She stated that their influence extended beyond football by helping participants develop discipline, teamwork, resilience, confidence, and lasting relationships. The following coaches were then recognized and presented with a gift of appreciation: ***Jared Judkins, Brin Larson, Kyle Curtis, Jeremy Scadden, and Javier Sanchez.***

The Council echoed their appreciation to the coaches and their families for their service and commitment to the West Point youth.

7. Youth Council Update

Youth Council Mayor Pro Tempore Ryker Wallace reported that members had attended the Youth Council Leadership Conference at Utah State University in March, where they participated in leadership training and activities. Youth Council officers solicited donations from local businesses for the Easter Egg Hunt, and members helped fill and prepare approximately 14,000 eggs. The Youth Council was beginning preparations for year-end and Independence Day activities.

The Council thanked Mr. Wallace for the update and asked that he pass along their appreciation for all that the Youth Council does for our community.

8. Update from Utopia Fiber

Nicole Caudle presented UTOPIA Fiber's annual update. She explained that UTOPIA is a consortium of municipal partners that provides open-access fiber infrastructure, with competing internet service providers using the network. She reported that the network serves municipal partners, schools, universities, and other public entities throughout Utah, and that its redundant architecture provides high reliability and rapid recovery from outages.

Ms. Caudle stated that West Point's system is funded through subscriber revenues rather than general taxpayer funds. UTOPIA has 19 service providers, has expanded to approximately 82,000 total subscribers systemwide, and continues to experience strong growth. She explained that each subscriber receives a dedicated fiber connection from the network switch to the home, which supports consistent service and long-term capacity.

West Point continues to show growth in both available connections and active subscribers. Ms. Caudle stated that UTOPIA coordinates closely with City Staff and developers so fiber can be installed efficiently with new development, particularly while utility trenches are open.

The Council thanked Ms. Caudle for the update.

9. Consideration of Resolution No. 05-05-2026A, Approving a Statewide Utility Agreement with UDOT – *Mr. Kyle Laws*

Mr. Laws presented the statewide utility agreement with UDOT, which is renewed every five years and governs City utility facilities located within UDOT rights-of-way. He summarized that the agreement grants the City a license for existing and future utilities; requires encroachment permits for non-emergency work; authorizes UDOT inspection; makes the City responsible for its project costs, traffic control, insurance, and facility clearances; and allows emergency utility work without a prior permit. Staff recommended approval.

The Council had no further questions or concerns.

Council Member Chatterton motioned to approve Resolution No. 05-05-2026A
Council Member Swenson seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

10. Consideration of Resolution No. 05-05-2026B, Approving a Federal Aid Agreement with UDOT for the 1800 N 4500 W Intersection Project – *Mr. Kyle Laws*

Mr. Laws explained that the City received federal funding to help reconstruct and realign the offset intersection at 1800 North and 4500 West. The agreement applies to the north leg of the intersection, which is a City road; the remaining legs are under UDOT jurisdiction. The federal award is slightly more than $1 million and requires a 6.77% local match of $73,610, to be paid from local option transportation funds. UDOT will administer the grant and reimburse the City for eligible project costs.

The City will coordinate with UDOT, manage day-to-day project activities, pay invoices and seek reimbursement, and be responsible for any project overruns.

Mr. Laws noted that UDOT is motivated to complete the intersection with the next phase of the West Davis Highway and will oversee the broader project.

The Council discussed project management, bidding, reimbursement timing, and whether a contract engineer may be used. Mr. Laws agreed to confirm the specific bidding and project-management responsibilities with Staff.

No further questions or concerns were raised.

Council Member Judd motioned to approve Resolution No. 05-05-2026B
Council Member Chatterton seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

11. Consideration of Resolution No. 05-05-2026C, Approving a Development Agreement Property Located at 4762 W 700 S from A-40 to R-1 (*Gardner Sunset Ridge, Applicant*) – *Mrs. Bryn MacDonald*

Mrs. MacDonald reviewed the request to develop approximately 37 R-1 lots on property near 4762 West 700 South. She stated that 700 South had been judicially determined to be a public road and would be fully improved from 4500 West to the development as part of the project. The proposed development agreement included the concept plan, architectural standards, and the requirement to construct 700 South; it did not request exceptions from City standards.

Mrs. MacDonald reviewed the access analysis completed with the Fire District. Each development is evaluated from the point at which it begins on a public road. The proposed subdivision would have two access points into the property, including a connection through future adjacent development. Until the second connection is available, the project would be phased so no more than 30 interior dwelling units rely upon a single access.

During the meeting on April 21, 2026, the Council had continued discussions about the viability of developing new lots on 700 South, given that it is a dead end road, and requested that the Fire Marshal attend the next Council meeting to discuss his review and approval of the proposal. Per the request, Fire Chief King was in attendance and explained that the International Fire Code generally requires two approved fire apparatus access roads for developments exceeding 30 one- or two-family dwellings. An exception permits future connection when approved by the fire code official. Because 700 South is a public street, the Fire District evaluates access from that road rather than from 4500 West. He acknowledged the concern that an incident could block the intersection but stated that the District was reasonably confident it could maintain or create access during an emergency. Water pressure and fire-flow compliance would be verified through the City's engineering review before subdivision approval.

The Council discussed the conceptual cross-section for 700 South, including asphalt width, sidewalks, curb and gutter, and the narrow area near existing homes. Staff stated that the development agreement would require curb, gutter, and sidewalk on the north side and curb and gutter on the south side. The fully developed road would be a 66-foot collector-road right-of-way. The conceptual cross-section was provided for discussion and was not itself attached to the items under consideration.

Council Member Swenson continued to express concern about the dead-end nature of 700 South and the possibility that a crash or other incident at 4500 West could restrict access. Mayor Vincent noted that the Fire District had determined the proposal complied with the applicable code, while recognizing that the Council could separately consider broader policy concerns.

Council Member Chatterton motioned to table approval of the resolution.
Motion died for lack of a second.

Council Member Chatterton motioned to approve Resolution No. 05-05-2026C.
Council Member Judd seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

11.1. Consideration of Ordinance No. 05-05-2026A, Approving a Rezone of Property Located at 4762 W 700 S from A-40 to R-1

This item was discussed together with Item 11. Mrs. MacDonald clarified that the rezone would change the property from A-40 to R-1, consistent with the General Plan, while the development agreement would remain binding upon the land and limit the project to no more than 37 lots subject to compliance with all engineering and subdivision requirements.

Staff reiterated that concept plans are provided with the rezone applications to provide a high-level view of the proposed project in order to evaluate General Plan consistency, access, and overall development feasibility. The preliminary and final subdivision plans will detail all the engineer and design specifics and are submitted later as part of the subdivision approval process. These will undergo detailed review before actual approval of a subdivision. If engineering, floodplain, groundwater, fire-flow, or other requirements prevent particular lots from being developed, those lots could not be included merely because the concept plan showed them. The Council also discussed phasing. Lots fronting directly on 700 South may proceed separately, while the interior phase would remain limited until the second access is completed through adjacent development.

The Council had no further discussion.

Council Member Judd motioned to
Council Member Chatterton seconded the motion
Roll Call
Council Member Chatterton – Aye
Council Member Swenson – Aye
Council Member Judd – Aye
Council Member Yarbrough – Absent
Council Member Strong - Absent
In Favor: All

Opposed: None
The Council Members present unanimously agreed

12. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn
Council Member Judd seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed.

APPROVED THIS ______ DAY OF ________________________, 2026:

_____________________________________ BRIAN VINCENT, MAYOR

_____________________________________ CASEY ARNOLD, CITY RECORDER

3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

WEST POINT CITY HALL

May 19th, 2026

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on May 19, 2026, at 6:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 821 9941 1733 at https://zoom.us/join or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Annette Judd, Council Member Trent Yarbrough, and Council Member Jeremy Strong

EXCUSED: Council Member Michele Swenson

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder. Also present – Michael Sabin, Administrative Intern

EXCUSED: Ryan Harvey, Administrative Services Director

VISITORS PRESENT: Lacy Richards, Kelly Sparks, Matt Meyer, Rena Hunt, an PJ Roubinet. No sign-in is required for those viewing online.

1. **Discussion Regarding the FY26 Amended Budget and Proposed FY2027 Tentative Budget – *Mr. Kyle Laws***
Mr. Laws explained that he will be leading the budget discussions this meeting, as Ryan Harvey (Administrative Services Director) is out of town.

   Mr. Laws continued the budget presentation and discussion that was first introduced at the prior meeting on May 5. He reviewed the Special Revenue Fund, Capital Projects Fund, selected enterprise-fund items, and the final proposed changes to the FY2026 Amended Budget. He reminded the Council that the FY2027 Tentative Budget includes a proposed property-tax increase and that the City has declared its intent to proceed through the truth-in-taxation process. The preliminary proposal would generate an additional $50,000 to help offset an approximately $150,000 increase in the City's law-enforcement contract. The certified tax rate will not be available from Davis County until mid-June, so the impact schedule and figures remain preliminary.

   Mr. Laws explained that the Special Revenue Fund amendment increases expenditures by approximately $380,000, for a total of approximately $765,000, primarily for the bond associated with the junior-high gym expansion. The ongoing annual payment is expected to be approximately $425,000. The remaining amount reflects the use of accumulated park-impact-fee revenue that was intentionally retained to fund part of the project. In response to Council Member Chatterton, Mr. Laws stated that the bond has a 20-year term, with payments weighted more heavily toward the final ten years and a potential opportunity to refinance or restructure after approximately ten years.

   Mr. Laws reviewed the five-year Capital Improvement Plan and the proposed FY2027 funding changes. Street-maintenance funding would increase to $290,000 from Class C Road revenue. The City would continue its regular $20,000 sidewalk-maintenance program for grinding trip hazards and replacing damaged panels and would add $50,000 in local-option sales-tax revenue for the proposed temporary sidewalk along 3500 West. The budget also includes funding for vehicle and equipment replacement, SCADA upgrades, updates to the stormwater, water-source-protection, and stormwater-management plans, and scheduled replacement of three vehicles.

   Council Member Chatterton asked whether diesel vehicles could remain in service longer. Mr. England explained that plow trucks are generally replaced on a five-year rotation because of the wear associated with plowing, while trucks that do not carry plows are generally retained for approximately eight years. Staff also explained that the equipment-replacement allocation may be used for items such as mowers, trailers, or major unexpected repairs and that the Council would be advised before significant purchases are made.

Mr. Laws described reserve-style capital accounts for unexpected opportunities and future park improvements. He reviewed proposed or continuing projects including 700 South between 4000 West and 4500 West; annual tree replacement and 9/11 Day of Service plantings; the planned roundabout at 300 North and 4500 West, which may be delayed to coordinate with future 300 North improvements and changing traffic patterns after the West Davis Highway extension; the Arts Council's annual $5,000 City contribution; the possible roundabout at 4000 West and 700 South; and completion of Cold Springs Road.

The Council also reviewed capital funding for the 4000 West Canal Bypass and related stormwater work, the future Public Works facility, park and trail projects, recreation improvements, and utility projects.

Mr. Laws summarized the FY2026 amendments, including amounts previously discussed for a management analyst position, expanded America 250 Independence Day activities, employee market adjustments, the junior-high gym project, road and stormwater work, and transfers among funds. He stated that the General Fund would remain balanced and within the City's fund-balance policy after the amendments.

No action was taken during the Administrative Session. The amended budget and compensation adjustments are scheduled for public hearings and action during tonight's General Session.

2. Discussion Regarding an Amendment to the Agreement for Law Enforcement Services – *Mr. Kyle Laws*

Mr. Laws reviewed Amendment No. 7 to the City's interlocal agreement with Davis County for law enforcement services. The City's contract provides one dedicated deputy within West Point City twenty-four hours per day, seven days per week, which requires the equivalent of five deputies. The City has received phased discounts during the current agreement to allow it to gradually reach the full cost of service. Under the proposed amendment, the discount would end and the City would pay the full contracted amount for FY2027, increasing the annual cost by approximately $150,000.

The amendment extends the current agreement through June 30, 2027. Staff and the Sheriff's Office will begin negotiating a new multi-year agreement that accounts for the additional service needs created by the City's growth. Sheriff Sparks and Staff discussed calls for service, staffing demands, and the distinction between the City patrol contract and school-resource-officer services, which are funded jointly through the School District and Sheriff's Office.

The Council expressed appreciation for the Sheriff's Office and will consider approval of the amendment in tonight's General Session.

3. Discussion Regarding the 3500 W Sidewalk Project – *Mr. Boyd Davis*

Mr. Davis presented updated information regarding the Council's prior direction to install a pedestrian connection along 3500 West between 800 North and Lloyd Blake Park. A permanent sidewalk would eventually be reconstructed as part of the future widening of 3500 West; therefore, Staff proposed a temporary sidewalk on the west side of the road, where fewer utility conflicts and driveway connections would reduce costs.

Staff estimated the temporary sidewalk at approximately $50,000. The sidewalk would connect the existing sidewalk near Loy Blake Park to 800 North and provide a safer route for students and other pedestrians. Mr. Davis recommended concrete rather than asphalt because it would hold up better and require less maintenance, although the temporary walk could be reduced to approximately four feet in width. Thicker concrete would be installed where necessary to accommodate agricultural or driveway traffic.

The Council reached consensus to proceed with a four-foot-wide concrete sidewalk on the west side of 3500 West. Council Member Chatterton requested that any asphalt-versus-concrete comparison include anticipated maintenance costs. Staff confirmed that the $50,000 allocation and funding for an additional crossing guard has been included in the proposed budget for FY27.

4. Discussion Regarding a Development Agreement & Rezone Request for 2084 N 4500 W (*Applicant, Nilson Land*) – *Mrs. Bryn MacDonald*

Mrs. MacDonald reviewed a proposed development agreement and rezone for the property at approximately 2084 North 4500 West, sometimes referred to as the Weaver parcel. The General Plan designation had recently been amended to medium-density residential, and the applicant proposed an R-4 zoning designation consistent with that amendment.

The preliminary concept included smaller residential lots and a mix of housing styles, including single-level patio homes intended for residents seeking fewer stairs and less yard maintenance. The applicant requested flexibility to reduce certain side-yard setbacks from six feet to five feet to accommodate wider one-story homes. Council Member Chatterton questioned whether reducing setbacks would make the narrow lots feel more constrained and asked what benefit the modification would provide. The applicant explained that the adjustment would allow a different housing type without increasing the number of lots and would provide an alternative to narrower two-story homes.

The Council and Staff discussed setbacks, building separation, product variety, and how the development agreement could address the requested exceptions. The item was presented for discussion only and will return for further discussion, before being scheduled for a public hearing and consideration of approval.

5. Other Items

No other items were discussed.

The Administrative Session adjourned.

3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

WEST POINT CITY HALL

May 19th, 2026

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

General Session

7:00 PM

Minutes for the West Point City Council General Session held on May 19, 2026, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 821 9941 1733 at https://zoom.us/join or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Annette Judd, Council Member Trent Yarbrough, and Council Member Jeremy Strong

EXCUSED: Council Member Michele Swenson

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder. Also present – Michael Sabin, Administrative Intern

EXCUSED: Ryan Harvey, Administrative Services Director

VISITORS PRESENT: Lacy Richards, Kelly Sparks, Matt Meyer, Rena Hunt, PJ Roubinet, BP Bailey, Alan & JoAnn Parker, Suzanne Wood, Scott Carlson, Roger & Vicki Graham, Nate Wycherley, Sharon Hansen, Tami & Jeff Yeoman, Tauni & Stan Fowers, Cole Tubbs, Ronald Lee Brown, Michelle Day, Dixie Bunot, David Hawkes, Scott Winters, John Wiesner, and Michael Rolow. No sign-in is required for those viewing online.

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

    Council Member Yarbrough – None

    Council Member Judd – None

    Council Member Swenson – Absent

    Council Member Chatterton – None

    Council Member Strong – None

    Mayor Vincent – None

5. **Communications from Staff**

    Mr. Laws announced that the next Senior Lunch would be held June 9 at Loy Blake Park. He also reminded the Council and public of this year's first Movie in the Park on June 12, which is being held on the same day as the Farmers Market. Both of these will be at Loy Blake Park.

    The Miss West Point Pageant at Horizon Jr. High will be held on June 13 and invited all to attend. He also noted that preparations are well underway for the upcoming Party at the Point Independence Day Celebration, and some great activities commemorating the 250th anniversary of the United States are planned.

6. Citizen Comment

Rena Hunt –Hooper: Stated that she had attempted to email written comments to be read aloud for the April 7 meeting after being given an incorrect email address. Her first message was returned as undeliverable, and she later learned that the City Recorder was out of the office. She recommended publishing email addresses more prominently and using a shared mailbox so that emailed comments are not dependent upon one employee's availability.

Mayor Vincent clarified that written comments received by the deadline are distributed to the Council but are not read aloud during the meeting.

Cole Tubbs –Hooper: Spoke as a nearby resident and member of the Hooper Water Improvement District Board of Trustees. He expressed concern regarding increasing residential density in western Davis County and the long-term availability of culinary-water rights. He stated that the District has to continue issuing connections while there is current capacity, but at some point the water is going to run out and that time is only going to come sooner with all the new houses. He asked the Council to carefully consider the limited water resources when making density decisions.

7. Consideration of Resolution No. 05-19-2026A, Approving the Appointment of the Appeal Authority – *Mayor Brian Vincent*

Mayor Vincent stated that State Code requires cities to appoint an independent appeal authority for pending land-use matters. The City's land-use counsel recommended Daniel MacDonald of McDonald & Fielding Law Firm, who has substantial land-use experience and has served in similar appeal and arbitration roles.

The Council had no further questions or concerns.

Council Member Chatterton motioned to approve Resolution No. 05-19-2026A, appointing Daniel McDonald as the City's Appeal Authority
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

8. Consideration of Resolution No. 05-19-2026B, Approving an Interlocal Agreement w/ Davis County for the CDBG Grant – *Mr. Boyd Davis*

Mr. Davis explained that this agreement allows West Point City to continue participating in Davis County's Community Development Block Grant program. A current agreement is already in place, but the agreement is renewed every three years. CDBG funds may be used for capital improvements benefiting low- and moderate-income or underserved populations. The City has received funding through the program in the past, including for sidewalk and retaining-wall improvements along 300 North near West Point Elementary.

He noted that this is a renewal of the current agreement and no specific project application was pending at this time. No further questions or concerns were raised.

Council Member Yarbrough motioned to approve Resolution No. 05-19-2026B
Council Member Judd seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

9. Consideration of Resolution No. 05-19-2026C, Approving Amendment #7 to the Interlocal Agreement for Law Enforcement Services – *Mr. Kyle Laws*

Mr. Laws reviewed this final amendment to the City's current law enforcement agreement. The agreement allowed the city to gradually increase the annual cost paid over a five-year period to reach the full contract cost of around $900,000. The City receives one dedicated deputy twenty-four hours per day, seven days per week for patrol, and access to the full range of services of provided by the Sheriff's Office (investigations, crime scene processing, evidence, emergency response, SWAT, etc.). Amendment No. 7 is the final phase of the agreement and is an increase of approximately $144,000 to the budget for FY27. The amendment extends the agreement through June 30, 2027, while the City and County negotiate a new multi-year contract.

The Council had no questions or concerns on this scheduled amendment to the agreement.

Council Member Strong motioned to approve Resolution No. 05-19-2026C.
Council Member Chatterton seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

10. Public Hearing Regarding FY2026 Compensation Adjustments – *Mr. Kyle Laws*

Mr. Laws presented the proposed FY2026 employee compensation market adjustments resulting from the City's market study conducted in March/April. The adjustments address positions found to be more below the market average, up to a maximum increase of 4.5%, and have an estimated FY2026 impact of approximately $5,994

He explained that these market adjustments are to address positions whose current wage is below the market and are separate from the proposed cost-of-living adjustments and merit increases for FY2027.

Mayor Vincent opened the public hearing.

No comments were received.

Council Member Judd motioned to close the public hearing
Council Member Chatterton seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

11. Consideration of Resolution No. 05-19-2026D, Approving the FY2026 Amended Budget for West Point City – *Mr. Kyle Laws*

Mr. Laws summarized the proposed FY2026 amendments, including personnel and compensation changes; expanded America 250 Independence Day activities; the transfer to use park impact fee funds for the junior-high gym bond payment; road, sidewalk, utility, and stormwater capital projects; the 4000 West Canal Bypass; and transfers among the Water, Wastewater, and Capital Projects Funds to account for how funds were received and expended.

Mr. Laws reiterated that all of the amendments formalize expenditures previously reviewed by the Council, and that the transfers across funds are to maintain a balanced budget at the end of the fiscal year.

Mayor Vincent opened the public hearing.

a. Public Hearing

Michelle Day – 1800 N, West Point: stated that she had brought a list of questions and concerns, but Staff's presentation had addressed the items she intended to raise. She remained unhappy with some of the changes but understood that many of the amendments involved reallocating or moving funds among accounts.

Council Member Chatterton motioned to close the public hearing
Council Member Strong seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

b. Action

Council Member Strong motioned to approve Resolution No. 05-19-2026D
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

12. Public Hearing Regarding a Development Agreement for Property Located at Appx. 1800 N 4300 W (*Foothill Ditch, Applicant*) – *Mrs. Bryn MacDonald*

Mrs. MacDonald reviewed the proposed development agreement for the Foothill Ditch property at approximately 1800 North 4300 West. The agreement accompanied a request to rezone the property from A-40 to R-4 and established the proposed concept, housing mix, development standards, and owner-occupancy requirements. The Council discussed the percentage of owner-occupied units and the relationship between the restricted units and the overall project.

Mayor Vincent opened the public hearing.

No comments received.

Council Member Strong motioned to close the public hearing
Council Member Chatterton seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

12.1. Consideration of Resolution No. 05-19-2026E, Approving the Development Agreement for 1800 N 4300 W

Mrs. MacDonald presented this item ahead of the public hearing in the previous item.

Mayor Vincent asked whether the agreement could be adjusted so that owner-occupied units represented approximately one-half of the applicable aggregate. The applicant's representative stated that increasing the owner-occupancy restriction to 33% of the project, or approximately 18 units, would accomplish that objective.

The Council agreed with this adjustment and had no further comments.

Council Member Judd motioned to approve Resolution No. 05-19-2026E with an amendment increasing the owner-occupancy requirement to 33%.
Council Member Yarbrough seconded the motion
In Favor: Judd, Yarbrough, Chatterton
Opposed: Strong
The Council passed the motion by majority vote

12.2. Consideration of Ordinance No. 05-19-2026A, Approving the Rezone of Property at 1800 N 4300 W from A-40 to R-4

Mrs. MacDonald presented this item ahead of the public hearing in item 12 and the Council had no further discussion.

Council Member Chatterton motioned to approve Ordinance No. 05-19-2026A
Council Member Yarbrough seconded the motion
Roll Call
Council Member Judd – Aye
Council Member Yarbrough – Aye
Council Member Chatterton – Aye

Council Member Strong – Nay
Council Member Swenson - Absent

In Favor: Judd, Yarbrough, Chatterton
Opposed: Strong
The Council passed the motion by majority vote

13. Public Hearing Regarding a Rezone Request for Property Located at Appx. 5750 W 2425 N from A-5 to R-1 (*Parker Farms, Applicant*) – *Mrs. Bryn MacDonald*

Mrs. MacDonald introduced the Parker Farms rezone request and associated development agreement. The concept proposed approximately 76 residential lots. Staff reviewed the property's annexation history, the applicable General Plan and zoning designations, proposed road and utility improvements, stormwater requirements, and the remaining subdivision-review process.

Scott Carlson, representing the applicant, stated that the property owners had worked on the project for several years, beginning under Davis County before pursuing annexation into West Point City. He explained that development under the County would have resulted in larger lots but would not have provided municipal sewer, storm-drain, curb, gutter, sidewalk, and other improvements. He described the proposal as a planned and serviced residential development.

Mayor Vincent opened the public hearing and asked that West Point residents provide comment first to ensure they had the opportunity to be heard.

No comments from West Point residents were received.

Mayor Vincent then invited comments from other persons there to provide input.

Stan Fowers – Hooper: Asked whether secondary-water shares would be turned in for the subdivision and, if so, to whom. He stated that he is a full-time farmer and opposed higher-density development. He was particularly concerned that curb and gutter along 5500 West would allow vehicles to park along the roadway and make it impossible to move large agricultural machinery through the area. He stated that his combine is approximately 26 feet wide and his seedbed maker is approximately 20 feet wide, and that those widths cannot be accommodated when vehicles are parked on both sides of the road. As Vice President of Hooper Irrigation Company, he also stated that representatives of Ivy Meadows had indicated that secondary-water shares would be turned over to West Point City rather than Hooper Irrigation. He said Hooper Irrigation had met with its water attorney that day and, if that were the arrangement, Hooper Irrigation would be unable to provide secondary water for the subdivisions. He recommended tabling the matter until the City and the irrigation company could resolve the issue.

Rena Hunt – Hooper: Identified her main three concerns of density, irrigation, and detention ponds. She quoted recommendations from the City's 2024 General Plan Citizens Guide concerning buffering incompatible uses, preserving quality of life, and protecting agricultural areas from development pressure. She stated that the property is surrounded by one-acre, three-acre, and larger agricultural parcels and that tractors regularly travel the surrounding roads. In her view, the proposed development did not provide an adequate buffer or preserve the area's agricultural character. She stated that many people still want acre-sized properties for horses, cows, and similar uses. Regarding irrigation, she said the prior Parker phase received pressurized, unmetered secondary water after giving up a half-share, while agricultural users are limited to specific watering times and days, which she believed was unfair, particularly during drought conditions when agricultural users were beginning the season on half-shares. Regarding detention ponds, she stated that none were identified on the map and asked how they would function, how existing runoff and a land drain crossing the Parker property would be handled, and who would be responsible for maintaining detention facilities located on private property.

Jeff Yeoman – Hooper: Stated that he lives at the far west end of 2425 North, where the proposed drainage and irrigation improvements would be located. He asked whether the developer would be responsible for preserving separate headgates for the numerous properties downstream so each owner could continue to flood-irrigate as they do now. He echoed the concern regarding road width and the need to move agricultural machinery along 2425 North. Mr. Yeoman stated that he is a builder and understands that development is coming, but the smallest surrounding parcel is approximately one acre and the property immediately north in Hooper City is planned for half-acre minimum lots. He was not opposed to homes being built but believed the proposed density did not fit the surrounding area.

Cole Tubbs – Hooper: Stated he is speaking as a nearby resident and member of the Hooper Water Improvement District Board of Trustees. He clarified that the District could currently provide culinary water, but stated that Parker Farms, Salt Grass, and Foothill Ditch all exceed the approximately two units per acre the District had projected for growth in the western area. He emphasized that the concern involved clean drinking water for homes, not irrigation water, and that the District is continually trying to catch up with higher-than-projected demand. Speaking personally, he described moving cattle and agricultural equipment along 2425 North and stated that the area's agricultural character was important to him. He said developer acquaintances had told him smaller, higher-density homes were easier and quicker to sell, but there remains a market for larger lots and custom homes. He asked the Council to consider the continued westward increase in density and its effects on both culinary-water capacity and the agricultural community.

Dave Hawks – Hooper: Stated that his principal concern was density. He and his wife purchased an acre lot because they wanted to live in the country rather than the city, and he felt that urban development was being brought around them. He acknowledged that the Parkers have a right to develop their property and stated that he had originally suggested the idea of development to the family while surveying the property. However, he believed that approximately 2.2 lots per acre was too dense for this location and that smaller lots should be placed elsewhere.

Dixie Bunot – Hooper: Provided photographs and discussed the language in the proposed agreement requiring the cleaning and upgrading of existing open drainage ditches along 6000 West. She stated that the ditch shown in the photographs is her irrigation ditch, has existed for many years, and is not connected to drainage infrastructure. She explained that runoff flowing west along 2425 North crosses her property through a combination of an 18-inch pipe, open ditch, and a 24-inch pipe near the Yeoman property. She asked whether a separate parallel pipe could be installed for subdivision runoff rather than removing existing irrigation pipe, enlarging it, or commingling irrigation and stormwater. She also requested clarification of what 'cleaning and upgrading' an open ditch would require and whether it meant only removing vegetation or widening and deepening the ditch. Ms. Bunot questioned where detention-pond discharge would go because she believed there was no open or piped drainage west of the subdivision along 6000 West. She stated that a pipe previously discussed near the northwest corner of the property dead-ended in a field and served irrigation rather than drainage. She said the agreement's wording did not accurately describe existing conditions and should not be approved without correction and additional information.

Tammy Yeoman – Hooper: First stated that she was saddened by the distinction made by the Mayor between West Point residents and nearby residents of unincorporated Davis County. She said she viewed the Council as representing the broader community because its decisions directly affect her property, even though she cannot vote in West Point elections. *Mayor Vincent apologized and explained that the Council must make decisions for West Point residents while also recognizing the direct effects on surrounding neighbors.* Ms. Yeoman stated that the western area is new territory for everyone and asked the Council not to disregard the concerns of people who may eventually become West Point residents. She then recommended denial of the R-1 rezone because the proposed density did not match the surrounding area. She stated that 26 developed parcels in the surrounding area comprise approximately 132 acres, while the applicant proposed 76 lots on a much smaller amount of land. She cited City Code provisions concerning compatibility and continuity and argued that approval of Ivy Meadows should not become the new standard used to justify additional density. She stated that only a small percentage of the proposed Parker Farms lots would be one-half acre or larger, while nearly all surrounding parcels are one-half acre or larger and most are one acre or more. She also quoted prior Council minutes in which the R-1 General Plan designation for the annexed area was described as a placeholder pending further analysis. She stated that the General Plan had since been amended to A-20, which she believed was a better fit, and asked the Council to deny the R-1 request and require an A-20 proposal. At her request, members of the audience who opposed the R-1 rezone stood to demonstrate their opposition.

Roger Graham – Hooper: Described observing an eight-inch water-main break shortly after sewer construction near 5500 West and 2425 North. He stated that the break filled storm drains with sand and left a large pile of dirt in the road for approximately two weeks. He observed speeding vehicles hit the dirt, become airborne, and lose items from their truck beds. He warned that adding the proposed density and more children to the area would increase the risk of a serious accident and asked the Council to consider public safety.

Nate Wycherley – Hooper: Stated that the ditch section near his property was not shown as being piped or filled. He expressed concern that a child entering the ditch or culvert could be carried a significant distance and be difficult to rescue. He also described 2425 North as unsafe for pedestrians because vehicles travel at high speeds and walkers must move out of the roadway. He believed the proposed development would add substantial traffic and worsen those conditions. Mr. Wycherley also echoed the concerns regarding moving livestock along the road and stated that complaints associated with nearby development had already caused one agricultural operator to move or begin moving a feedlot.

Council Member Chatterton motioned to close the public hearing
Council Member Strong seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

13.1. Consideration of Resolution No. 05-19-2026F, Approving a Development Agreement for 5750 W 2425 N

Following the public hearing, Mr. Davis addressed the proposed stormwater system. He explained that the City's master plan anticipates use of open ditches where adjacent property remains undeveloped, with ditches piped as development occurs. Any ditch used for stormwater would be required to have sufficient width and depth to carry the modeled flow and would be reviewed during subdivision engineering. If an existing ditch is used to convey irrigation supply water, a separate stormwater ditch may be necessary to avoid improper commingling. He stated that adequate right-of-way appeared to exist along 6000 West, but final design details, head gates, ditch capacity, and related improvements would be determined during subdivision review.

Mr. Laws cautioned that many engineering and utility details are not known, much less resolved, at the rezone stage and that the City should avoid imposing requirements on this applicant that are not required of other applicants. He explained that unresolved issues could still prevent later preliminary or final subdivision approval if adequate solutions are not provided.

Beverly Parker Bailey, trustee and manager for the applicant, stated that the family owns sufficient irrigation shares, had communicated with Hooper Irrigation Company, and had previously paid to extend pressurized secondary-water infrastructure to the area. Mr. Davis stated that the ownership and delivery arrangement would need to be coordinated because the City's agreement with Davis and Weber Canal Company differs from the service structure in this area. Mr. Fowers explained that Hooper Irrigation and Davis and Weber Canal Company have historically divided service territory near Howard Slough and that additional facilities could be required depending upon where shares are assigned.

Council Member Chatterton stated that the public hearing raised enough questions regarding culinary and secondary water, irrigation and stormwater ditches, drainage, detention ponds, and roadway impacts that additional information should be obtained before the Council acted.

Mr. Laws reiterated that some questions would not be fully answerable until the subdivision-design stage and asked that the Council consider the need to apply a consistent rezone process for all applicants to avoid liability, especially as the language of this proposed development agreement is almost exactly what is in the development agreement for an adjoining project (Ivy Meadows) that was just approved by the Council in April.

Council Member Chatterton motioned to table approval of the development agreement and related rezone request pending additional information regarding the identified water, irrigation, drainage, ditch, detention, and roadway issues
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

13.2. Consideration of Ordinance No. 05-19-2026B, Approving the Rezone of Property at 5750 W 2425 N from A-5 to R-1

This item was included in the motion to table approved in the previous item.

14. Consideration of Approval of the Bid Award to Post Asphalt for 2026 City Road Asphalt Patching – *Mr. Kenny England*

Mr. England stated that this project includes repair patches associated with prior water leaks and substantial repairs along 1525 West, which Staff identified as one of the City's poorest road sections. The amount is within the Council's approved annual street-maintenance budget. Mr. England recommended awarding the contract to Post Asphalt in the amount of $119,844.50.

In response to Council Member Yarbrough, Mr. England explained that Post Asphalt holds a competitively bid State contract, allowing the City to use the State pricing without conducting a separate local bid process. The Council had no further questions or concerns.

Council Member Yarbrough motioned to award the bid to Post Asphalt in the amount of $119,844.50
Council Member Strong seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

15. Consideration of Approval to Place the Hall Haven Subdivision on One-Year Warranty – *Mr. Boyd Davis*

Mr. Davis reported that the Hall Haven Subdivision, located west of City Hall, had completed the required public improvements and landscaping and was ready to begin the one-year warranty period. Staff recommended approval.

The Council had no comments or concerns.

Council Member Judd motioned to place Hall Haven Subdivision on one-year warranty
Council Member Chatterton seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

16. Consideration of Approval to Remove the Harvest Fields Subdivision Phase 1B from Warranty – *Mr. Boyd Davis*

Mr. Davis reported that Harvest Fields Subdivision Phase 1B, located south of West Point Junior High School, had successfully completed its warranty period. He stated that all required improvements have been inspected and no issues were found. Staff recommends it be released from warranty.

The Council had no comments or concerns.

Council Member Chatterton motioned to remove Phase 1B from warranty
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed

17. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council Members present unanimously agreed.

APPROVED THIS ______ DAY OF ________________________, 2026:

____________________________________ ____________________________________

BRIAN VINCENT, MAYOR CASEY ARNOLD, CITY RECORDER