



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL August 18th, 2026

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

Special Budget Meeting 7:00 PM

Minutes for the West Point City Council Special Budget Meeting held on August 18, 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# 891 9193 9564 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, Council Member Michele Swenson, and Council Member Jeremy Strong

EXCUSED: None

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

EXCUSED: Kyle Laws, City Manager

VISITORS PRESENT: Lyle Wert and Chuck Goldberg. 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 – None

Council Member Judd – None

Council Member Swenson – Reported that the Mosquito Abatement District had received relatively few requests for mosquito spraying. She reminded residents that the District is available to provide spraying for outdoor receptions, parties, or similar events upon request.

Council Member Chatterton – None

Council Member Strong – None

Mayor Vincent – None

5. **Communications from Staff**

Mr. Davis reported that the Movie in the Park scheduled for the previous Friday had been postponed due to rain and rescheduled for the upcoming Friday.

He also reported that Staff was prepared for the beginning of the school year and that all crossing-guard locations had been staffed. The new crossing location at approximately 3500 West and 800 North was ready for use, including installation of the crossing lights and completion of the sidewalk. A new crossing guard had been assigned to that location. Mr. Davis stated that the remaining fence work was still pending but that the City was otherwise in good shape for the first day of school.

6. Citizen Comment

Mayor Vincent invited comments on matters other than the three scheduled public hearing items. A resident indicated that his comments related to the proposed property tax rate and elected to provide them during the public hearing for that item. No other comments were received.

7. Adoption of the 2026 Proposed Property Tax Rate – Mr. Ryan Harvey

Mr. Harvey reviewed the proposed 2026 property tax rate and explained that the Council had previously authorized a maximum proposed rate of 0.000780 for purposes of the Truth in Taxation process. The Council could adopt any rate between that amount and the certified tax rate of 0.000711.

7.1. Statement of Proposed Property Tax Rate Increase and Proposed Property Tax Rate Increase Impact Schedule

Mr. Harvey reviewed the Proposed Property Tax Impact Schedule that was available at the meeting and has been posted for the public throughout the Truth in Taxation process, beginning with the first budget discussion at the May 5, 2026 meeting. He stated that the proposed 0.000780 rate represented a 9.7% increase over the certified rate and would generate approximately \$86,000 in additional property tax revenue. The average residential property value identified by Davis County was approximately \$552,000. At the proposed rate of 0.000780, the estimated increase on a home of that value would be approximately \$20.95 annually.

The additional revenue is proposed to help offset the significant increase in the City's contract with the Davis County Sheriff's Office for law enforcement services. Any amount not generated through property tax would instead reduce the amount transferred to the Capital Projects Fund.

Mr. Harvey then reviewed the City's historical property tax rates dating back to 2006 and noted that, although property tax revenue has increased with population growth and rising property values, the City's tax rate has generally declined over time. He explained that the certified rate adjusts downward as property values increase in order to generate approximately the same revenue from existing property, and that accepting only the certified rate over time results in a loss of purchasing power.

Council Member Strong clarified that although total property tax revenue may increase as the City grows and property values increase, the actual tax rate can simultaneously decrease. Mr. Harvey confirmed this and noted that the City's 2025 rate of 0.000730 was among the lowest rates the City had adopted during the period shown. Council Member Swenson asked whether the additional revenue generated by the 0.000780 rate would cover the increase in the City's law enforcement contract. Mayor Vincent explained that the contract had increased by approximately \$144,000 to approximately \$900,000 annually, meaning the proposed property tax revenue would offset only a portion of the increase.

Council Member Swenson also asked about the City's share of a resident's total property tax bill. Mr. Harvey explained that West Point City's portion is only one component of the overall property tax bill, along with entities such as the school district, fire district, mosquito abatement district, and others. He clarified that a 9.7% increase in the City's rate would not equate to a 9.7% increase in a resident's total property tax bill.

7.2. Public Hearing

- **The public may provide oral comments in-person or virtually (online):**
 - If attending **IN-PERSON**: approach the podium and form a line
 - If attending **VIRTUALLY**: indicate your intent to make a comment by:
 - selecting the "raise hand" icon if on a computer or dialing *9 if on the telephone
 - The meeting host will announce when it is your turn to speak and unmute you
 - When it is your turn, **clearly state your full name & address** and then proceed with your

statement.

- o Please limit your comments to 3 minutes to allow sufficient time for all to be heard

Mayor Vincent opened the public hearing.

Chuck Goldberg – 606 North, West Point: Mr. Goldberg stated that he has lived in West Point since 2017 and discussed two friends who were moving out of Utah, including one relocating to Iowa and another preparing to move to Missouri because he could no longer afford to live in the area. He complimented the City's explanation of the proposed property tax increase in its newsletter but took issue with describing the increase as "modest." He stated that individual increases from the City and other taxing entities may appear small in isolation but accumulate over time and described the effect as "death by a thousand cuts." Mr. Goldberg said one friend had told him that his annual property taxes had increased from approximately \$800 when he acquired his property to approximately \$8,000. He expressed particular concern for residents approaching retirement or living on limited incomes who may eventually be unable to absorb continued increases. He stated that he personally could manage the proposed increase but remained concerned about the cumulative effect of property taxes on others. He complimented Loy Blake Park and its amenities and concluded with a sarcastic suggestion that the City might eventually need to reserve part of the park for a future tent encampment for residents who could no longer afford housing, calling it a "modest suggestion."

Lyle Wert – 4425 West, West Point: Mr. Wert acknowledged the City's financial challenges and stated that he supports adequately funding public safety. However, he questioned whether the City had exhausted reasonable opportunities to prioritize existing resources before increasing property taxes. He noted that the proposed rate would generate approximately \$86,166 in additional revenue and identified several new or expanded FY2027 expenditures, including funding associated with Independence Day activities, the Arts Council, Recreation programs, and Parks and Cemetery requests. He estimated those items at approximately \$56,600 and suggested deferring them rather than increasing taxes. He stated that the remaining difference could potentially be addressed through a relatively small reduction or delay within the City's Capital Projects Fund. Mr. Wert emphasized that he was not advocating for reductions to law enforcement, parks, or recreation services, but rather for prioritizing expenditures before imposing an ongoing property tax increase. He also expressed concern that a higher property tax rate becomes part of the City's ongoing revenue structure and questioned what assurance residents have that the rate would later be reduced. Mr. Wert proposed establishing a citizen Budget Advisory Board to review City priorities and identify potential efficiencies, cost-recovery opportunities, sponsorships, partnerships, or expenditures that could be deferred. He stated that such a board would remain advisory and would not replace the Council's responsibility for budget decisions. He requested that the Council reject the proposed property tax increase, identify lower-priority spending or deferrable capital expenditures sufficient to address the funding gap, and consider establishing a Budget Advisory Board. He concluded that if public safety is the priority, the City should "prioritize before we tax."

Council Member Chatterton motioned to close the public hearing.

Council Member ** seconded the motion

In Favor: All

Opposed: None

The Council unanimously

7.3. Consideration of Resolution No. 08-18-2026A, Adopting the 2026 Property Tax Rate

Following the public hearing, the Council discussed the varying tax rate options.

Council Member Chatterton thanked the residents who attended and provided comments. He stated that the City has historically operated conservatively and that Staff has already implemented many of the types of cost-saving measures suggested during the public hearing. He cautioned that delaying capital projects can ultimately increase their cost because of inflation and increasing labor and material expenses.

He also discussed the City's law enforcement contract with the Davis County Sheriff's Office and stated that contracting with the County remains considerably less expensive than establishing and operating a standalone police department. He noted that the City had benefited from a gradual phase-in of the full cost of services over the previous several years. Council Member Chatterton complimented City departments for routinely managing expenditures carefully and frequently finishing below their authorized budgets.

Council Member Yarbrough agreed that indefinitely delaying needed revenue adjustments can result in much larger increases later. He referenced examples of neighboring communities that had postponed increases for many years and eventually faced significant adjustments, stating that smaller incremental changes can be easier for residents than one large increase after years of delay.

Council Member Swenson stated that the budget had been discussed extensively over the previous several months during regularly scheduled public meetings. She noted that the Council and Staff had repeatedly reviewed expenditures and stated that City operations were already relatively lean. She expressed confidence in Staff's efforts to carefully manage the budget and identify savings.

Council Member Chatterton stated that, although the City had completed the Truth in Taxation process using a maximum proposed rate of 0.000780, he had not seen circumstances during the intervening months that would cause him to support the full proposed amount. He suggested a rate of 0.000760.

Council Member Strong stated that he preferred a less aggressive increase because of economic conditions and the ongoing nature of the tax rate. He suggested a rate of 0.000740.

Council Member Judd stated that she had been considering a rate of 0.000750, which happens to be in the middle of the two previous suggestions. She expressed confidence in the City's budgeting strategy and Staff's efforts to identify efficiencies and control costs. She acknowledged that difficult decisions are required to maintain the programs, services, and amenities that make West Point a place people want to be and stated that she believed 0.000750 represented an appropriate balance.

Council Member Chatterton agreed with Council Member Judd's recommendation.

Council Member Chatterton motioned to approve Resolution No. 08-18-2026A, adopting the tax rate of .000750

Council Member Judd seconded the motion

In Favor: Council Member Chatterton, Council Member Yarbrough, Council Member Judd, Council Member Swenson

Opposed: Council Member Strong

Motion passed by majority vote.

8. Adoption of FY2027 Final Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

8.1. Public Hearing on Compensation Schedule

- ***The public may provide oral comments in-person***
 - *If attending **IN-PERSON**: approach the podium and form a line*
 - *When it is your turn, **clearly state your full name & address** and then proceed with your statement.*
 - *Please limit your comments to 3 minutes to allow sufficient time for all to be heard*

Mr. Harvey reviewed the proposed FY2027 Compensation Schedule that is part of the budget document. He explained that the Council had adopted a revised compensation schedule in May following completion of the City's employee market study. The updated schedule presented for inclusion in the FY2027 Final Budget incorporates the 3.1% cost-of-living adjustment that has been discussed and included in the approved tentative/interim budget.

Mayor Vincent opened the public hearing.

No comments were received.

Council Member Yarbrough motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: All

The Council unanimously agreed

8.2. Public Hearing on Proposed FY2027 Final Budget

- ***The public may provide oral comments in-person***
 - *If attending **IN-PERSON**: approach the podium and form a line*
 - *When it is your turn, **clearly state your full name & address** and then proceed with your statement.*
 - *Please limit your comments to 3 minutes to allow sufficient time for all to be heard*

Mr. Harvey stated that development of the FY2027 Budget is a process that began early in the year at the Staff level before being presented to the Council over four months ago for discussion and refinement. One benefit of completing the Truth in Taxation process later in the summer was the opportunity to review economic conditions and updated revenue information before final adoption.

He reported that sales tax revenues were generally on pace, or slightly ahead of projections, and that no information received since the Council's adoption of the interim/tentative budget warranted other changes to the budget. Therefore, the proposed Final Budget was substantially identical to the budget previously adopted in June, except that it will be adjusted to account for the property tax rate adopted earlier in the meeting.

Because the Council adopted a property tax rate of 0.000750 rather than the 0.000780 amount used in the proposed budget, Mr. Harvey explained that the resulting difference in property tax revenue would be addressed by reducing the planned transfer to the Capital Projects Fund.

Mayor Vincent opened the public hearing.

No comments received.

Council Member Yarbrough motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: All

The Council unanimously agreed

8.3. Consideration of Ordinance No. 08-18-2026A, Adopting the FY2027 Final Budget

The Council had no further questions or concerns regarding the final budget.

Council Member Strong motioned to approve Ordinance No. 08-18-2026A, adopting the FY2027 Final Budget, as amended to reflect the newly adopted property tax rate and to reduce the transfer to the Capital Projects Fund by the corresponding difference in property tax revenue.

Council Member Judd seconded the motion.

Council Member Strong amended his motion to specifically identify the adopted property tax rate as 0.000750.

Council Member Judd continued her second of the amended motion.

Roll Call:

Council Member Yarbrough – Aye

Council Member Judd – Aye

Council Member Chatterton – Aye
Council Member Swenson – Aye
Council Member Strong – Aye
In Favor: All
Opposed: None
The Council unanimously agreed

9. Motion to Adjourn the Special Budget Meeting

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



APPROVED THIS 14 DAY OF September, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER