



WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA

SEPTEMBER 1, 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/88951521912> » Telephone: 1(669) 900-6833 – Meeting ID: 889 5152 1912

ADMINISTRATIVE SESSION – 6:00 PM

(Open to the Public)

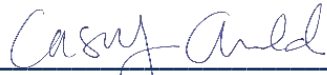
1. **Wrap-Up Discussion of the 2026 Party at the Point Celebration** – Mrs. Heidi Moss [pg. 4](#)
2. **Discussion Regarding City Hall Landscaping** – Mr. Kenny England [pg. 10](#)
3. **Discussion Regarding Garbage Can Fee Rates** – Mr. Ryan Harvey [pg. 11](#)
4. **Discussion Regarding an Amended Sewer Impact Fee for the Annexation Area** – Mr. Boyd Davis [pg. 13](#)
5. **Discussion Regarding Security Cameras at the Cemetery** – Mr. Kyle Laws [pg. 15](#)
6. **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. **Recognition of the 2026 Paint the Town Art Contest Winners** – Mayor Brian Vincent
8. **Appointment of Kelsey Sanchez to the West Point Arts Council Board** – Mayor Brian Vincent
9. **Swearing In of the 2026-2027 West Point City Youth Council** – Mayor Brian Vincent
10. **Davis County Sheriff's Office Update**
11. **Consideration of Approval of West Point City Council Meeting Minutes:**
 - a. June 2, 2026 [pg. 23](#)
 - b. June 16, 2026 [pg. 31](#)
 - c. August 18, 2026 [pg. 39](#)
12. **Consideration of Resolution No. 09-01-2026A, Approving a Change Order to the Contract with RJT Excavating for the Sewer Expansion Project Number 2** – Mr. Boyd Davis [pg. 16](#)
13. **Consideration of a Contract with Andersen Asphalt for the 2026 Crack Seal Project** – Mr. Kenny England [pg. 22](#)
14. **Motion to Adjourn the General Session**

Posted this 28th day of August, 2026:


Casey Arnold, City Recorder

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

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

TENTATIVE UPCOMING ITEMS

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

Date: **09/15/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Consideration of Approval of Ordinance No. **, Adopting an Amended Sewer Impact Fee for the Annexation Area – Mr. Boyd Davis
 - a. **Public Hearing**
 - b. Action
2. Consideration of Resolution No. **, Amending the FY27 Fee Schedule for Additional Garbage Can Fee – Mr. Ryan Harvey
 - a. **Public Hearing**
 - b. Action
3. Consideration of Resolution No. **, Approving a Grant Funding Agreement with Davis County for the 4000 W Trail – Mr. Boyd Davis
4. Consideration of Approval of a Change Order with Thurgood Excavating for the Addition of a Trail – Mr. Boyd Davis

Date: **10/06/2026**

Administrative Session – 6:00 pm

1. Strategic Planning Update – Mr. Kyle Laws
2. 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. *
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Date: **11/03/2026**

Cancelled – Election Day

Date: **11/17/2026**

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Shawn Read
2. Quarterly Financial Report – Mr. Ryan Harvey

General Session – 7:00 pm

1. *
-

Date: **12/01/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Youth Council Update
-

Date: **12/15/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding 2027 City Council Meeting Schedule – Ms. Casey Arnold

General Session – 7:00 pm

1. Consideration of Ordinance No. **, Approving the 2027 City Council Meeting Schedule – Ms. Casey Arnold
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WEST POINT CITY 2026 CALENDAR

2026

IMPORTANT DATES

JANUARY

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

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
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FEBRUARY

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AUGUST

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MARCH

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SEPTEMBER

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APRIL

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OCTOBER

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MAY

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NOVEMBER

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JUNE

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DECEMBER

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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 - 7 PM
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

CITY COUNCIL STAFF REPORT



Subject: 2026 Party at the Point America 250 Report
Author: Heidi Moss
Department: Executive
Date: September 1, 2026

Background

Our annual Party at the Point Independence Day Celebration is one of West Point City's favorite traditions and a special day for our community. This was my fourth year as Community Events Specialist, and each year I'm reminded of how much this celebration means to our residents. From the morning flag-raising and 5K to the parade, food trucks, vendors, contests, tournaments, and free family activities, there is something for everyone to enjoy. The day wraps up with fireworks that bring our community together to celebrate Independence Day.

Party at the Point takes a lot of teamwork. Our planning committee, City Council, volunteers, sponsors, and city staff all play an important role in making the event possible. It's an honor to help bring this tradition together each year and create a celebration our community can look forward to.

Analysis

This year's event was held on Saturday, July 4th, with the Golf tournament and 3-on-3 Basketball held the day before on Friday, July 3rd, 2026.

New in 2026

With 2026 marking the 250th anniversary of the signing of the Declaration of Independence, we wanted this year's Party at the Point to be our biggest celebration yet. Thanks to the support of the City Council and our sponsors, we were able to introduce several exciting additions that helped make this year's event even more memorable:

- **Expanded Entertainment:**

For the first time, we featured two headlining bands on the main stage. Having two featured performances created a fuller entertainment schedule, offered a greater variety of live music throughout the evening, and added to the overall festival atmosphere.

- **Enhanced Kids Corner:**

Kids' Corner continued to be one of the busiest areas of the event and received several exciting additions this year. New attractions included pony rides, additional interactive inflatable sports games, and professional face painters, providing families with even more activities to enjoy throughout the day and created a more engaging experience for children of all ages.

- **Horseshoe Pit Improvement:**

The horseshoe area received a complete refresh this year. We added an additional horseshoe pit to accommodate more participants, installed new benches for spectators and players, and added new black fencing for a facelift. These improvements created a more functional and welcoming space for one of the event's longstanding traditions.

- **Bike Racks:**

To encourage alternative transportation and help reduce vehicle traffic around the park, we installed new bike racks throughout the event area. The racks provided a convenient and secure

place for residents to park their bicycles and supported our efforts to reduce traffic congestion on one of the busiest days of the year.

- **Paint the Town Community Event:**

As part of our America 250 celebration, we introduced a new "Paint the Town" community event on Monday leading up to the Fourth of July. Residents of all ages came together to paint silhouette stars on the streets leading to Loy Blake Park entrance. It was a fun and engaging community art project giving residents an opportunity to participate in the festivities before Independence Day.

- **Feathered Banners & Declaration of Independence Display:**

To improve visibility and help attendees navigate the celebration, we purchased new feather banners that were placed throughout the park to highlight key activities and event areas. We also added a life size replica display of the Declaration of Independence as part of our America 250 celebration. The display gave residents and visitors a unique photo opportunity and added to the patriotic theme of the event.

- **Expanded Fireworks Display:**

With an additional budget available for the America 250 celebration, we were able to enhance our fireworks show beyond previous years. The result was an incredible, high-energy display that many residents described as one of the best West Point has hosted. The larger production served as a memorable finale for this historic celebration.

- **T-shirt Recognition:**

This year, we introduced a fourth event shirt color to distinguish members of the Planning Commission and City Council from the general volunteer team. This small change made it easier for attendees and volunteers to identify event leadership while also recognizing the important role these individuals play in planning and supporting the celebration.

Proposed Changes for Next Year

After the event, the Committee, as well as City Staff, met to review and provided feedback on how the event went and discussed suggested changes and improvements for the next year. These include:

- **Communication:**

Next year, we plan to improve how we share important event information through signage and social media well in advance. This will include signs at City Hall reminding residents that parade spots should not be saved earlier than the day before the parade. This will help our Public Works and Parks departments keep the area clean and organized while also making things fair and safe for everyone. We also plan to add more signage throughout the park, including reminders that service animals are the only animals allowed in the parks, and a large "You Are Here" map showing where key activities and areas are located. Getting this information out early and having clear signs throughout the event should make it easier for everyone to know where to go and stay informed throughout the day.

- **Accessibility Parking and Improvements:**

We also plan to look at ways to improve accessibility throughout the event. This will include evaluating the handicap parking in the large parking lot and adding more accessible spaces. We have also discussed the possibility of a shuttle system that would allow elderly residents and

individuals with disabilities to be dropped off at designated locations and transported closer to the main event areas. The shuttle idea is still being discussed, but we hope to explore options that would have Party at the Point easier for everyone to attend and enjoy.

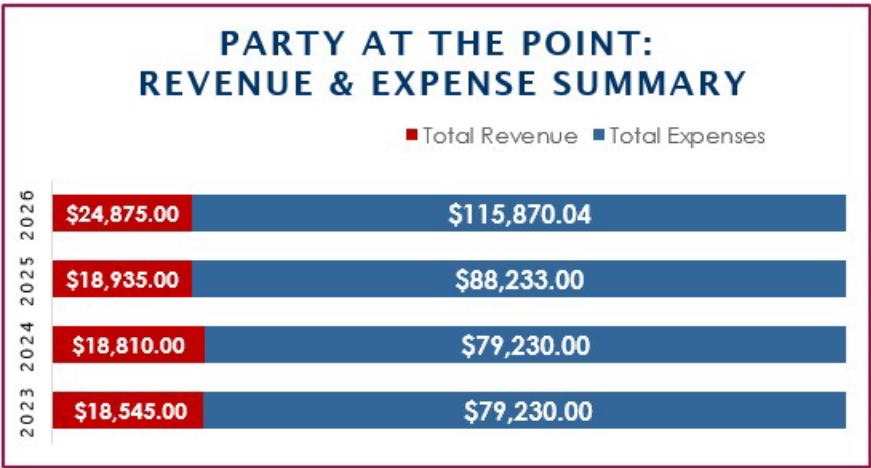
- **Parade:**
As we look ahead to next year's parade, discussions will need to take place regarding the parade route. With several construction projects and improvements happening throughout the city, adjustments may be needed to ensure the route is safe and works well for both parade participants and spectators. We will work with all departments to review the current route and determine what changes will be needed for next year.

Budget

The attached Budget Summary outlines the revenue and expenses of this year’s event, and a comparison summary of past years. A review of the event budget is as follows:

Revenue & Expenses

- We received \$24,875.00 in revenue among all sponsorships and registrations (5K, Baby Contest, booth rental, etc.). Sponsorships this year totaled \$13,050, which is a 61.1% increase from last year. While the number of sponsors slightly increased from 17 participants to 21 this year, we did see a spike in the overall donation amounts compared to previous years. We’re incredibly grateful to every sponsor who contributed. Home-based businesses especially stepped up this year.
- We saw a 24.5% increase in the number of participants from the 5K/2 Mile Walk compared to last year. We’re excited to see the growing number of participants each year, and its clear West Point City residents love this event and are making it a tradition.
- Although the number of vendors slightly decreased from 46 participants last year to 42 this year, the overall revenue remained the same. This is largely due to more vendors requesting (12x24) booths and adding power, which increases the booth fee. We’re happy to accommodate a wide variety of vendors, but we’ve officially maxed out our space for those requiring power. As we plan, we’ll continue to evaluate layout options to ensure a smooth and successful experience for both vendors and attendees.



Overall Event Cost

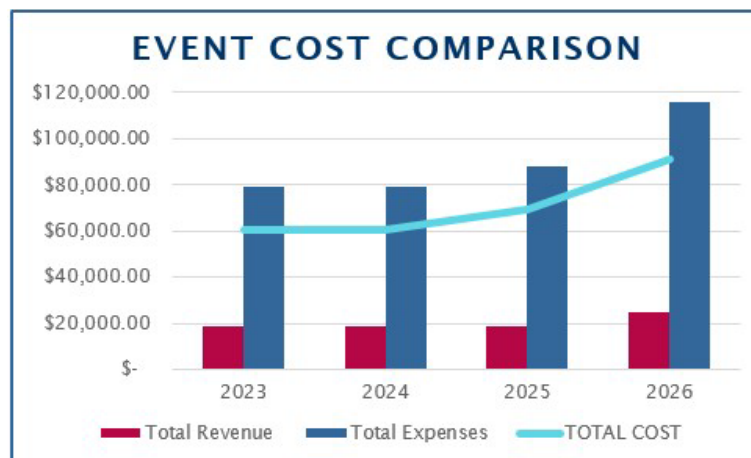
The overall cost of this year’s event increased compared to previous years. Because of the significance of celebrating the 250th Anniversary of the signing of the Declaration of Independence, we anticipated an

increase in expenses and planned the budget accordingly. Several key areas contributed to the rise in expenses:

- **Main Event:** Costs increased by 27.64% compared to last year, reflecting the addition of new activities and improvements made for this year's celebration.
- **Entertainment** increased by 51.73%, due to having two headlining bands and expanding the entertainment lineup for the America 250 celebration.
- **Event shirts** increased by 24.5% compared to last year.
- **Prizes** increased by 30.27%, due to increased costs and additional prizes for this year's events and to accommodate for a larger increase in participation.
- **Fireworks:** The fireworks display was expanded this year, with additional funding allowing us to put on a larger show as part of the America 250 celebration.
- **Kids Corner** was expanded with new activities, including pony rides, additional interactive inflatable sports games, and professional face painters.

Overall, the increased expenses were expected and allowed us to make 2026 a larger celebration that reflected the importance of the America 250 milestone. The additional activities, improvements, and entertainment helped make this year's Party at the Point a special celebration for our community.

While costs have risen, the continued growth in participation and community involvement make it all worthwhile. As we plan for next year's Party at the Point, we'll remain focused on balancing quality, budget and the unique charm that makes this event so special.



Conclusion

The 2026 Party at the Point Independence Day Celebration was a huge success and a memorable way to celebrate the 250th Anniversary. With an event of this size, there were naturally a few unexpected hiccups throughout the day, including the larger bounce house not being available with no communication prior, the flyover not being visible to many attendees, a dunk tank injury, inflatables arriving later than scheduled, and an unexpected medical emergency that required me to step away from the event early.

Despite these hiccups, the day continued to run smoothly thanks to the support and dedication of our staff and volunteers. The parade had one of its strongest showings yet, with more parade entries and spectators joining in the celebration.

When looking at the size and scope of the event, these issues were small compared to the overall success of the day. Party at the Point 2026 was truly one for the books, and the America 250 celebration will be a difficult one to top.

Planning is already underway as we look ahead and continue building on the success of this year's celebration.

Looking Ahead to 2027

As we look ahead to 2027, we are excited to continue building on the success of Party at the Point 2026. While this year's America 250 celebration was a special milestone, we are already looking at ways to continue improving and creating a great experience for our community.

With ongoing construction projects throughout the community, some adjustments to the parade route will be needed for 2027. We will work closely with staff, public safety partners, and our community to ensure these changes create a safe and enjoyable experience for participants and spectators.

We look forward to continuing this tradition and bringing our community together for another memorable celebration. **The 2027 Party at the Point will be held on Saturday, July 3rd.** The Golf Tournament and the 3-on-3 Basketball Tournament will be held on Friday, July 2nd.

Recommendation

Staff welcome the Council's suggestions and recommendations on how to continually improve the event for our residents.

Significant Impacts

There are no significant impacts at this time.

Attachments

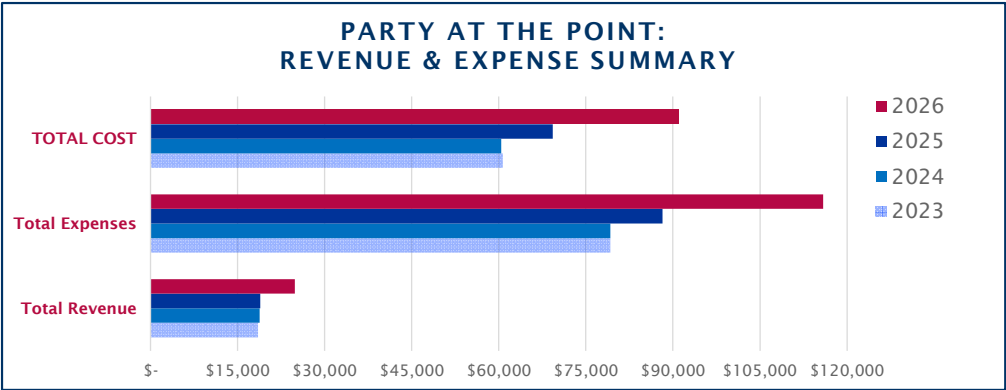
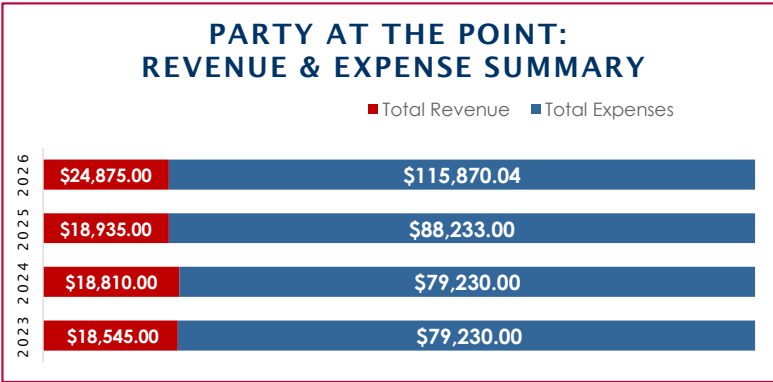
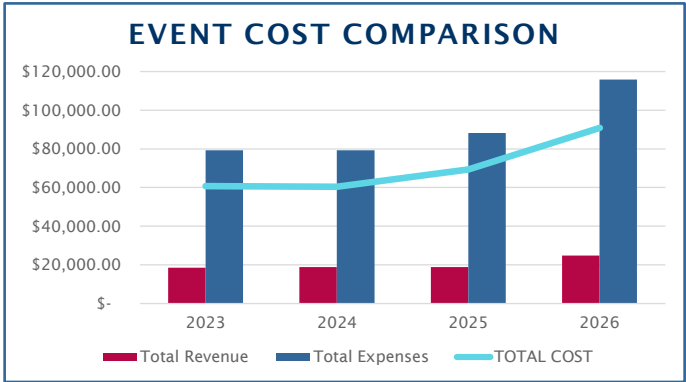
2026 Party at the Point Event Budget

Party at the Point 2026

EVENT COST SUMMARY:

Total Revenue:	\$24,875.00
Total Expenses:	\$115,870.04
TOTAL EVENT COST:	\$90,995.04

	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Total Revenue	\$ 18,545.00	\$18,810.00	\$18,935.00	\$24,875.00
Total Expenses	\$ 79,230.00	\$79,230.00	\$88,233.00	\$115,870.04
TOTAL COST	\$ 60,685.00	\$60,420.00	\$69,298.00	\$90,995.04



CITY COUNCIL STAFF REPORT



Subject: Landscaping at City Hall
Author: Kenny England
Department: Public Works
Date: September 1, 2026

Background

Last summer, Staff and the Council discussed landscaping improvements needed throughout the City. One priority was updating the landscaping at City Hall to create a refreshed appearance and incorporate water-efficient plants. Staff retained a landscape architect late last fall and has since worked with them to develop the design and construction documents. Council was advised on the proposed plan and estimated cost on June 2, 2026, and approved Staff to move forward with getting competitive bids for the project.

Analysis

The full cost estimate based on the Landscape Architect for this project was anticipated to cost approximately \$31,335.

The bids came in as follows:

- | | |
|--|--------------------|
| 1. <u>Seasons Four Landscaping</u> | <u>\$29,195.00</u> |
| 2. <u>Sand Dogs Landscaping</u> | <u>\$35,482.86</u> |
| 3. <u>G&G Sprinkling and Landscaping</u> | <u>\$36,505.00</u> |

The bids that came in include renovating existing irrigation lines to ensure adequate coverage, as well as planting new trees, shrubs, and plants per plan, as well as installing new mulch in the surrounding areas. Public Works will be removing all existing landscaping per plan.

Recommendation

The low bid for this project came in under \$30,000 and this project was previously approved in the budget. As a result, no formal action is required of the City Council, however, Staff will only proceed with the project if the Council is comfortable doing so.

Significant Impacts

There are no significant impacts at this time.

Attachments

None

CITY COUNCIL STAFF REPORT



Subject: Garbage Can Fee Rates
Author: Ryan Harvey
Department: Administrative Services
Date: September 1, 2026

Background

West Point City currently charges developers the cost of providing one black garbage can for each new residence. Residents may request a 2nd Black Can by paying a one-time fee of \$110. Both the 1st and 2nd 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

This is a continuation of the discussion that the Council had on August 4, 2026. At that meeting the Council was clear that residents should not be allowed to have a 3rd Garbage Can, and that the fee to get a 2nd Garbage Can should start being enforced. There also seemed to be interest in charging more for the 2nd Black Can than for the 1st Black Can. Lastly, there was some discussion of lowering the fee for the 2nd Blue Can.

Before getting into the discussion of those points, here is a breakdown of what the residents of West Point currently have:

1 st Garbage Can: 4016	1 st Recycling Can: 3308	1 st Green Can: 1890
2 nd Garbage Can: 1074	2 nd Recycling Can: 53	2 nd Green Can: 48
3 rd Garbage Can: 27		

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, since changing vendors in 2023, the City has paid approximately \$65 per can. Additionally, the garbage can remains the property of the City, and residents are asked to return the can when they move out of the City. Due to this, it would make more sense to charge a "Delivery Fee" instead of an "Additional Can Fee."

Options include, but are not limited to:	\$25 Delivery Fee
	\$50 Delivery Fee

Monthly Black Can Rate

Currently, both the 1st and 2nd Black Garbage Cans are charged at the same monthly rate of \$14.55. A higher rate for the 2nd 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. Another

consideration is whether the Council would like to change the fee now, just a couple months after the new fees took effect or wait until the next Fiscal Year.

Options include, but are not limited to:

Increase 2nd Black Can Slightly NOW: 1st Black Can Rate: \$14.55
2nd Black Can Rate: \$15.55
(FY2028: \$17.55; FY2029: \$19.55; FY2030 \$21.55)

Increase 2nd Black Can and lower 1st Black Can back to FY2026 Rate NOW: 1st Black Can Rate: \$14.30
2nd Black Can Rate: \$15.50
(FY2028: \$17.50; FY2029: \$19.50; FY2030 \$21.50)

Wait until FY2028, but put the cost of increases entirely on 2nd Black Cans for the next 2-3 years: FY2028 1st Black Can Rate: \$14.55
FY2028 2nd Black Can Rate: \$16.55
(FY2029: \$18.55; FY2030 \$20.55)

Monthly Blue Can Rate

Currently, all blue cans in the City are \$4.90 per month. That fee barely covers the cost of collecting and dumping the Recycling, not including any administrative costs. If the fee were lowered by just \$0.05, it would not be enough to cover the cost of dumping the recycling. With that in mind, if the Council would like to lower the cost of the 2nd Blue Can, those can would be subsidized by the Black Cans.

Options include, but are not limited to:

2nd Blue Can: \$4.90
2nd Blue Can: \$3.90
2nd Blue Can: \$2.90

Recommendation

Staff would like the Council to discuss the City's policy regarding additional black garbage cans and provide direction on the delivery fee and monthly rate, as well as the rate for an additional recycling can. 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: Sewer Impact Fee Amendment
Author: Boyd Davis
Department: Engineering
Date: September 1, 2026

Background

Staff has been working on an amendment to the impact fee facilities plans (IFFP) for the sanitary sewer system in the recently annexed area. We have worked closely with Bowen Collins & Associates (BCA), our consulting engineering firm, to complete the impact fee analysis.

Analysis

The current impact fee is \$5,200 and was established in November 2021. The fee only applies to the area that is served by the sewer expansion project and the funds collected can only be used in that service area. A map of the service area is attached to this report. To date, the only impact fees that have been collected in the area have come from the Salt Grass development.

The current impact fee was established before the sewer expansion project began and before funding from the SLFRF program was received. Once those funds were received, it was known that the impact fee would need to be adjusted to account for the grant funding as it was assumed the entire area would be funded solely through impact fees. Now that the sewer expansion project is nearing completion, we have a much better idea of what remaining areas will need to be funded through impact fees and can calculate a more accurate fee.

The map also shows the projects that are included in the impact fee analysis. The new fee has been calculated by BCA as follows:

Current Fee	<i>Proposed Fee</i>
\$5,200	\$1,691

Before enacting the impact fee ordinance, the State Code requires the following:

1. Publish a notice of a public hearing on the State Website.
2. Make a copy of the report available to the public.
3. Obtain a written certification from the consultant.
4. Make a copy of the ordinance available to the public.
5. Hold a public hearing.
6. Adopt the impact fee ordinance.

Recommendation

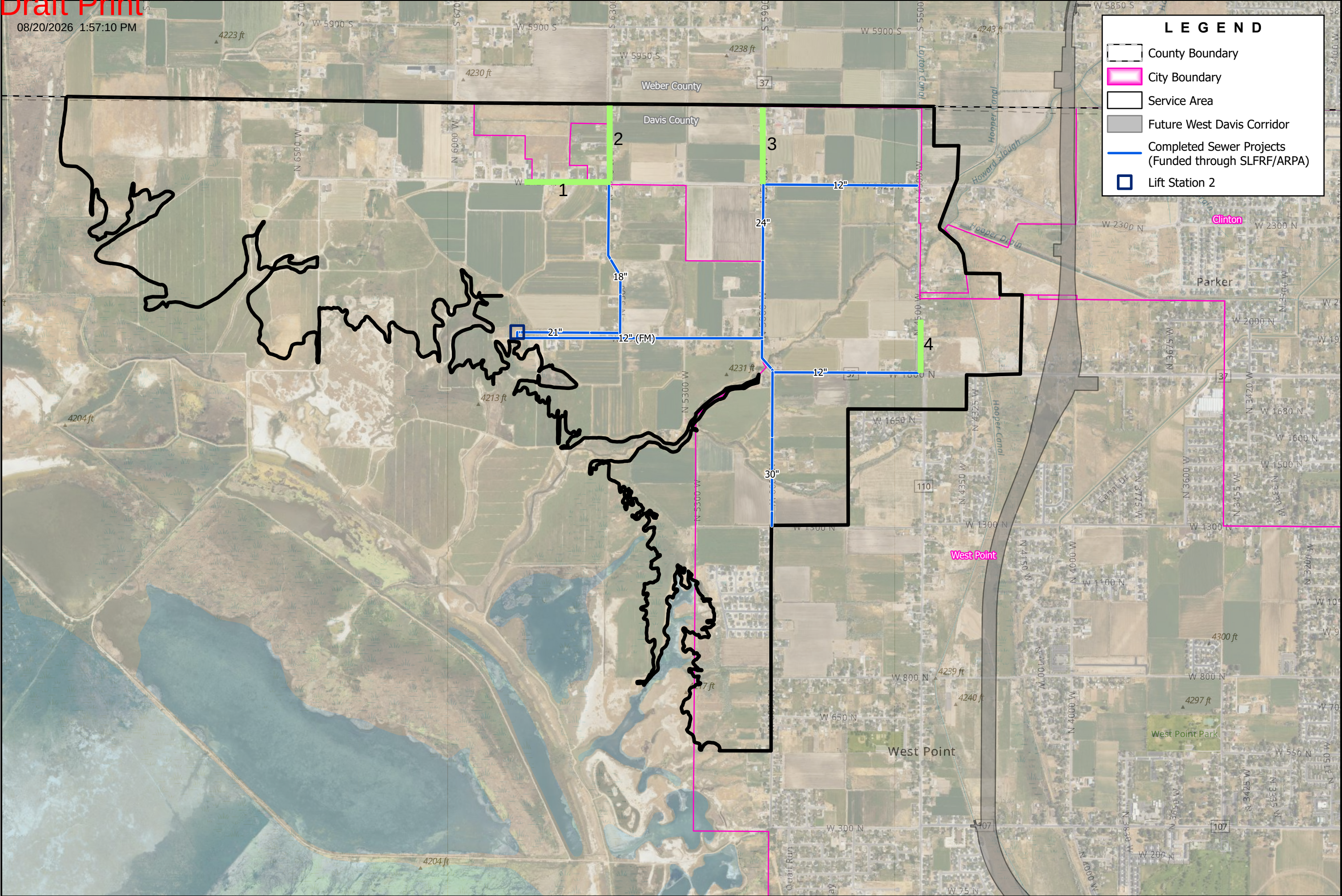
This is for discussion only and no action is necessary at this time, but Staff does recommend that the new fee be adopted at an upcoming meeting.

Significant Impacts

The impact fee will decrease from \$5,200 to \$1,691 per ERC.

Attachments

Map



SEWER IMPACT FEE
SERVICE AREA

SEWER IFFP/IFA UPDATE



FIGURE NO.
1

CITY COUNCIL STAFF REPORT

Subject: Cemetery Security
Author: Kyle Laws
Department: Executive
Date: September 1, 2026



Background

There have been several reports lately of theft at the cemetery. Suggestions have been made to install security cameras to help stop these thefts.

Analysis

The City Council, as a whole, requested this item be brought back for further consideration and discussion. Staff has not devoted any time or research into this item and are awaiting direction from the Council before doing so.

Recommendation

This is a discussion item only.

Attachments

None

CITY COUNCIL STAFF REPORT



Subject: Change Order – Sewer Expansion Project
Author: Boyd Davis
Department: Engineering
Date: September 1, 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

At the last meeting we told the Council that we will have between \$300-\$500K left over after all currently approved projects are complete. This last week the County informed us that that have approximately \$150-\$200K additional they would like to commit to this project. This is enough funding to complete another pipeline and we have identified Section B on 4500 West as the next best location. This will complete that entire section from 1800 N to 2425 N and will provide service to the existing homes and to future growth.

Section A has already been approved and we recommend that Section B now be approved. Section B will serve existing homes that otherwise would not get funding to install the line.

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 20%, 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. 09-01-2026A

**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 2200 N to 2425 N, identified as Section B; 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 amendment.

PASSED AND ADOPTED this 1st Day of September, 2026.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

CHANGE ORDER NO.: 4

Owner: West Point City
Engineer: J-U-B Engineers, Inc.
Contractor: RJT Excavating
Project: West Point Sewer Expansion C
Contract Name:
Date Issued: 9-1-26 Effective Date of Change Order: 9-1-26

Owner's Project No.:
Engineer's Project No: 55-22-117
Contractor's Project No.:

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

Description:

This adds approximately 1,010 feet of sewer line on 4500 West from the Howard Slough to 2425 North. See the attached change order proposal from RJT Excavating for Option B. Options A 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. 3: \$ 286,828.57	Increase from previously approved Change Orders No.1 to No. 3 Substantial Completion: September 30, 2026 Ready for final payment: October 30, 2026
Contract Price prior to this Change Order: \$ 1,013,076.74	Contract Times prior to this Change Order: Substantial Completion: September 30, 2026 Ready for final payment: October 30, 2026
[Increase] this Change Order: \$ 359,852.83	Increase this Change Order: Substantial Completion: October 30, 2026 Ready for final payment: November 7, 2026
Contract Price incorporating this Change Order: \$ 1,372,929.57	Contract Times with all approved Change Orders: Substantial Completion: October 30, 2026 Ready for final payment: November 7, 2026

Recommended by Engineer	Authorized by Owner
By: Bryce Wilcox	
Title: Project Manager	
Date: 8-27-26	
Signature: 	

EJCDC® C-941, Change Order.

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Page 1 of 2

Approved by Contractor

Approved by Funding Agency

By:

Title:

Date:

Signature:

_____	_____
_____	_____
_____	_____
_____	_____



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
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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:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

RJT Excavating

Authorized Signature: _____

Estimator: _____

CITY COUNCIL STAFF REPORT



Subject: Bid Award – Crack Sealing
Author: Kenny England
Department: Public Works
Date: September 1, 2026

Background

As part of our regular road maintenance, we plan to crack seal several streets. City Council approval is required for this contract prior to beginning work.

Analysis

The optimal time to do crack seals is in the spring or fall when the temperatures are cool causing asphalt pavement to shrink and opening cracks to their widest state. This allows the maximum amount of crack seal material to be placed in the cracks and prevents the material from splitting.

We plan to use Andersen Asphalt to do the work again this year. They are also now on the state contract, which means we can use them without going out to formal bid. They have done excellent work, and we recommend that we continue to use them. This year we plan to have them do approximately \$80,000 in crack seal work. A quote with the exact cost for this work will be provided at the Council meeting.

Each year the Council budgets \$250,000 for street maintenance. This bid fits within that budget and leaves funds for other maintenance work that will be done.

Recommendation

Staff recommends approval of the contract with Andersen Asphalt.

Significant Impacts

There are no significant impacts at this time.

Attachments

None.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL June 2nd, 2026

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

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on June 2, 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# 832 0316 9549 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 (participating electronically), 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: Lacy Richards, Rena Hunt, and PJ Roubinet. No sign-in is required for those viewing online.

1. **Quarterly Financial Report – Mr. Ryan Harvey**

Mr. Harvey presented the third-quarter financial report for FY2026, covering January through March. He reported that, with approximately 75% of the fiscal year complete, revenues were above 75% of budgeted amounts and expenditures remained below 75%, with the exception of the Capital Projects Fund, which receives certain funding later in the fiscal year. General Fund departments were also below 75% of their expenditure budgets. Mr. Harvey stated that revenues and expenditures were trending as expected and that the City's budget remained in a strong position, which had limited the need for significant budget amendments during the year.

The Council had no questions or concerns regarding the quarterly financial report.

2. **Discussion Regarding the Proposed FY27 Tentative/Interim Budget – Mr. Ryan Harvey**

Mr. Harvey continued review of the proposed FY2027 budget and explained that, because of recent changes in State law related to the truth-in-taxation process, the budget to be adopted while the City proceeds through that process is now also referred to as an interim budget. Staff therefore proposed referring to the document as the FY2027 Interim/Tentative Budget, which the City will operate under until the Final Budget is approved in August.

CDRA Fund

Mr. Harvey reviewed the Community Development and Renewal Agency (CDRA) fund, focusing first on the Smith's project area. He explained that the original ten-year bond was paid off as of June 1. Because the CDRA collection period extends beyond the bond term, approximately seven years of tax-increment collection remain. Based on the current annual increment and existing fund balance, Staff anticipates approximately \$2 million in additional CDRA revenue over the remaining period.

Mr. Harvey reviewed the order established in the original CDRA agreements for use of the remaining tax increment. With the debt service now satisfied, the CDRA will first repay prior General Fund loans made to cover the first two years of bond payments, followed by reimbursement to the City for approximately \$587,506 in impact and permit fees associated with the Smith's

development. He estimated that these reimbursements, together with other eligible impact-fee reimbursements, could return approximately \$1 million to the City over the next several years. Staff anticipated that these funds would likely be transferred to the Capital Projects Fund for future capital improvements unless another eligible purpose is identified.

Additional CDRA budget changes include increasing the budgeted bond payment for the project area near the freeway interchange to \$577,000; increasing property-tax increment revenue and the related transfer from \$140,000 to \$220,000; and adjusting the allocation between long-term debt and interest expense.

Fee Schedule

Mr. Harvey then reviewed proposed changes to the City fee schedule. The City's solid-waste contractor increased rates by approximately 2.7%. Staff presented two options: continue the City's recent practice of placing the full increase on the black garbage can while holding recycling and green-waste rates steady, or spread part of the increase among all container types by increasing recycling and green-waste cans by approximately \$0.15 each and reducing the increase to the black can.

Council Members discussed the City's goal of encouraging recycling and green-waste use, the comparatively low cost of West Point's garbage service, and resident education. No final direction was given, and Mr. Harvey stated that both options would be prepared for consideration when the budget and fee schedule return for action.

Other proposed fee-schedule changes included a new \$50 zoning-verification-letter fee; increasing the Appeal Authority hearing fee from \$200 to \$350; establishing a \$150 residential re-roof permit fee; increasing the in-ground swimming-pool permit fee from \$150 to \$400; and changing the description of the final site-plan-review fee to site-plan review.

Mrs. MacDonald explained that the re-roof and pool fees better reflect the amount of plan-review and inspection time required, although the proposed fees would still not fully recover all costs. She also noted the recurring issue of pools being completed without required fencing and discussed the possibility of a future fence bond requirement.

Mr. Harvey reviewed the updated truth-in-taxation timeline. Staff has already provided the required June 1 notification to the County Auditor and State Tax Commission of the City's intent to potentially consider a property tax rate above the certified rate. He expects to receive the certified tax rate by June 13. He explained that, if the City proceeds with considering a property tax increase, the final budget and property tax hearing would be held in August and that recent statutory changes impose additional requirements on that hearing, including availability for both in-person and virtual participation. Staff noted that the precise restrictions on conducting any other City business that same meeting would be confirmed before the hearing is scheduled.

Mr. Harvey concluded by explaining that the City historically adopts a tentative budget in June and works from that budget until final adoption (which is usually in August, as they Council has adopted the practice of going through the truth-in-taxation process each year). Under the updated statutory terminology, it will now be adopted as the Interim/Tentative Budget and will remain in effect during the truth-in-taxation process.

The Council had no further questions or comments at this time and will continue budget discussions over the course of the next several meetings.

3. Discussion Regarding City Hall Landscaping – Mr. Kenny England

Mr. England reviewed a proposed refresh of the landscaping around City Hall. He explained that Staff has been working with a landscape architect for approximately a year on several City projects, including replacement of aging plants and shrubs around City Hall. The architect's current estimate was approximately \$31,335, which includes new plant material, drip irrigation, and installation, while City Staff would perform removal of the existing landscaping.

Because the estimated cost exceeds the purchasing-policy threshold, Mr. England requested confirmation that the Council wanted Staff to continue with the project and obtain competitive bids. The Council discussed the concept and timing and expressed support for Staff obtaining bids. Mr. England stated that demolition would not begin before the Independence Day celebration so that the City Hall grounds remain presentable for the event.

Council Members also raised concerns regarding the appearance and irrigation of City Hall lawn during the current drought. Mr. England stated that watering at City Hall has already been reduced and that the lawn's appearance is partly attributable to fertilizer. He acknowledged that sprinklers should not be operating during rainfall and stated that the irrigation controller should account for weather conditions. He also explained that the Cemetery, Loy Blake Park, and splash-pad area have experienced lower irrigation pressure because of secondary-water system conditions, while City Hall has generally maintained better pressure.

The Council directed Staff to proceed with obtaining bids and return with the results before moving forward with the landscaping work.

4. Other Items

Splash Pad – Mayor Vincent reviewed the prior decision to keep the City splash pad closed for the season because of drought conditions and water-supply concerns. He explained that the splash pad does not recirculate water and used approximately 23,800 to 24,000 gallons per day during June and July of the prior year, for approximately 2.3 million gallons over the season. Council Members discussed resident feedback, the splash pad's role as a community gathering place, the possibility of limited operating days or hours, and whether a recirculation system could be evaluated in the future. Mr. England explained that a recirculating system actually uses substantially more water than might be assumed, as it has to cycle through and fully flush the system periodically throughout the day and night. As such, it expends water a lot of water even when not being actually used. Additionally, these systems require substantial ongoing testing and staffing requirements.

After discussion, the Council generally agreed to maintain the closure for the current season because of the severity of the drought and to reevaluate the splash pad annually. Council Members expressed interest in reviewing limited hours or other water-saving options in a future year, depending on conditions.

Party at The Point Parade – Mayor Vincent asked Council Members to begin considering a concept for the City Council float for the upcoming parade, noting that the celebration will recognize the 250th anniversary of the United States. Council Members discussed available trailers and the possibility of involving the Youth Council in helping prepare the float. Ms. Arnold noted that the Youth Council is already charged with decorating the Veterans Float, as well as their own, and so will likely not be able to assist.

Parker Farms Rezone – Mayor Vincent revisited the Parker Farms rezone scheduled for consideration during the General Session. He reminded the Council that the decision whether the requested zoning and density are appropriate is a policy decision for the Council, while Staff is responsible for determining how approved development can meet infrastructure and technical requirements.

The Council discussed the relationship between the requested rezone and the General Plan, the history of the Parker Farms application and annexation process, the completed infrastructure studies, and the role of the Planning Commission and Staff in subsequent subdivision review. Council Member Chatterton stated that the applicant had worked through the process and completed the studies requested by the City, while Council Member Strong expressed concern that the proposal did not align with the City's more recently updated General Plan. Mayor Vincent clarified that infrastructure constraints, including secondary-water availability, would still have to be resolved before development could proceed and that an approved development agreement would remain attached to the property. The Council agreed that additional discussion would continue when the item was called for action during the General Session.

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 June 2nd, 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 June 2, 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# 832 0316 9549 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 (participating electronically), 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: Lacy Richards, Rena Hunt, Matt Meyer, PJ Roubinet, Beverly Parker Bailey, Scott Carlson, Alan Parker, Tami & Jeff Yeoman, and Nate Wycherley. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought**

In lieu of a prayer or inspirational thought, Mayor Vincent addressed the recent tragedy that had affected the West Point community. He expressed condolences to the victim's wife, children, family, friends, and all who were mourning the loss, and thanked the Davis County Sheriff's Office and North Davis Fire District for their continued professionalism and service. He emphasized that the events did not define West Point or its residents and reaffirmed the community values of compassion, respect, kindness, and concern for neighbors. Mayor Vincent then invited those present to observe a moment of silence in support of the grieving family.

4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – Echoed Mayor Vincent's comments regarding the difficult weekend and expressed appreciation for North Davis Fire District and the first responders who serve West Point, noting the particularly demanding circumstances they had faced.

Council Member Swenson – Reported that the Mosquito Abatement District has a new director and spraying efforts have begun. She encouraged coordination with the District before large outdoor events and expressed hope for a season without West Nile virus.

Council Member Chatterton – None

Council Member Strong – None

Mayor Vincent – None

5. Communications from Staff

Mr. Davis reviewed upcoming City events and dates. Party at the Point will be held July 4, and the City newsletter and flyer containing information about the flyer has been mailed out with the utility bills and also posted online and on social media.

Movies in the Park and the Farmers Market are also beginning for the summer, with the first Movie scheduled for June 12. The Miss West Point Pageant will be held June 13 at Horizon Jr. High. The Senior Lunches for the summer will be held outdoors at Loy Blake Park on the second Tuesday of each month, starting

Mr. Davis also noted that City Hall will be closed June 19 for Juneteenth, the Primary Election will be held June 23, and Code Enforcement Officer Bruce Dopp will be retiring. A retirement celebration will be held June 24 at City Hall. Mayor Vincent and Mr. Davis expressed appreciation for Mr. Dopp's service and noted that he will be difficult to replace.

6. Citizen Comment

Kendalyn Harris – Bountiful: Introduced herself as a candidate for Davis County Commissioner. She noted her prior service as Bountiful Mayor, City Council Member, and Planning Commissioner and thanked the West Point City Council for its public service. She commented positively on the Council's camaraderie and good-faith work and invited Council Members to share concerns or ideas with her.

Jeff Yeoman – Hooper: Addressed the Parker Farms rezoning. He stated that development is inevitable and that he is not opposed to development, but believed the proposed density did not fit the agricultural character and larger-lot lifestyle of the surrounding area. He supported lots closer to one-half acre and asked the Council to consider matching the adjacent Hooper-area zoning and existing land-use pattern.

Rena Hunt – Hooper: Reiterated concerns regarding drainage and detention associated with Parker Farms. She described an existing ditch behind her property that receives irrigation runoff and land-drain water and asked how that drainage would be accommodated and what protections would exist if detention facilities were not properly maintained. She emphasized that nearby residents have not opposed development itself, but have consistently raised concerns with density and the effect of additional traffic on an active agricultural area. She asked the Council to consider larger lots and suggested 5500 West as a logical transition to lower-density development.

Tami Yeoman – Unincorporated Davis County: Again requested that the Council deny the proposed Parker Farms rezoning or require a lower density. She stated that most proposed lots would not match or complement surrounding properties and asked Council Members to consider the character of the existing neighborhood and the recently adopted A-20 General Plan designation. She thanked Mr. Davis for meeting with nearby residents to review infrastructure concerns and reiterated that she supports appropriate development, but not the density proposed.

Nate Wycherley – Unincorporated Davis County: Asked the Council to take into consideration the concerns and comments that nearby residents had raised throughout the review process.

Dixie Bunot – Hooper: Thanked Mr. Davis for meeting with residents and reviewing drainage and irrigation issues in the area. She discussed the existing combined ditch system, concerns regarding the effect of additional subdivision runoff, and questions about how proposed storm-drain piping would connect to existing facilities. She stated that several details would still need to be worked out during the development process and hoped those concerns would be appropriately addressed.

7. Youth Council Update

No Youth Council representative was present, and the item was skipped.

8. Consideration of Approval of West Point City Council Meeting Minutes:

- a. March 3, 2026
- b. April 7, 2026

Council Member Chatterton motioned to approve the minutes from the listed meeting dates

Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

9. Consideration of Resolution No. 06-02-2026A, Approving a Development Agreement for Property at Appx. 2084 N 4500 W (Nilson Land, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald clarified that the property is located at approximately 2084 North 4500 West, correcting the 5000 West address shown on the posted agenda.

Mrs. MacDonald reviewed the approximately 4.5-acre property, which is currently zoned agricultural and is designated R-4 on the General Plan. The proposed concept includes 17 single-family lots at approximately 3.85 units per acre, with lots generally around 6,700 square feet and single-level patio-home style housing.

Mrs. MacDonald explained that the development agreement includes two requested exceptions: reducing the side-yard setback from six feet to five feet and using the Clinton City road cross-section because a substantial portion of the larger development is located in Clinton. The plan also includes required street trees, a landscape buffer along 4500 West, and preservation of a trail corridor along the south side of the property to connect with the larger Heritage Trails development.

The Planning Commission had recommended approval of both the rezone and development agreement. Mrs. MacDonald confirmed that the current R-4 zone requires 100% owner occupancy and has a minimum density of approximately 3.7 units per acre. Council Members discussed the five-foot setback and its purpose in accommodating a wider single-story home footprint without changing the lot width.

Mayor Vincent opened the public hearing regarding the development agreement.

a. Public Hearing

No comments received.

Council Member Yarbrough motioned to close the public hearing

Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

The Council had no further discussion.

Council Member Yarbrough motioned to approve Resolution No. 06-02-2026A, reiterating the correct address of 4500 W

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

9.1 Consideration of Ordinance No. 06-02-2026A, Approving a Rezone of Property at Appx. 2084 N 4500 W from A-40 to R-1

Mrs. MacDonald presented the rezone together with the development agreement under the previous item.

Mayor Vincent opened the public hearing regarding the proposed rezone.

a. Public Hearing

No comments received.

Council Member Chatterton motioned to close the public hearing

Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Member Chatterton motioned to approve Ordinance No. 06-02-2026A

Council Member Yarbrough seconded the motion

Roll Call:

Council Member Judd – Aye

Council Member Yarbrough – Aye

Council Member Chatterton – Aye

Council Member Strong – Aye

Council Member Swenson – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Resolution No. 06-02-2026B, Approving a Development Agreement for Property at Appx. 5750 W 2425 N (Parker Farms, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald reviewed the approximately 35-acre Parker Farms property and the history of the application. She explained that the vested General Plan designation in effect when the application was submitted identified the property for R-1 residential development. The proposed concept plan contains a maximum of 76 lots at approximately 2.2 units per acre. The R-1 zone requires a minimum lot size of 12,000 square feet, and the average proposed lot size is approximately 15,000 square feet. The development agreement contains no zoning exceptions, establishes architectural standards, attaches the concept and infrastructure plans, and places responsibility for required off-site infrastructure improvements on the developer, subject to any eligible reimbursements.

The Planning Commission had recommended denial more than a year earlier, citing concerns with density, agricultural safety, surrounding property rights, and infrastructure; however, at that time the regional infrastructure studies initiated by the City had not yet been completed and the Council desired to have that information before considering projects in the area. Those studies were subsequently completed and presented to the Council in February. Public hearings were held on both the development agreement and rezone at the May 19, 2026 City Council meeting, during which several comments were received regarding the density, lack of water and infrastructure, and character of the area. Action on both items was tabled to this meeting.

Mr. Davis explained that Staff had made a minor revision to the development agreement in response to concerns raised during the public hearing. The storm-water language now specifies that the ditch will be enlarged to meet master plan requirements and that irrigation water and storm water will be conveyed separately.

Scott Carlson, representing the applicant, summarized the project history and stated that the applicant had waited for the regional infrastructure studies and had incorporated the resulting road and storm-drain improvements into the development agreement. He stated that culinary water would be provided by Hooper Water Improvement District, pressure irrigation by Hooper Irrigation, storm-water detention would be included in final design, existing irrigation delivery would be maintained, and roadway improvements would account for agricultural users and equipment. He emphasized that the applicant was not requesting exceptions from the R-1 standards and was requesting the zoning identified on the vested General Plan.

The Council discussed the proposed density and compatibility with surrounding properties. Council Member Strong stated that, while R-1 may be appropriate east of 5500 West near Ivy Meadows, the larger lots and rural character west of that road supported a transition to the newer A-20 designation. Council Member Chatterton emphasized the lengthy review process, the applicant's compliance with the requirements and studies requested by the City, and the distinction between approving zoning and the later

detailed subdivision-design review. Council Member Swenson stated that her primary concern had been infrastructure and that the requested transportation and utility studies had addressed those concerns. She expressed confidence that Staff and the Planning Commission would continue to ensure that final design meets engineering requirements and protects both new and existing residents. Council Member Judd discussed the need to periodically revisit the General Plan as conditions change, while also recognizing the applicant's adherence to the process. She noted that the proposed homes would still provide larger residential lots than many other subdivisions and could offer an additional housing option within the City.

Mayor Vincent stated that some engineering and design issues cannot be fully resolved until the subdivision-design phase and that those items would continue to be reviewed as the project proceeds. He also acknowledged concerns regarding compatibility with the existing agricultural area, while noting that residential development in former farm areas has occurred elsewhere in West Point and that the City also adopted the A-20 designation to preserve opportunities for larger-lot development in appropriate locations.

After calling for final questions or comments, Mayor Vincent invited a motion to be made.

Council Member Chatterton motioned to approve Resolution No. 06-02-2026B

Council Member Judd seconded the motion

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

Opposed: Council Member Strong, Council Member Yarbrough

The motion passed by majority vote.

10.1 Consideration of Ordinance No. 06-02-2026B, Approving a Rezone of Property at Appx. 5750 W 2425 N from A-5 to R-1

The Council's discussion regarding the Parker Farms rezone was included with the development agreement under Item 10.

Council Member Judd motioned to approve Ordinance No. 06-02-2026B

Council Member Chatterton seconded the motion

Roll Call:

Council Member Swenson – Aye

Council Member Yarbrough – Nay

Council Member Judd– Aye

Council Member Chatterton – Aye

Council Member Strong – Nay

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

Opposed: Council Member Strong, Council Member Yarbrough

The motion passed by majority vote

11. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL June 16th, 2026

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

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on June 16, 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# 863 8971 2281 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: Kyle Laws, City Manager; 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; and Bruce Dopp, Code Enforcement Officer

EXCUSED: None

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

1. **Code Enforcement Update – Mr. Bruce Dopp**

Mr. Dopp provided his final Code Enforcement update prior to retirement. He reported that the spring cleanup was the largest the City has held and recommended that the City continue funding the program, noting that it has received positive feedback from residents and helps encourage voluntary property cleanup. He reported that seasonal issues continue to include weeds and an increase in illegal street parking, particularly recreational vehicles parked longer than 48 hours. He stated that he gives priority to large vehicles that create line-of-sight and other safety concerns.

Mr. Dopp reflected on his more than 14 years of service with West Point City and stated that the City remains a very good community in which to live and work. He expressed appreciation for the City Council, Mayor, prior mayors, City management, and Staff, and thanked them for their support during his time with the City.

2. **Presentation of the Fraud Risk Assessment – Mr. Ryan Harvey**

Mr. Harvey presented the annual Fraud Risk Assessment required by the State and reported that the City received the full available score of 395 out of 395 points. He explained that the City continues to meet the same controls as in prior years, and in situations where the City cannot fully separate certain duties because of its staffing size, appropriate mitigating controls are in place.

The Council had no questions or concerns regarding the assessment and thanked Staff for their efforts in ensuring proper controls are in place and being responsible stewards of funds.

3. **Discussion Regarding FY27 Budgets for the City and Related Agencies – Mr. Ryan Harvey**

Mr. Harvey continued review of the proposed FY2027 budget and explained that, because of recent changes in State law related to the truth-in-taxation process, the budget to be adopted while the City proceeds through that process is now also referred to as an interim budget. Staff therefore proposed referring to the document as the FY2027 Interim/Tentative Budget, which the City will operate under until the Final Budget is approved in August.

3.1. FY2027 Final Budget for the CDRA

Mr. Harvey stated that the final bond payment for the Smith project area has been made and that the remaining CDRA debt service is associated with the interchange project area. The FY2027 CDRA budget reflects those changes and was scheduled for final adoption later that evening by the CDRA Board.

3.2. 2026 Proposed Property Tax Rate and Property Tax Rate Impact Schedule

Mr. Harvey reported that the 2026 certified property tax rate was just recently received from Davis County. The certified rate is calculated to generate approximately the same property tax revenue as the prior year, plus new growth. The certified rate for this year is 0.000711, with new growth expected to generate approximately \$30,000 in additional revenue. The previous year's rate for 2025 was 0.000730.

Mr. Harvey explained that the Proposed Property Tax Rate Impact Schedule, a new legislative requirement, identifies the specific purpose of any proposed property tax increase and also the budget reduction that would occur if the increase is not adopted. Staff proposes identifying approximately \$50,000 in additional property tax revenue to help fund the increase to the Davis County Sheriff's Office contract. If the additional revenue is not received, Staff would recommend reducing the planned transfer to the Capital Projects Fund by the same amount. The Impact Schedule that has been presented so far in budget discussions proposes a rate of 0.000773 in order to receive that additional \$50,000, but this was based off of last year's tax rate of 0.000730, as the certified tax rate had not yet been received from the County.

Now that the amount of new growth and certified tax rate has been received from the County, the corresponding rate to receive an additional \$50,000 in revenue above the certified rate amount (0.000711) is a rate of 0.000751, which is an estimated 5.63% increase. For a residence valued at \$500,000, this rate would increase the property taxes paid by approximately \$11 per year and \$20 per year for a business of the same value.

Mr. Harvey explained that the rate approved for the Truth-in-Taxation notices establishes the upper limit for what rate may be adopted, and the Council can adopt any lower rate from that down to the certified rate. He also noted that residents would receive notice based on the higher proposed amount.

The Council discussed the City's historical practice of considering small, incremental property tax increases rather than deferring increases and later requiring a larger adjustment. Council Member Chatterton suggested setting the proposed rate somewhat higher than the .000751, in order to allow some flexibility to adjust to market conditions or other needs that might arise before it is adopted in August. The Council agreed with proposing a higher rate of 0.000780 for the Truth-in-Taxation process, while emphasizing that this does not indicate their intention to approve a rate at that upper limit.

The Council asked Mr. Harvey to *prepare the 0.000780 option and corresponding figures for the Tentative/Interim Budget and for Truth in Taxation noticing to residents.*

3.3. FY2027 Interim/Tentative Budget and Fee Schedule for West Point City

Interim/Tentative Budget

Mr. Harvey reviewed changes already incorporated into the proposed budget, including updated General Fund revenues, personnel changes previously discussed by the Council, contracted building-inspection services, market and cost-of-living adjustments, and the URS Tier 2 contribution. He noted that most other General Fund and enterprise-fund budget requests had already been reviewed in prior meetings.

The Council revisited whether the City should continue covering the employee portion of the URS Tier 2 hybrid contribution above 10%. Mr. Harvey explained that the required contribution increased from 10.81% to 11.3%, resulting in an additional total City cost of approximately \$6,843 for affected employees. The discussion focused on the purpose of the supplemental contribution, its value as an employee benefit and retention tool, and whether the practice should continue as the City workforce increasingly consists of Tier 2 employees. Council Members generally expressed support for continuing the contribution at this time, while recognizing that the policy may need to be reevaluated in future years as costs and workforce composition change.

Fee Schedule

Mr. Harvey revisited the two solid-waste rate options discussed at the June 2 meeting. Option 1 would place the contractor increase entirely on black garbage cans, increasing the rate from \$14.30 to \$14.70 per can while leaving recycling and green-waste rates unchanged. Option 2 would increase the black-can rate to \$14.55 and increase both recycling and green-waste cans by \$0.15.

Council Members discussed the City's longstanding goal of encouraging recycling and green-waste use, the fact that recycling rates have not increased since the program began, and the fairness of periodically spreading cost increases among the different container types. Council Member Swenson also relayed resident questions about biweekly recycling pickup and discussed the need for additional resident education regarding breaking down cardboard, obtaining an additional recycling container, and proper use of green-waste containers. The Council generally favored Option 2 for inclusion in the fee-schedule resolution to be considered during the General Session.

Council Member Chatterton asked about the proposed \$50 zoning-verification-letter fee. Mrs. MacDonald explained that these requests are generally submitted by title companies and can require one to two hours of Staff time to research zoning, code-enforcement history, and other property information. The fee is intended to offset a portion of that Staff time.

Public hearings on both the Interim/Tentative Budget and Fee Schedule are on the agenda in tonight's General Session, after which the Council will continue the discussion as it considers approval of both items.

4. Discussion Regarding Cemetery Landscape Plan and Cremation Garden Expansion – Mr. Kyle Laws

Mr. Laws presented the 60% design for proposed cemetery landscaping and cremation-garden improvements and requested Council feedback before the landscape architect advances the plans to 90% completion. He explained that the project is intended to create additional burial options through niche walls/columbaria while the City evaluates future opportunities for additional cemetery land. The current estimate to construct all elements shown in the plans is approximately \$820,000; however, Staff intends for the project to be phased rather than constructed all at once.

The concept includes completing a paved roadway in the north section, five niche walls along the east fence, landscaping and improvements around the angel statue near the front of the cemetery, and a later south-side phase with six additional walls. Depending on whether niches are provided on one or both sides, each wall could accommodate approximately 35 to 70 urns. Mr. Laws stated that the landscape architect estimated that approximately \$165,000 to \$200,000 could be attributed to the south-side phase and approximately \$120,000 to \$150,000 to the front-area improvements, with more detailed phase costs to be provided at the 90% design stage.

Council Members discussed the number and placement of benches, the construction and security of the niche walls, potential vandalism, and whether cemetery camera coverage should be included. Staff will obtain additional information regarding the wall construction and security. The Council expressed general support for the design and suggested that reducing the number of benches could provide a potential cost savings when individual phases are constructed.

The Council also discussed longer-term cemetery capacity, including the possibility of incorporating the existing Public Works yard into the cemetery after a future Public Works facility is constructed, potential acquisition of adjacent property, and other strategies previously discussed during the City visioning session.

The Council indicated that the current design was moving in the right direction and directed Staff to continue toward the 90% design.

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 June 16th, 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 June 16, 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# 863 8971 2281 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: Kyle Laws, City Manager; 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; and Bruce Dopp, Code Enforcement Officer

EXCUSED: None

VISITORS PRESENT: Annice Nixon, Galen Nixon, Lyle Wert, Travis Webb, Linda Webb, and Rachel Webb. 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 Judd
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – None

Council Member Swenson – None

Council Member Chatterton – None

Council Member Strong – None

Mayor Vincent – None

5. **Communications from Staff**

Mr. Laws stated that the first Movie in the Park of the summer was held the previously Friday, featuring Zootopia 2, and held in conjunction with the Farmer's Market. It was a successful event that will continue monthly throughout the summer.

The Miss West Point Pageant was held on Saturday, June 13th at Horizon Junior High, and he recognized the newly crowned 2026 Miss West Point Royalty as follows:

Miss West Point: Ashlyn Szymanski
1st Attendant: Bailey Christenson
2nd Attendant: Emma Prescott

Miss Jr West Point: Mimi Wolford
1st Attendant: Lily Turpin
2nd Attendant: Kaizley Blake

He thanked the contestants, staff, and volunteers who made the pageant successful.

Mr. Laws also publicly thanked the Davis County Sheriff's Office for its work on the recent homicide investigation and reported that an arrest had been made in Las Vegas. Mayor Vincent echoed the City's appreciation for the Sheriff's Office and its continued service to West Point.

Mr. Laws reviewed upcoming Party at The Point activities. A new Paint the Town activity will be held on Monday, June 29 at 6 PM at the intersection near Loy Blake Park, where 250 stars will be outlined on the street for community members to fill in with paint and designs. This is a special activity commemorating America 250. The intersection will be temporarily closed the prior evening for stenciling and again during the painting activity. Other celebration events include the golf tournament and 3-on-3 tournament, both held on July 3, and the July 4 flag-raising ceremony, 5K, parade, park activities, stage entertainment, baby contest, evening entertainment, and fireworks on July 4th. Mr. Laws also noted that the Planning Commission has been preparing their parade float and encouraged the City Council to rise to the challenge.

6. Citizen Comment

Travis Webb – Clinton: Mr. Webb stated that he was born and raised in West Point and described the West Point Cemetery as a sacred place for his family following the death of his three-year-old son in 2021. He reported that decorative items recently had been stolen from his son's grave and said he was aware of similar thefts affecting other families. He asked the City to consider installing cloud-connected security cameras at the cemetery as both a deterrent and an investigative tool. He emphasized that the request was intended to protect grieving families and preserve the cemetery as a place of peace and respect.

Mayor Vincent expressed condolences and noted that the Council had discussed cemetery camera coverage earlier that evening during the Administrative Session.

7. Special Recognition of the Retirement of Bruce, City Code Enforcement Officer – Mayor Brian Vincent

Mrs. MacDonald, the Director of the Community Development Department, recognized Mr. Dopp for approximately 14½ years of service as the City's Code Enforcement Officer and highlighted programs he initiated or helped establish, including the spring and fall cleanup, residential dumpster rental program, annual tree-trimming enforcement, and winter parking notification efforts. She noted that more than 300 dumpsters of material had been removed through the cleanup program, that the rental dumpster remains consistently used, and that Mr. Dopp had issued thousands of winter parking notices and hundreds of tree-trimming notices. She also recognized his leadership with the Utah Ordinance Compliance Association, including service as president, board member, and training officer. She stated that she is grateful she has had the opportunity to work with Bruce and that he has left very big shoes to fill.

Mr. Davis, Mr. Laws, Mayor Vincent, and Council Member Chatterton each expressed appreciation for Mr. Dopp's professionalism, fairness, consistency, initiative, and friendship. They noted that code enforcement is often a difficult and thankless assignment and that Mr. Dopp had represented the City exceptionally well while helping preserve the quality, safety, and appearance of the community.

Mr. Dopp thanked the Mayor, City Council, Management Team, and all of Staff for their support over the years. He stated that code enforcement had not been a thankless job and shared that residents frequently expressed appreciation after issues were resolved. He described West Point as a wonderful community and said he considered those he had worked with to be good friends. Mr. Davis announced that a retirement open house for Mr. Dopp would be held June 24 from 10:00 AM to 12:00 PM at City Hall.

8. Recognition of the 2026 Woman of Honor – Mayor Brian Vincent

Mayor Vincent recognized Anice Montgomery Nixon as West Point City's 2026 Woman of Honor. He reviewed her lifelong ties to West Point, including attending West Point Elementary and later returning to make West Point her family home. He highlighted her decades of involvement with Montgomery Kiddie Kollege Preschool, which her parents opened in 1968, and her continuing service to generations of local children and families.

Mayor Vincent also highlighted Mrs. Nixon's contributions to the community through the annual pumpkin walk, assistance with scenery, props, costumes, and makeup for local school productions, English tutoring, crocheting hats and blankets for others, and other acts of service.

Mrs. Nixon thanked the City for the recognition and was congratulated and presented with an award by the Mayor and Council.

9. Consideration of Resolution No. 06-16-2026A, Approving the FY2027 Fee Schedule for West Point City – Mr. Ryan Harvey

Mr. Harvey explained that the FY2027 fee schedule must be adopted before the end of the fiscal year and will take effect July 1, 2026. He reviewed the changes previously discussed by the Council. Under the garbage rate Option 2, the black can rate will be \$14.55, the green waste can rate will be \$6.15, and the recycling can rate will be \$4.90. Other changes include new zoning verification letter and residential reroof fees, increasing the Appeal Authority hearing fee from \$200 to \$350, increasing the swimming pool permit fee from \$150 to \$400, and revising the description of the 'final site plan review' fee to simply 'site plan review'.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments received.

Council Member Swenson motioned to close the public hearing

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Mr. Harvey clarified that the motion should specifically identify the garbage rate Option 2 because both options remained shown in the packet. The Council had no further discussion.

Council Member Yarbrough motioned to approve Resolution No. 06-16-2026A, approving the FY27 Fee Schedule with garbage rate Option 2

Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Resolution No. 06-16-2026B, Adopting the FY2027 Tentative Budget as the Interim Budget and Adopting the 2026 Proposed Property Tax Rate and Impact Schedule – Mr. Ryan Harvey

Mr. Harvey presented a revised proposed Property Tax Rate Impact Schedule using a proposed rate of 0.000780 and a representative residential value of \$640,000. He stated that the proposed rate would generate approximately \$974,000 in City property tax revenue, approximately \$86,166 above the amount generated by the certified rate of 0.000711. This represents an estimated 9.7% increase to the City portion of the property-tax bill and an estimated annual increase of approximately \$24.29 for a residence valued at \$640,000.

Mr. Harvey explained that the proposed rate establishes the highest rate the Council may ultimately adopt after the truth-in-taxation process; the final rate may be set anywhere between the certified rate of 0.000711 and the proposed rate of 0.000780. The final decision will occur after public notice and a Truth-in-Taxation hearing in August. Staff identified the increased Davis County Sheriff's Office contract as the purpose for the additional property tax revenue.

Mr. Harvey also reviewed the FY2027 Interim/Tentative Budget. General Fund revenues were adjusted based on updated projections, including an approximately \$200,000 increase in sales and use tax revenue. Personnel changes include a new crossing guard, parks employee, management analyst, market adjustments, cost-of-living and merit increases, and the previously discussed URS Tier 2 contribution. The police-services budget increases by approximately \$144,000. Mr. Harvey noted that the recently received certified rate also included approximately \$30,000 in new growth revenue and requested that the additional revenue

associated with the revised proposed rate and new growth be added to the transfer to the Capital Projects Fund in the Interim Budget.

Mayor Vincent opened the public hearing

a. Public Hearing

Lyle Wert – West Point: Mr. Wert thanked the Council for its work on the budget and acknowledged the real cost increases facing the City, particularly in public safety. He stated that supporting public safety and fiscal discipline are not opposing goals and encouraged the City to identify additional efficiencies and cost-recovery opportunities before adopting a permanent property-tax increase. He suggested further review of recreation cost recovery, service-based fees, business sponsorships, and greater resident involvement in identifying priorities and efficiencies. He proposed creation of a Parks and Recreation Advisory Board composed of residents, parents, coaches, and volunteers to provide input on program priorities, costs, and long-term sustainability. He encouraged the City to treat a permanent property-tax increase as a last resort.

Council Member Swenson motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Member Strong agreed with the public comment received in that the City should continue looking for efficiencies before the final property tax rate is adopted in August. The Council discussed the rising Sheriff's Office contract, the City's historical practice of considering smaller incremental property-tax increases rather than allowing needs to accumulate and a large adjustment becomes necessary, and the benefit of using the additional time before final adoption to review updated revenue and expenditure information.

Mr. Laws stated that Staff expects to begin discussions on a new multi-year Sheriff's Office contract during the coming months, with the current contract continuing for another year.

The Council had no further discussion.

Council Member Yarbrough motioned to approve Resolution No. 06-16-2026B, adopting the FY2027 Tentative Budget as the Interim Budget, adopting a proposed 2026 property tax rate of 0.000780 and the corresponding proposed property tax impact schedule, and directing that the additional revenue difference be added to the transfer to the Capital Projects Fund

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

11. Motion to Move Into a Closed Session

Council Member Chatterton motioned move into a Closed Session

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

Closed Session

1. Motion to Open Closed Session

Council Member Chatterton motioned to open the Closed Session

Council Member Strong seconded the motion

In Favor: All

Opposed: None
The Council unanimously agreed

2. Call to Order and Roll Call

Mayor Brian Vincent called the June 16, 2026 Closed Session to order at approximately 8:30 PM

Roll Call –

Mayor Brian Vincent

Council Member Jerry Chatterton

Council Member Annette Judd

Council Member Michele Swenson

Council Member Trent Yarbrough

Council Member Jeremy Strong

Kyle Laws, City Manager

Casey Arnold, City Recorder/HR Manager

3. Closed discussion pursuant to UCA §52-4-205(1)(a): regarding an individual's character, professional competence, or physical/mental health

4. Motion to Adjourn the Closed Session and Enter the General Session

Council Member Chatterton motioned to adjourn at approximately 12:15 AM (June 17, 2026)

Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

12. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL 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 _____ DAY OF _____, 2026:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER