



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
April 7, 2015**

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson
Jeffrey Turner
City Manager
Kyle Laws

Administrative Session
Cancelled

General Session
7:00 pm – Council Room

Minutes for the West Point City Council General Session held at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 on April 7, 2015 at 7:00 pm with Mayor Pro-Tem Petersen presiding.

MAYOR AND COUNCIL MEMBERS PRESENT – Mayor Pro-Tem Petersen, Council Member Jerry Chatterton, Council Member Andy Dawson and Council Member Jeff Turner

EXCUSED – Mayor Erik Craythorne and Council Member Kent Henderson

CITY EMPLOYEES PRESENT - Boyd Davis, Assistant City Manager; Evan Nelson, Finance Director; Paul Rochell, Public Works Director; and Misty Rogers, City Recorder

VISITORS PRESENT – Rob Ortega, Courtney Slater, Blake Wayment, Stan McVey, Lea Shepherd, Angie Maxfield, Scott Carlson, Tyson Ellsworth, Jodie Johnson, Jason Wayment, Jared Seffker, Beau Stander and Joelle Caruso

1. **Call to Order** – Mayor Pro-Tem Petersen welcomed those in attendance.
2. **Pledge of Allegiance** – Repeated by all
3. **Prayer** – Council Member Turner
4. **Communications and Disclosures from City Council and Mayor**

Council Member Turner – no comment

Council Member Dawson – no comment

Council Member Chatterton – no comment

Mayor Pro-Tem Petersen stated each Council Member is assigned to different boards and at this time, there isn't anything to report.

5. **Communications from Staff**

Mr. Davis informed those in attendance that an open house for the Loy Blake Park extension will be held on Tuesday, May 5, 2015 following the City Council Meeting. During the open house, the future plans for the area will be discussed and residents will be given an opportunity to express their ideas for the area. Mr. Davis then stated a city wide cleanup will be held Friday April 10th through Saturday April 11th. Dumpsters will be delivered to the parks within the City on Friday afternoon and then picked up on Saturday afternoon.

Council Member Chatterton expressed his appreciation to the Youth Council for assisting with the West Point City Easter Egg Hunt held on Saturday, April 4th.

Mayor Pro-Tem Petersen stated the April 7, 2015 agenda will be conducted out of order. He then invited the Youth Council to address the Council. .

6. Youth Council Update

Jared Seffker stated eight Youth Council Members recently attended a leadership conference at USU. He then stated that over the past few months, the Youth Council Members stuffed 10,000 eggs for the Easter Egg Hunt. Mr. Seffker stated that currently the Youth Council is currently preparing for the 4th of July celebration.

Mayor Pro-Tem thanked the Youth Council for the service they provide on behalf of West Point City.

Mrs. Rogers informed those in attendance that the West Point City Cemetery Cleaning will be held on Thursday May 7, 2015. She asked that patrons remove all items from the cemetery 24 hours prior to the cleaning.

7. Citizen Comment

Mayor Pro-Tem Petersen stated anyone making a comment to the Council should use the podium, clearly state their name and address and keep their comments to a maximum of 2 ½ minutes. Mayor Pro-Tem Petersen stated the Citizen Comment period isn't a question and answer period, it is a time for the Council to receive new information. He stated that members of Staff and the Council will remain after the meeting for one on one discussion with the public. Mayor Pro-Tem Petersen then invited those in attendance to provide comment to the Council.

Scott Carlson – 464 North 3830 West, West Point City

Mr. Carlson stated that he lives north of West Point City Elementary and his backyard is adjacent to the Nature Center. He asked Mayor Pro-Tem Petersen if questions regarding the Nature Park could be asked now or if they should be asked during the May 5th open house. Mayor Pro-Tem stated that comments and questions should be presented to the Council now. He stated this will allow the Council and Staff time to consider comments regarding the Nature Center. Mayor Pro-Tem Petersen stated the meeting on May 5th is intended to provide clarification to the public as well as to be interactive between the community, Staff and the Council. Mayor Pro-Tem Petersen stated that the Council and Staff desire to listen to and consider the public comments now and on May 5th.

Mr. Carlson asked the Council the three following question:

1. Is there a cleanup schedule in place for the Nature Park? If not, could a cleanup schedule be presented to the public during the May 5th open house? Mr. Carlson stated as a result of the demolition of the Nature Park there is a significant amount of debris that must be cleaned up. He stated that he is concerned for the safety of his children and neighbors.
2. Will the Council consider implementing a walking path from the area of the Nature Park to the Loy Blake Park (something similar to the Angel Street Park).
3. Has the Council or Planning Commission considered providing privacy for the residents surrounding the Nature Park? Mr. Carlson stated he is concerned about the privacy of his family and his neighbors.

Jody Johnson - 426 North 3830 West, West Point City

Mr. Johnson stated his home is adjacent to the Nature Park and West Point Elementary. He stated he would like to know what will happen with the Nature Park and ponds, as well as what the future holds for the area. Mr. Johnson expressed concern that the area will be left overgrown with weeds and become a fire hazard. He then requested a tentative plan for the area be presented to the public during the May 5th open house.

Joelle Caruso – 457 North 3650 West, West Point City

Ms. Caruso stated her home is adjacent to the Nature Park and she has lived in her home since 2004. She stated she purchased her home because of the close school, quiet neighborhood and bird sanctuary located in the Nature Park.

Ms. Caruso expressed her frustration with the destruction of the Nature Center and the little or no notice resident received. She stated she was shocked when she was informed that the City planned to remove the Nature Park. Ms. Caruso expressed her disbelief that the City would remove something unique, beautiful and full of life.

Ms. Caruso stated she is aware that some of her neighbors thought of the Nature Park as an "eyesore". She stated that she had wished the park would have been more available to the public. Ms. Caruso stated the Nature Park needed to be revitalized and there were many in the community who would have been willing to assist with cleanup and maintenance if they had been given the opportunity.

Ms. Caruso stated through the process of the demolition of the Nature Park, it has been said that the area is rodent infested. She stated that her home is 300 ft. away from the Nature Park and in 11 years; she has only had an issue with rodents one time. Ms. Caruso stated she believes that the City used this as an excuse for the demolition of the park. She stated the Nature Park was filled with geese, ducks, frogs, turtles and bats. Ms. Caruso stated the Nature Park wasn't perfect but it was a beautiful piece of nature that could be shared with the children in the community. She then stated she is concerned about her privacy and the safety of her children.

Beau Stander – 3667 West 520 North, West Point City

Mr. Stander stated he lives adjacent to the Loy Blake Park. He stated that he hoped the Council had received and read his email. Mr. Stander expressed his concern and frustration of the lack of notice with the dissolution of the Nature Park. He stated it was inappropriate for the Council to demolish the Nature Park without knowing what will be done with the property. Mr. Stander expressed his frustration that the Council did not include those closely involved with the property when making their decision. He then stated that the City Council and Davis County made a rash decision just to save the city money. Mr. Stander stated he is unhappy with the Council's actions and he wished that the community would have had the opportunity to voice their opinions to the Council beforehand.

Mr. Stander stated the Council thought of the Nature Park as an "eyesore" and didn't take the time to learn the history of the Nature Park. He stated for reasons such as these it was easy for the Council to choose to demolish the park. Mr. Stander stated his family and other residents of the City have taken time to enjoy the park and learn of its history. He believes that West Point City has plenty of recreation fields and parking. Mr. Stander agreed the area needed cleanup and maintenance but the Council acted irresponsible when choosing to demolish the Nature Park. He stated the demolition of the Nature Park shouldn't have occurred until the future outcome of the property was certain.

Mr. Stander then expressed his concern and frustration with the traffic in his neighborhood. He stated the open field between 3830 West and 3650 West should not be used as a parking lot as there are plenty of vacant parking stalls in the asphalt parking lot. Mr. Stander stated on the corner near his home children have nearly been hit and it is only a matter of time before someone is injured. He stated it is unacceptable for the Council to connect 520 North as well as allow for traffic to flow between the Loy Blake Park and the dirt parking area into the residential neighborhoods. Mr. Stander stated parking lots belong on major streets, he then demanded the Council close the dirt parking lot. Mr. Stander stated if the additional parking is needed, the existing parking lots should be expanded.

Lea Shepherd – 522 North 3650 West, West Point City

Ms. Shepherd stated she is representing not only her but also her husband (Jake Shepherd). She expressed their gratitude to the Council for the service they provide to the City. Ms. Shepherd stated she has always known that 520 North would someday be connected. She stated she isn't directly impacted nor has an emotional attachment to the Nature Park, but she is concerned with what will take its place. Ms. Shepherd stated she too wished the residents could have provided input to the Council before the Nature Park was demolished. But moving forward, Ms. Shepherd asked that she too be involved in the process.

Ms. Shepherd stated that when she had seen the original rendering of the area she was alarmed. The rendering showed two soccer fields separating a parking lot and she was immediately concerned for the safety of her children and neighbors. Ms. Shepherd expressed her concern that a parking lot behind the elementary will not be utilized. Currently people park on the road and next to the grass; existing parking lots are not being utilized. Ms. Shepherd agreed that West Point Elementary has parking issues and something needs to be done to alleviate the problem.

Ms. Shepherd asked the Council to consider painting curbs red and installing “no parking” signs to encourage people to use the existing parking lots. She then asked the Council to consider reopening the park road and add barricades along the fence lines of homes to separate the park road from backyards. Mrs. Shepherd stated she is concerned with the safety of her neighborhood. She again thanked the Council for their service and stated she would attend the May 5th Council open house.

Tyson Ellsworth - 494 North 3650 West, West Point City

Mr. Ellsworth thanked the Council for the efforts they provide on behalf of West Point City. He then expressed his concern with what will take the place of the Nature Park as well as the potential for excessive traffic. Mr. Ellsworth stated he is concerned for the safety of the 50 children who live on 3830 West and the 30 children who live on 3650 West. He stated an excessive amount of speeding already occurs and if a parking lot is installed the traffic and speeding will only increase. Mr. Ellsworth stated West Point Elementary has issues with parking and if the parking lot is needed he is hopeful it won't be accessible from both 3650 West and 3830 West.

Stan McVey - 4595 West 800 North, West Point City

Mr. McVey thanked the Council for the service they provide on behalf of the residents of West Point City. He stated that he believes the Council wants to do what is best for the community. Mr. McVey provided the Council with a handout and a brief history of the 800 North Sidewalk between 2525 West and 2700 West.

History

- 1990 – Directed by the City to cut yards back to the end of driveway in preparation for sidewalk, curb & gutter, and paving.
- 1998 - LDS Church built (no sidewalk between 2525 West – 2700 West)
- 2000 - West Point Elementary operational (no sidewalk between 2525 West – 2700 West)
- Sidewalk, curb, gutter, and paved shoulder from 2700 West to 2700 West (no sidewalk between 2525 West 2700 West)
- 2014 – Elevated sidewalk poured (no curb, no gutter, no drainage)

Mr. McVey stated the residents in the area of 800 North feel as if they are “second-class citizens”, as they have waited 24 years for curb, gutter and sidewalk. He stated the residents appreciate the sidewalk; however there are issues that need to be resolved. Mr. McVey stated the following issues exist with the 800 North sidewalk project:

- No curb (installation of curb is expected in approximately 7 years)
- No gutter (installation of gutter is expected in approximately 7 years)
- No drainage (installation of drainage is expected in approximately 7 years)
- The elevation of the sidewalk is too high

Mr. McVey stated he understands the sidewalk has been constructed to meet specific standards; however “one size does not fit all”.

- Numerous residents have been left with enormous “speed bumps” in their driveways.

Mr. McVey expressed his understanding that the City is waiting for additional funding to become available before the curb and gutter can be installed. He stated the main complaint with the installation of the 800 North sidewalk is that the elevation of the sidewalk and drainage issues. Mr. McVey stated he is aware that the sidewalk is built to standard and that the sidewalk must be level with the crown of the road. However, he has received many comments, one of which made by Mayor Craythorne with regards to the height of the sidewalk.

Mr. McVey stated he recently used a laser level to determine the elevation of the sidewalk in relation to the crown of road. He stated the east end of 800 North is nearly level however when it reaches approximately 2690 North (the Haines property). He stated the sidewalk is approximately 3½ inches higher than the road in spots and ¾ inches below the road in other spots. Mr. McVey stated west of 2700 the sidewalk is 3 to 10 inches below the crown of the road. He asked why the sidewalk couldn't have been continued to 2525 West using the same elevation.

Mr. McVey stated he used the laser level to determine where the new sidewalk is in relation to the crown of the road for the following three homes:

- McVey – The sidewalk is 6 inches higher than the driveway
- Courtney – The sidewalk is 8-10 inches higher than the driveway
- Haines – The sidewalk is 12" higher than the driveway

Mr. McVey stated these elevations make it difficult or impossible to enter and exit driveways. He then requested the Council consider the following options to solve the issues on 800 North.

Option 1 – Replace (lower) the new sidewalk; install curb, gutter and drains. Mr. McVey stated option 1 is the preferred option by the residents on 800 North.

Option 2 – Lower the current sidewalk. Mr. McVey stated Weber State may have done something similar.

Option 3 – Remove the sidewalk and put the area back to its original state. Mr. McVey stated the residents on 800 North have lived without sidewalk, curb and gutter for 24 years. The residents on 800 North are willing to continue to live without sidewalk, curb and gutter.

Option 4 - Proceed with the original course and lay the sidewalk over driveways. This option is better for water control, but residents will have to contend with speed bumps. This option will add cost to the residents in the area; some residents are interested in putting cement instead of asphalt from their driveway to the sidewalk. Some residents will need to have asphalt laid over their RV Pads or vehicles will not be able to exit their driveways.

Option 5 – Slope sidewalk to driveway level. Mr. McVey stated residents are aware that option 5 will create drainage issues, but they have lived with this issue for numerous years.

Option 6 – Do nothing and leave the project as is.

Mr. McVey again asked the Council to consider the concerns of the 800 North Sidewalk Project. He then requested that he be informed of Council decisions and the 800 North Sidewalk.

8. Quarterly Financial Report – Mr. Evan Nelson

Mr. Nelson stated each quarter, a financial report is presented to the Council for their review. This presentation provides the Council with a summary of the 2015 Economic Report to the Governor. Mr. Nelson stated the Economic Report is important to the City as the General Fund Revenues are heavily tied to the Utah Economy. He then provided the following highlights from the report to the Council:

Mr. Nelson informed the Council that in FY2014 38% of the General Fund Revenues were received from Sales Tax. And 44% of the FY2014 General Fund Revenues were received from Sales Tax and Building Permits combined. Mr. Nelson stated approximately 89% of Sales Tax Revenues received are from state wide sales and not just local sales. He then presented the following statistics to the Council:

| | 2014 | 2015 Forecast |
|---|-------|---------------|
| Increase in Retail Sales | 4.3% | 5% |
| Increase in Personal Income | 4.1% | 4.7% |
| Unemployment Rate | 3.6% | 3.6% |
| Increase in Number of Dwelling Units | 10.7% | 6.1% |
| Increase in Home Prices | 7.1% | 5.3% |

Mr. Nelson provided the following statements from the 2015 Economic Report to the Governor to the Council:

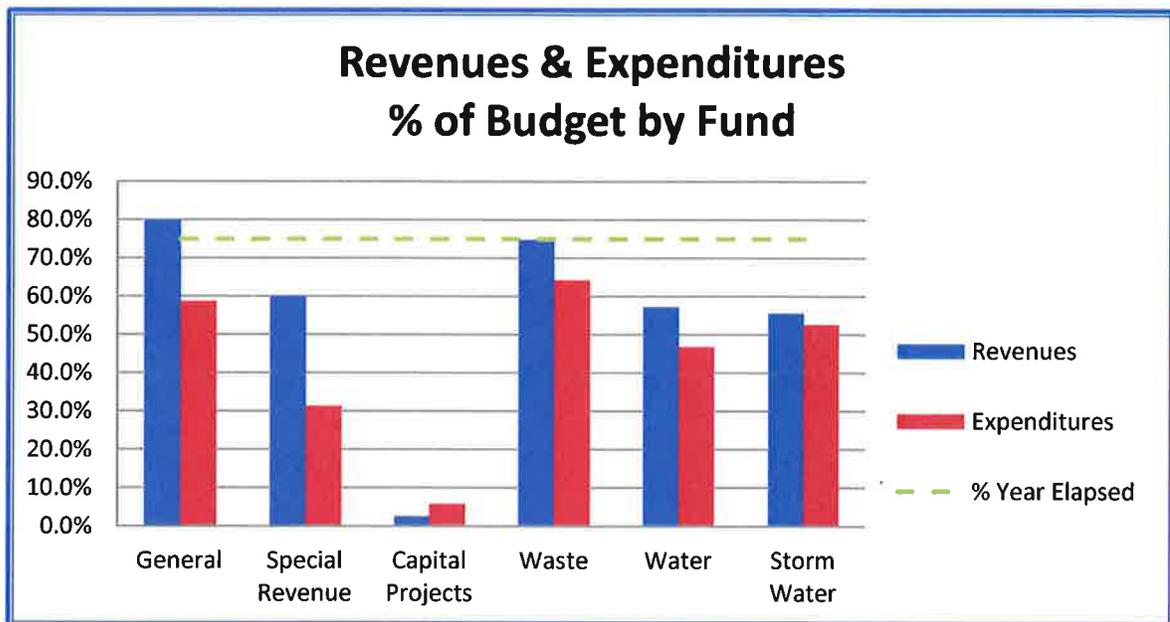
“While risks remain, the outlook for the U.S. economy is positive. U.S. GDP growth is expected to reach 2.9 percent in 2015. This moderate growth will produce better economic conditions and represents an improvement over 2014.”

“Overall, 2014 was a good year for Utah’s economy. Barring any major disruptions to the global and national economies, the state can look forward to continuing moderate growth and improving economic conditions in 2015.”

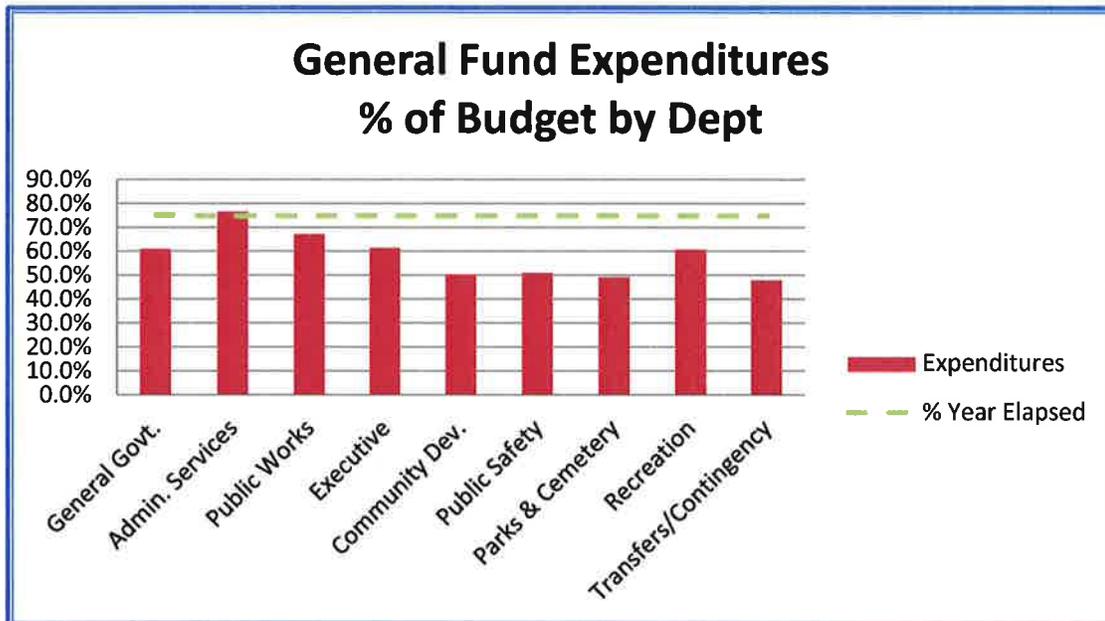
“Improving economic conditions since the recession have led to significant growth in taxable sales. Although risks to the projections exist, moderate growth in Utah taxable sales is expected to continue through 2015, totaling six consecutive years of growth. . .”

“The landscape is looking positive for Utah in 2015, with expectations that the state’s economy will speed up even faster this coming year. . . Utah’s potential for growth is sustainable, given that Utah has the fourth most diverse economy in the U.S., according to a recent University of Utah “Hachman Index.”

Mr. Nelson stated the economy is heading in a positive direction, however future is undetermined. He stated the City will continue to budget conservatively and prepare for unexpected expenses. Mr. Nelson stated that revenues are exceeding expenditures in all funds, except for the Capital Projects Fund. The revenues for Capital Projects are collected near the end of the fiscal year when a portion of the General Fund surplus is transferred into the Capital Projects fund. He presented a graph of the City’s current finances:



Mr. Nelson then presented the General Fund Expenditures by department to the Council. He stated all departments have room within their budget. Administrative Services will come into line by the end of the fiscal year.



Mr. Nelson stated that he and Staff are preparing for FY2015 and budget discussions will be held with the Council beginning in May. He asked the Council to contact Staff if they have questions or concerns with the budget process.

9. Consideration of Adoption of Minutes from the March 17, 2015 Council Meeting

Council Member Dawson motioned to approved the minutes from the March 17, 2015 Council Meeting. Council Member Turner seconded the motion.

The Council unanimously agreed.

10. Motion to Adjourn

Mayor Pro-Tem Petersen thanked those in attendance for their comments and participation in the meeting. He stated the Council listens to the concerns and comments of the each resident. Mayor Pro-Tem Petersen stated the Council has the best intentions for City and those in the community.

Mayor Pro-Tem Petersen stated on May 5th an open house for the Loy Blake Park extension will be held following the City Council Meeting. He stated the open house will allow for interaction between the Council and the residents of the City. Residents are asked to provide input and ideas for the location during the May 5th open house. Mayor Pro-Tem Petersen stated he is excited to receive the input and ideas from the residents. He then asked concerns be written down and submitted to the Council.

Council Member Dawson asked if the City could provide a spot on the City website where comments can be submitted for the Loy Blake extension. Mr. Davis stated he will speak with the IT Department.

Mayor Pro-Tem stated the print out of the Nature Park showing two soccer fields and a parking lot was only designed to give a ratio aspect of the area. This print out does not mean two soccer fields and a parking lot will be located in the area. It only allowed for the Council to recognize how much property is being discussed.

Mayor Pro-Tem Petersen stated that his backyard is adjacent to the Bingham Park. When he first moved into his house a wheat field was located behind his home and he wasn't happy with the idea of having a park adjacent to his backyard. Mayor Pro-Tem Petersen stated that he expected to dislike the park. But as the years have passed he has come to love the area and the laughter that can be heard coming from the park. Mayor Pro-Tem Petersen stated his yard has gate that will allow him to access the park from his backyard and he hopes to be able to provide the residents adjacent to the Nature Park the same option.

Council Member Chatterton informed those in attendance that the Planning Commission may have some involvement with the Loy Blake extension but it is likely the Council will take lead.

Council Member Dawson informed those in attendance that last night (Monday, April 6th) there was a water leak on 2000 West. He stated repairing the water leak was an extremely dangerous situation for the Public Works Department. Vehicles were close to rear-ending the vacuum truck, candlestick markers were hit and employees of the City were nearly hit. Council Member Dawson recommended implementing additional safety measures to protect the City's employees.

Council Member Chatterton motioned to adjourn.
Council Member Dawson seconded the motion.

The Council unanimously agreed.



ERIK CRAYTHORNE, MAYOR April 21, 2015
DATE



MISTY ROGERS, CITY RECORDER April 21, 2015
DATE

