WEST POINT CITY COUNCIL
MEETING MINUTES
3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson
Annette Judd

City Manager
Kyle Laws

February 4, 2020

Administrative Session
6:00 PM – Board Room

Minutes for the West Point City Council Administrative Session held at West Point City Hall, 3200 West 300 North, West Point City, Utah 84015 on February 4, 2020 at 6:00 pm with Mayor Erik Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Annette Judd, Council Member Kent Henderson, Council Member Andy Dawson, and Council Member Chatterton

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Jake Shepherd, Ryan Judd, Matt Leavitt, Mark Thayne, Lynn Kirkman, and Brian Vincent

1. **Discussion Regarding Sewer Lift Stations – Mr. Boyd Davis**
Mr. Davis stated that Mark Thayne has submitted a preliminary plan for the property at 1100 N 5000 W that was recently rezoned under the PRUD overlay zone. This property is commonly known as the "Sod Farm" and plans to be developed as the Sunview Estates Subdivision. The City's current Master Sanitary Sewer Plan shows a sewer lift station as far north in this area as possible, and is anticipated to be paid for by future impact fees. The preliminary plan for Sunview Estates does show a new sewer lift station that would serve this subdivision, but is not in the same location as the one shown on the Master Plan and although it would also serve the property to the south, would serve a much smaller area. It would, however, still pump out to 5000 W into the North Davis Sewer District line.

   The proposed lift station would allow Mr. Thayne to develop this property now, rather than waiting until Lynn Kirkman, the owner of the property to the north, is developed and the City installs the sewer lift station as shown on the Master Plan. Mr. Davis stated that Mr. Kirkman has indicated that he has no foreseeable plans to develop his property. Mr. Davis stated that this is a particularly isolated area that cannot be served by a gravity line, but must have a lift station.

   The first question that has arisen regarding this proposed lift station is whether or not the City can or should use impact fees to pay for it; the large lift station designated on the Master Plan will be paid for 100% by impact fees. Mr. Davis stated that Staff does not recommend that impact fees, nor any contribution by the City, be used to fund this proposed lift station; the impact fees that will be collected should be saved for the final lift station. Mr. Davis stated that Mr. Thayne has asked that if he installed the lift station at his own cost, if he could enter into a payback agreement for any future properties that connect to it. Mr. Davis stated that Staff feels that it would only be fair for Mr. Thayne to be compensated for his costs incurred by installing the lift station by all homes that connect to it; a payback agreement would ensure that the surrounding properties that would connect to the lift station would have to pay back their portion before being approved to develop. Mr. Thayne has also asked that the City own and maintain the lift station. Mr. Davis noted that this is a temporary lift station, how "temporary" is not exactly known at this point, until the larger, final lift station is installed. If the City were to own and maintain the temporary lift station, it would be abandoned once the final station was installed, so technically the City would only be maintaining one lift station for this area at any given time. Mr. Davis stated that one advantage of owning this lift station is that the City can require that it be built to our standards and requirements.

Mayor Craythorne stated that the City is currently working with Davis County to conduct an impact fee study for this area of the City that would also include the unincorporated parts of Davis County that will be annexed into West Point at some point in the future. With this study, the area would be separated into different sections each served by a different lift station and if a property were in a certain section, the impact fees paid would be designated to that particular area, and so on. Mr. Davis noted that the geography and elevation of the land determines a particular property's sewer system. The Mayor stated that the County has informally agreed to participate in this study, which will provide the funding needed to include the annexation area; the City has not done a sewer impact fee study for this "lift station area" in over 10 years.

Mr. Davis stated that one remaining question about the proposed lift station is whether an impact fee be established even for this smaller area. Staff recommends that the impact fee be established through the study and charged to all homes in this area, even if they are connected to the smaller lift station, and that those fees be designated to funding the larger, final lift station that they will be connected to once complete.

Mayor Craythorne asked that the Council consider this request and if they have any questions or concerns, to direct those to Staff; this is a request that has not been made in several years and so there are likely to be some questions that the Council will want addressed. For now, the Council generally agreed with Staff's recommendation and directed that the proposed preliminary plan continue with the approval process.

2. **Discussion Regarding the Stoddard Property Rezone Request – Mr. Boyd Davis**
Mr. Davis stated that this property is located at 1000 N 5000 W and is under contract to be sold to Psion Homes. They have submitted a rezone application, which the Planning Commission will hold a public hearing and consider action on at their next meeting. If approved, it will then come before the City Council for public hearing and final approval.

The property consists of 20 acres, six of which are below the flood plain and are not being proposed for development. They have requested that 14 acres be rezoned from A-40 to the R-1 zone in order to develop the property as a single-family residential subdivision. This property will use the same lift station discussed in the previous item. The water off of both this property and Mr. Thayne's property flow to the south and onto Mr. Kirkman's property. Mr. Kirkman has raised some concerns about this, and Staff has asked that he and the developers work together to come to some sort of solution and agreement. Should they not be able to, the City will have to be involved and Mr. Davis suggested that legal counsel be consulted at that time. Mayor Craythorne stated that this issue does not have an effect on the rezone request, but will need to be resolved at a later point in the development process before it can be given final approval.

The Council had no further discussion on this item and will await the Planning Commission's recommendation.

3. **Discussion Regarding Renaming a Section of the Emigrant Trail to Honor Former Mayor Howard Stoddard – Mr. Kyle Laws**
Mr. Laws stated that around the time the Council voted to rename 3500 W to honor former West Point Mayor John Petroff, Jr., a group of residents proposed the idea that a portion of the Emigrant Trail be named after Howard Stoddard, also a former Mayor of West Point.

The section of the trail between 800 N and 4150 W happens to pass through what was formerly the Stoddard Family Farm, and Mr. Laws stated that it seems appropriate that this be the section of trail named to honor Mayor Stoddard, as suggested by the resident group. A resolution has been proposed to the Council and suggests that this portion of the trail be designated as the "Howard F. Stoddard Trail." Mr. Laws asked the Council for their comments or if they had other name suggestions. Mr. Laws added that the resolution also directs City personnel to install signs marking that this portion of trail has been designated and renamed as the "Howard F. Stoddard Trail" (or whatever name the Council chooses). Council Member Petersen stated that he would like the Council to have the opportunity to approve the signs before they are installed.

Council Member Dawson suggested that the designated section go all the way to 1300 N rather than stopping at 800 N. Mayor Craythorne stated that the portion from 800 N and 4150 W was actually residents' suggestion as it is the part of the trail that was on his family's property. Council Member Dawson felt that the sign should be placed at the trail entrances on both ends, which would be at 1300 N rather than 4150 W. The rest of the Council agreed.

Staff was directed to place approval of the resolution at the next meeting, or the soonest one that the Stoddard Family can attend, and begin working with a company to create a few different design options for the signs.

4. **Discussion Regarding a Draft License Agreement with Jake Shepherd – Mr. Kyle Laws**

Mr. Laws stated that Mr. Shepherd's request to install an access to his property from the parking lot at the Loy Blake Park has been discussed in previous meetings, the last of which the Council directed Staff to create a draft license agreement that would outline the terms of use. There was concern by the Council expressed in one of the first discussions about potential liability or legal issues that could be created by granting this access and directed Staff to obtain legal counsel. Mr. Laws stated that he spoke with both the City Attorney and Jody Burnett, the City's contracted land use attorney, and neither could see that there would be any liability issues or unintended easements created, and both suggested that a license agreement be created that would govern the access.

Mr. Laws stated that he would like to review the draft agreement with the Council and see if there was the desire to move forward and consider approval of the agreement in a later meeting. Some of the main points of the agreement are as follows:

Section Three: Restrictions on Use
This states that Mr. Shepherd can only access the park during the hours the park is closed, from 10:00pm to 6:00am, or other times the City has need to temporarily close the park or access into the park. Mr. Shepherd has explained to Staff that he does not intend for this gate to be a main access for his property and agrees with this restriction.

Section Four: Future Changes to Park
This section states that if the City changes the park or parking lot in a way that eliminates this access to his property, that the agreement shall terminate. Mr. Laws stated that Mr. Shepherd recognizes that the park is first and foremost a park and he does not want to interfere with the best interests of the park.

Section Five: Forfeiture of License
This section clarifies that this agreement is only with Mr. Shepherd and cannot be transferred if he sells his property. The Council expressed concern in previous meetings about what would happen should Mr. Shepherd sell his property and if the new owner would have rights to the access. Mr. Laws stated that through this agreement, it is non-transferable and is with Mr. Shepherd only.

Section Six: Adjustment to Fence & Landscaping
In this section, Mr. Shepherd agrees to move the fence back to his property far enough back on his property to provide sufficient space for shrubbery and landscaping to protect the fence on the City's side from vehicles in the parking lot. The current fence is consistently backed into by cars leaving the parking lot. He also agrees to maintain and irrigate the shrubbery and landscaping. Mr. Laws noted that Mr. Shepherd has stated that he also plans to plant trees and landscape mounds between his shop and the fence to make it more visually appealing, even though it is not required through this agreement.

Section Eight: Termination
This section states that the agreement can be terminated at any time for violating the terms of the agreement. Mr. Shepherd has agreed to this language, feeling that because he is putting forth the expense to protect the fence, there should have to be a valid reason why the agreement might be terminated. He agrees that any violation of the agreement on his part would be cause for termination.

Section Eleven: Indemnification
In this section, Mr. Shepherd agrees to hold the City harmless in connection to any claim arising out of or in connection with this agreement. If the City terminates the agreement, this clause negates any claim that could be made by Mr. Shepherd in regards to landscaping costs, maintenance, compensation, etc.

Council Member Petersen stated that he reads Section Four as requiring actual action on the City's part of changing the layout of the park or parking lot, and feels that it should be clarified to state that *any* change in the use of the park terminates the agreement. Mayor Craythorne stated that there is an expense being incurred by Mr. Shepherd by entering into this agreement, and that it shouldn't necessarily be terminated "on the whim of the Council." He agrees that there should be a valid reason for termination.

Council Member Petersen stated that he is "still trying to figure out why we are trying to allow a resident with a business license and a business there to have a park access to their property." Mr. Laws clarified that Staff is not "trying" to give or not give access; a request for the access was made to the City by Mr. Shepherd and the Council has given Staff direction to move forward with obtaining legal counsel and drafting a license agreement. Council Member Petersen stated that he still feels that Staff is "doing a lot of gymnastics to make it work...[N]ow that the access is limited from 6:00 AM to 10:00 PM, I am having a hard time [understanding] why would we even need the access? That is just a strange time." He continued to express that he has a hard time "viewing it any other way than a construction [business] access." Mayor Craythorne commented that it is likely not going to be used as an access for the purpose of his construction business, because in reality, how many "construction companies access their property at midnight?" Council Member Petersen stated that he still does not understand why there is a need for the access. Council Member Chatterton commented that he and Mr. Shepherd had a discussion earlier this afternoon wherein he reiterated his concern that allowing this access would set a precedent for future requests. He continued to say that should resident Gary Kapp request the same access for

his property from Bingham Park, the City is "stuck – we don't have any room to go back on it because we are setting a precedent." The same could be requested from seven properties surrounding East Park. He is concerned that the City will be setting a precedent for not only existing properties but for future parks as well. Council Member Dawson stated that the City does not have to grant every request for an access if this one is granted – if it doesn't work, the City doesn't have to do it again. He continued to state that the City allows man-gates in residents' backyard fences that border a park, and this request is essentially the same kind of thing. Council Member Petersen stated that those accesses into the park are not from a road – the City has "struggled to get it blocked off so that there isn't traffic there so that it is safe for our kids, and then we come back and we are wanting to allow vehicle access again. That is what I am fundamentally opposed of... [T]he road is a problem."

Mr. Shepherd stated that he is available for any questions, and while Council Member Petersen interjected that this is a work session of the City Council, Mr. Shepherd stated that he has made himself available (outside of meetings) on several occasions to answer whatever questions or concerns the Council may have, yet has not been contacted. Further, Mr. Shepherd felt that he should not be penalized just because he owns a construction business, and if the Council wants to restrict the access from being used for any construction business purpose, "that is just fine." His vision, he explained, is that at some point in the future, he may purchase a fifth-wheel camping trailer and he would like to be able to pull it in to his shop, rather than back it in; it is not for regular, daily access. Mr. Shepherd stated that the Council has expressed their concerns and they have been addressed – "if [the Council] doesn't like it, then say it" and we can move on. Mr. Shepherd stated that the difference with his request is that he has offered to give up some of his property by putting the fence farther back on his side, put in some amenities at his own expense, and hasn't asked "anything of the City other than you are my neighbor – would you like to enter into an agreement that might enhance the City's property." He asked that if the Council does not want to do that, then they just say it. He again reiterated that he shouldn't be penalized for owning a construction company and the Council should not assume that his request is so that he can have a construction access, but should instead ask him what his intentions are, because again, he is fine if the Council wants to prohibit using it as a construction access. Council Member Petersen stated that the license agreement should include that restriction, but still has issues with the "nature of that road...I am opposed to that road getting access. It is already a problem." Mr. Shepherd stated that from a resident's standpoint, he has seen cement trucks, school buses, and cars driving through the fence. He would like to know what the City is doing about that traffic. Council Member Petersen stated that he has "spent all those years trying to get that access closed and that is why I am opposed to it today." Mr. Laws noted that there are no plans to open that section of the road. Council Member Petersen stated that there was a recent suggestion that it be opened for school traffic and it feels like "it is a constant battle" to protect it from being a public access and "becoming a detriment to children and other things." Again, he reiterated that he is fundamentally opposed to the access.

Council Member Henderson stated that he is not sure the precedent would be an issue in this situation, because the homes in East Park that Council Member Chatterton referred to as examples are not similar in nature; they would have to drive over established grass and through the Park and that definitely wouldn't be allowed. Council Member Petersen stated that Gary Kapp's property is in the exact situation that Mr. Shepherd's is. Council Member Judd commented that the Park has listed closed hours, but yet approving this access would allow the Park to be used. She is concerned about how that would be monitored and enforced. Council Member Chatterton inquired as to what would it mean if this were approved and the fence was moved back on Mr. Shepherd's property – specifically, would that area be deeded to the City or would the City just be "using it as a convenience so that he can have access and we can have shrubs." Mayor Craythorne stated that it would be similar to how on the side of some roads the City has a landscaped area where the fence goes back farther than the City's right-of-way and onto residents' property. Mr. Shepherd stated that this is why he feels this is "a good trade-off" because trees, shrubs and other landscaping seem to be desirable to have alongside a road. Council Member Chatterton inquired as to the distance of the landscaped area, and whether it would just be the length of his structure. Mr. Shepherd stated he plans for it to be 12 ft., which is the length of the gate he would like to install. Council Member Chatterton also inquired as to what would happen if the agreement was terminated and if the City would have to pay to move the fence back onto the City's property. Mr. Shepherd stated that if the City is going to allow the access and he is going to put the expense in for the landscaping, the only reason he would want to see that area changed is if there was a change in the use of the park or parking lot, or if he violates the agreement he knows it will be terminated and it can be taken away. Further, he has no intention of using it during the day – he "does not want to upset his neighbors or residents." Council Member Chatterton inquired as to whether he would be able to access the rear door if this access wasn't granted. Mr. Shepherd stated that as he can still access the shop from the front, he installed the rear door to be able to open it and provide "fresh air" and light to come in while he is in the shop. He does not need the access.

Mr. Laws wanted to note that contrary to what has been said and what might be believed, as Staff, he does not have a preference either way on whether or not the access is approved; no Council Member has given indication that Staff should not move forward in obtaining the requested legal counsel and drafting the agreement, nor has a majority of the Council concluded that they are not in favor of granting the access. As such, he stated that the direction to Staff was to work with the City Attorney and Mr. Shepherd in creating a draft license agreement for the Council to consider. Mr. Laws wanted to reiterate that he is not trying to do "gymnastics" or "jump through any hoops" for Mr. Shepherd, and he has no interest in what the Council decides.

Council Member Chatterton again stated that he does not feel that the issue of precedent had not been fully addressed in previous discussions because precedent has "come up on a lot of different issues over the last twenty years where [the Council] is very, very

careful and methodical on not setting a precedent we can't live with and future Councils can't live with." Mr. Laws stated that again, he was instructed to put a draft agreement together to bring to the Council for further discussion and it is the Council's decision on whether or not an agreement be approved.

The Mayor asked the Council for their current stance on approving the access and whether there was a consensus. Council Member Judd stated that she is not in favor and Council Members Petersen and Chatterton have already expressed their disapproval. Although this already constituted a majority of the Council, both Council Members Henderson and Dawson indicated that they did not see an issue with granting the access.

There was no further discussion.

5. **Discussion Regarding the PRUD Code – Mr. Boyd Davis**
Mayor Craythorne stated that due to time restrictions, this item would not be discussed until the next meeting.

6. **Other Items**
No other items were discussed.

The Administrative Session adjourned.

WEST POINT CITY COUNCIL MEETING MINUTES

3200 West 300 North
West Point City, UT 84015

February 4, 2020

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson
Annette Judd

City Manager
Kyle Laws

General Session
7:00 PM - Council Chambers

Minutes for the General Session of the West Point City Council held at the West Point City Hall, 3200 West 300 North, West Point City, Utah 84015 on February 4, 2020 at approximately 7:00 pm with Mayor Erik Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Kent Henderson, Council Member Annette Judd, Council Member Andy Dawson, and Council Member Jerry Chatterton

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Workers Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Brian Vincent, Jake Shepherd, Ryan Judd, Matt Leavitt, Mark Thayne, Rick Smith, Garth Paul, Jeff Turner and Family, Korey and Jolene Kap, Kylee McCarrey, Rob Ortega and Family, and Steve Pritt

1. **Call to Order** – Mayor Craythorne welcomed those in attendance and thanked them for coming.
2. **Pledge of Allegiance** – repeated by all
3. **Prayer** – Given by Council Member Petersen
4. **Communications and Disclosures from City Council and Mayor**

Council Member Chatterton – None

Council Member Dawson – The North Davis Sewer District swore in two new Board Members at their last meeting and looks forward to serving on the Board with them.

Council Member Petersen – None

Council Member Henderson – None

Council Member Judd – Local Official's Day at the Capitol was held the previous week and she was grateful for the opportunity she had to attend. She would also like to thank the Youth Council Members from West Point that attended, and to City Staff Member Shelby Sargent for her work as the Youth Council liaison with the City and for attending the event with them. After going to the event, she felt confident in our youth and future leaders.

Mayor Craythorne – The Legislative Policy Committee meetings with the Utah League of Cities and Towns have begun and are held on Mondays throughout the Legislative Session. He invited the Council to attend those meetings with him and Mr. Laws when available, and will keep the Council informed on the issues as the process moves forward. Mayor Craythorne also noted that the new Davis Materials Recovery and Transfer Facility, located at the site of the former Davis Energy Recovery Facility (burn

plant), is nearing completion and plans to open this April. This new facility will have no effect on the City's recycling program at this point and time.

5. **Communications from Staff**

Mr. Laws stated that the quarterly Council/Staff Lunch will be on Wednesday, February 12th at 12 PM and invited all those on the Council who could attend. The new City website is also live and Mr. Laws encouraged all to visit it and provide any feedback as needed. Council Member Chatterton noted that it seems to be a lot more user-friendly.

6. **Citizen Comment**

Steve Pritt – 1864 Ridge Point Drive: Mr. Pritt stated that he was instructed to come address the City Council regarding his request to open a residential support facility that he would like to operate out of a single-family home. Mr. Laws informed Mr. Pritt that the best step to take next would be to talk to City Staff, specifically Boyd Davis, to discuss his request and the application and approval process.

7. **Update from the Davis and Weber Counties Canal Company**

Mr. Rick Smith introduced himself as the General Manager of the Davis and Weber Counties Canal Company and also wished to introduce Garth Paul, who has taken over Ken Spencer's position. Mr. Smith stated that Mr. Paul has been a great addition to staff and is working hard out in the field, handling new subdivision and enforcing standards.

As for the water outlook for the upcoming year, Mr. Smith stated that the 2019 Water Year was a great year and natural water flow was able to be used until July before needing to be supplemented with water from storage. This is due to a good snowpack slide and high rain amounts, and less water was used from the large reservoirs. The January 2020 snowpack was 111% of normal and 107% of normal in February which will be helpful this coming water season.

The DWCC would like to encourage wise use of water and for users to remember that water is a limited natural resource; the more water conserved each year will benefit the next several years. Mr. Smith presented the Top 5 Ways to be Water Wise:

1. Adjust watering schedule with the season. Prior to Father's day, once every 5 days. During the summer, once every 3 days, then after Labor day, once every 5 days again.
2. Adjust watering schedule with the weather. Shut off sprinklers when it rains; just skipping one watering cycle saves thousands of gallons (approx. 3,000 gallons).
3. Do not water every day. This will encourage your lawn's roots to go deeper and you won't overwater. Also, do not water more than once in the same day (don't water morning and night the same day).
4. Adjust sprinklers to not water hardscape like sidewalk, patio, walkway, and driveway. Adjusting run times (how long your sprinklers are on) shorter by a few minutes will save thousands of gallons.
5. Use drip system in flowerbeds and around bushes and shrubs. The water gets to the plants and not watering ground cover. This also reduces the amount of weeds, since you're not watering the entire area of the flowerbed.

In regards to capital projects, a major project is currently under construction (Fall 2018 – Spring 2020) where a large, 42 in. diameter transmission line is being installed down 1300 N from the Reservoir to 1000 W.

The Secondary Metering Project is also continuing, with about 2,400 being installed so far. The majority of these have come from installation in new developments. Mr. Smith stated that in 2016, the "Concurrent Resolution Encouraging Universal Metering" was passed with the idea that if more citizens in Utah knew how much water they were using, they would voluntarily conserve. Senate Bill 52 was passed in 2019, which required secondary water meters on all new construction as well as provided a plan to retrofit meters on all existing connections. In this Legislative Session, Senate

Bill 51 is proposing that all secondary water connections be metered by the year 2040. Mr. Smith stated that "we are currently waiting on how and who is going to pay for that." Mr. Smith also presented examples of the water usage reports that residents with a meter receive, which seem to really help residents understand how much water they are actually using in comparison to what their property needs. Council Member Petersen commented that he has a meter and this report really does drive him to conserve water – it provides a target to shoot for and most people want to be responsible and stay under that target level. Mr. Smith also noted that Weber Basin Water will conduct a free water audit for residents so that they know how much water they actually need for their specific property and landscape.

Mayor Craythorne asked Mr. Smith for his opinion on how confident he is, with the secondary water system that we currently have, in being able to maintain the same level of service as we continue to build-out with more subdivisions and homes, and how optimistic he is moving forward. Mr. Smith stated that with the capital projects plan the DWCC has in place, which included the new lift station that was completed a few years and projects like the new 42 in. that is currently being installed, added to the fact that there has already been a 30%-40% reduction in water use due to the meters already, he is confident that the DWCC is on a good path to handling future growth.

The Council thanked Mr. Davis and Mr. Paul for attending the meeting to share this information and thanked them for the work they are doing.

8. Youth Council Update

Ms. Kylee McCarrey, West Point City Youth Council City Manager, informed the Council that, as Council Member Judd had mentioned, some of the YC Officers were able to attend the Local Official's Day at the State Capitol and had a good experience. The YC also met in January and will have a meeting later this month, where they plan to start preparing for the City's Easter Egg Hunt. In response to Mayor Craythorne's inquiry, Ms. McCarrey did confirm that attendance at meetings has been dwindling, but that seems to happen from the start of each year. Council Member Henderson commented that Ms. McCarrey and the rest of the Youth Council are doing a great job and the Council thanked her for her involvement and encouraged the Youth Council to keep up the good work.

9. Recognition of Service of Council Member Jeff Turner – Mayor Erik Craythorne

Mayor Craythorne stated that with the end of 2019, the City Council gained a new Council Member in Annette Judd and marked the end of Council Member Jeff Turner's service. Mayor Craythorne wanted to thank Mr. Turner in this public meeting for his service and express not only his appreciation for the great addition he was to the Council, but also for the good friend he gained. The Mayor stated that Mr. Turner's family also needed to be recognized and thanked for the sacrifices they made for Mr. Turner to serve in this position.

Council Member Chatterton stated that he also is grateful for Mr. Turner as he has become "a great friend and a good guy to know." One particular thing he liked and appreciated about Mr. Turner and hoped to emulate was his ability to "think twice and speak once." He thanked Mr. Turner for all that he has done. Council Members Dawson and Petersen also expressed their appreciation.

10. Recognition of Service of Planning Commissioners Korey Kap and Rob Ortega – Mayor Erik Craythorne

Mayor Craythorne stated that Mr. Kap and Mr. Ortega served faithfully on the Planning Commission and were great amenities for the City. On behalf of the entire Council, he thanked them for all of their work and effort that they gave for the benefit of the City.

11. Consideration of Approval of the Minutes from the January 21, 2020 West Point City Council Meeting

Council Member Dawson motioned to approve the January 21, 2020 West Point City Council Meeting Minutes

Council Member Chatterton seconded the motion
The Council unanimously agreed

12. **Consideration of Approval of Resolution No. 02-04-2020A, Reappointing Council Member Andy Dawson to the North Davis Sewer District Board of Trustees – Mayor Erik Craythorne**
Mayor Craythorne stated that Council Member Dawson has served as a Board Member of the North Davis Sewer District and would like to recommend that he be reappointed to the Board with the advice and consent of the Council. The Council had no objections.

Council Member Petersen motioned to approve Resolution No. 02-04-2020A
Council Member Henderson seconded the motion
The Council unanimously agreed

13. **Consideration of Approval of Resolution No. 02-04-2020B, Appointing Council Member Kent Henderson to the Mosquito Abatement District-Davis Board – Mayor Erik Craythorne**
Also with the advice and consent of the Council, Mayor Craythorne recommends appoint Council Member Kent Henderson to the Mosquito Abatement District-Davis Board. The Council had no objections.

Council Member Chatterton motioned to approve Resolution No. 02-04-2020B
Council Member Judd seconded the motion
The Council unanimously agreed

14. **Consideration of Approval to Place the Isla Vista Subdivision on One-Year Warranty – Mr. Boyd Davis**
Mr. Davis apologized to the Council for placing this item on the Agenda, as what was expected to be completed by the developers has not yet been done. Mr. Davis recommended that action be postponed.

Council Member Petersen motioned to postpone this item indefinitely
Council Member Dawson seconded the motion
The Council unanimously agreed

15. **Motion to Move into a Closed Session**
Mayor Craythorne thanked those for coming and stated that there are some items that the Council needs to discuss which necessitate moving into a closed session, pursuant to UCA §52-4-205(1).

Council Member Judd motioned to move into a Closed Session
Council Member Dawson seconded the motion
The Council unanimously agreed

Closed Session

(Board Room)

1. **Motion to Open Closed Session**
Council Member Petersen motioned to open the Closed Session
Council Member Henderson seconded the motion
The Council unanimously agreed

2. Call to Order and Roll Call

Mayor Erik Craythorne called the February 4, 2020 Closed Session to Order

Roll Call -

Mayor Erik Craythorne
Council Member Gary Petersen
Council Member Kent Henderson
Council Member Annette Judd
Council Member Andy Dawson
Council Member Jerry Chatterton

Kyle Laws, City Manager
Boyd Davis, Assistant City Manager
Paul Rochell, Public Works Director
Ryan Harvey, Administrative Services Director
Casey Arnold, City Recorder

The Council discussed items regarding the following issues:

3. Purchase of Real Property, Pursuant to UCA §52-4-205(1)(d)

4. Pending Litigation, Pursuant to UCA §52-4-205(1)(c)

5. Personnel, Pursuant to UCA §52-4-205(1)(a)

6. Motion to Adjourn Closed Session and enter the General Session

Council Member Chatterton motioned to close the Closed Session and enter the General Session
Council Member Henderson seconded the motion
The Council unanimously agreed

16. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn the General Session
Council Member Petersen seconded the motion the General Session
The Council unanimously agreed

WEST POINT CITY CORPORATE SEAL DAVIS COUNTY, UTAH

February 18th, 2020
ERIK R. CRAYTHORNE, MAYOR

February 18th, 2020
CASEY ARNOLD, CITY RECORDER