3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL NOTICE OF ELECTRONIC MEETING & AGENDA

NO PHYSICAL MEETING LOCATION

May 5, 2020

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

This public meeting will be held electronically in accordance with the March 18th, 2020 Executive Order 2020-5 issued by Governor Herbert:
2020-5: *Suspending the Enforcement of Provisions of Utah Code § 52-4-202 and§ 52-4-207, and Related State Agency Orders, Rules, and Regulations, Due to Infectious Disease COVID-19 Novel Coronavirus*

The public may monitor or listen to the meeting electronically and provide public comment when appropriate by following the instructions below:

- **Join Zoom Meeting at**: https://us02web.zoom.us/j/82091048724 *or*
- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 820-9104-8724

Members of the public may also participate in the Citizen Comment item via email prior to the meeting.
Comments must be received prior to the 7PM City Council Meeting

- **Email**: carnold@westpointcity.org
- **Subject Line:** Must be designated as "Citizen Comment – May 5, 2020 City Council Meeting"
- **Email Body**: **Must** include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

1. **Discussion Regarding the FY2021 Tentative Budget for West Point City & All Related Agencies –** Mr. Ryan Harvey pg. 5
2. **Discussion Regarding the Sunview Estates Subdivision Phase I** – Mr. Boyd Davis pg. 23
3. **Discussion Regarding the Setbacks in the R-4 Zone** – Mr. Boyd Davis pg. 31
4. **Discussion Regarding a Requested Amendment to the Garbage Collection Contract with Econo Waste, Inc**. – Mr. Kyle Laws pg. 35
5. **Other Items**

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. **Call to Order**
2. **Communications and Disclosures from City Council and Mayor**
3. **Communications from Staff**
4. **Citizen Comment** (If you wish to make comment to the Council, **please email your comments prior to the meeting using the instructions above, or if you have joined the electronic meeting, use the "raise hand" icon if on a computer or dial *9 to indicate that you would like to make a comment**. When it is your turn, the meeting host will unmute you. Please clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
5. **Consideration of Approval of the Minutes from the April 7, 2020 West Point City Council Meeting** pg. 47
6. **Motion to Adjourn the General Session**

Posted this 1st day of May, 2020

Casey Arnold

CASEY ARNOLD, CITY RECORDER

If you plan to attend this meeting and, due to disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

TENTATIVE UPCOMING ITEMS

Date: TBD

JOINT MEETING w/ PLANNING COMMISSION – 5:00 PM

Date: 05/19/2020

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Code Enforcement Update – Mr. Bruce Dopp
3. Discussion Regarding the FY2021 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
4. Discussion Regarding a Payback Agreement for the Craythorn Homestead Subdivision – Mr. Boyd Davis
5. Discussion Regarding Trailer Parking in Front Yards – Mr. Kyle Laws
6. Discussion Regarding West Lake Estates Subdivision Phase I – Mr. Boyd Davis
7. Discussion Regarding the Bennett Farms Subdivision – Mr. Boyd Davis

CDRA Meeting

1. Consideration of Approval of Resolution No. R05-19-2020B, Approving the FY20201 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
    a. Public Hearing
    b. Action

General Session – 7:00 pm

1. *Invocation by Rajan Zed, Hindu Leader*
2. Consideration of Approval to Remove the Zaugg Legacy Subdivision from Warranty – Mr. Boyd Davis
3. Public Hearing Regarding the FY2021 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
4. Consideration of Approval of Ordinance No. 05-19-2020A, *Setbacks in R-4 Zone*
    a. Public Hearing
    b. Action

Date: 06/02/2020

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Davis County Sheriff's Office Quarterly Update
2. Youth Council Update
3. Consideration of Final Approval of the West Lake Estates Subdivision Phase I – Mr. Boyd Davis
4. Consideration of Approval of the Bennett Farms Subdivision – Mr. Boyd Davis
5. Consideration of Approval of Resolution No. 06-02-2020A, Approving a Payback Agreement with ** for the Craythorn Homestead Subdivision – Mr. Boyd Davis
6. Consideration of Approval of Resolution No. 06-02-2020B, Approving the FY2021 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
    a. Public Hearing
    b. Action

Date: 06/16/2020

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Final Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
2. Discussion Regarding the FY2021 Schedule of Fees for West Point City and All Related Agencies – Mr. Ryan Harvey

CDRA Meeting

1. Consideration of Approval of Resolution No. R06-16--2020A, Approving the FY2021 Final Budget for the CDRA of West Point City – Mr. Ryan Harvey
    a. Public Hearing
    b. Adoption

General Session – 7:00 pm

1. Consideration of Approval of Resolution No. 06-16-2020A, Adopting the FY2021 Schedule of Fees for West Point City and All Related Agencies– Mr. Ryan Harvey

WEST POINT CITY 2020 CALENDAR

2020

JANUARY

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

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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22	23	24	25	26	27	28
29	30	31				

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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26	27	28	29	30		

MAY

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

JUNE

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

JULY

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

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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23	24	25	26	27	28	29
30	31					

SEPTEMBER

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

OCTOBER

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

NOVEMBER

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

DECEMBER

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

*UPDATED AS OF May 1, 2020

IMPORTANT DATES

JANUARY

- 1 New Year's Day - CLOSED
- 9 Planning Commission - 6 PM
- 10-11 City Council Planning & Visioning Session
- 13 Senior Lunch - 11:30 AM
- 20 MLK Jr. Day - CLOSED
- 21 City Council - 6 PM
- 23 Planning Commission - 6 PM

FEBRUARY

- 4 City Council - 6 PM
- 10 Senior Lunch - 11:30 AM
- 12 Council/Staff Lunch - 11:30 AM
- 13 Planning Commission - 6 PM
- 17 President's Day - CLOSED
- 18 City Council - 6 PM
- 27 Planning Commission - 6 PM

MARCH

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

APRIL

- 7 City Council - 6 PM
- 9 Planning Commission - 6 PM
- 11 EASTER EGG HUNT - 10 AM
- 13 Senior Lunch - 11:30 AM
- 21 City Council - 6 PM
- 23 Planning Commission - 6 PM

MAY

- 5 City Council - 6 PM
- 7 CEMETERY CLEANING
- 8-9 SPRING CLEAN UP
- 8-9 TAKE PRIDE IN WEST POINT
- 14 Planning Commission - 6 PM
- 18 Senior Lunch - CANCELED
- 19 City Council - 6 PM
- 25 Memorial Day - CLOSED
- 28 Planning Commission - 6 PM

JUNE

- 2 City Council - 6 PM
- 6 MISS WEST POINT ONLINE PAGEANT
- 11 Planning Commission - 6 PM
- 12 MOVIE IN THE PARK
- 15 Senior Lunch - 11:30 AM
- 16 City Council - 6 PM
- 25 Planning Commission - 6 PM
- 30 GENERAL PRIMARY ELECTION

JULY

- 3-4 PARTY AT THE POINT EVENTS
- 6 Independence Holiday - CLOSED
- 7 City Council - 6 PM
- 9 Planning Commission - 6 PM
- 13 Senior Lunch - 11:30 AM
- 17 MOVIE IN THE PARK - 7PM
- 21 City Council - 6 PM
- 23 Planning Commission - 6 PM
- 24 Pioneer Day - CLOSED

AUGUST

- 4 City Council - 6 PM
- TBD Summer Party - 6:30 PM
- 13 Planning Commission - 6 PM
- 14 Senior Dinner - 5 PM
- 14 MOVIE IN THE PARK - 7PM
- 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
- 11 MOVIE IN THE PARK - 7 PM
- 14 Senior Lunch - 11:30 AM
- 15 City Council - 6 PM
- 24 Planning Commission - 6 PM

OCTOBER

- 1 CEMETERY CLEANING
- 6 City Council - 6 PM
- 8 Planning Commission - 6 PM
- 12 Employee Training - CLOSED
- 14 Council/Staff Lunch - 11:30 AM
- 16 HALLOWEEN CARNIVAL - 7 PM
- 19 Senior Lunch - 11:30 AM
- 20 City Council - 6 PM
- 22 Planning Commission - 6 PM

NOVEMBER

- 3 ELECTION DAY
- 9 FLAGS ON VETERANS' GRAVES
- 11 Veterans Day - CLOSED
- 12 Planning Commission - 6 PM
- 16 Senior Lunch - 11:30 AM
- 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
- 10 Planning Commission - 6 PM
- 14 Senior Lunch - 11:30 AM
- 15 City Council - 6 PM
- 16 Staff Christmas Party
- 18 CEMETERY LUMINARY - 4 PM
- 24-25 Christmas - CLOSED

City Council Staff Report

Subject: FY2021 Tentative Budget
Author: Ryan Harvey
Department: Administrative Services
Date: May 5, 2020

WEST POINT
UTAH

BACKGROUND

Cities in the State of Utah are also required to adopt a balanced budget for the upcoming fiscal year (July 1- June 30) on or before the 30th of June. The tentative budget must be presented to the City Council at or before the first meeting in May. The Mayor, City Council, and Staff will discuss the FY2021 Tentative Budget over the course of the next several City Council Meetings, with a tentative schedule as shown below:

May 5, 2020
- General Fund Revenues
- FY2021 Personnel Changes (all funds)
- FY2021 General Fund Budget Requests

May 19, 2020
- Special Revenue Fund
- Capital Projects Fund
- Enterprise Funds
- Capital Projects Matrix

June 2, 2020
- CDRA Fund
- Fee Schedule
- Compensation Schedule
- Property Tax Rate
- Outstanding Issues
- Adoption of FY2021 Tentative Budget
- Adoption of FY2021 CDRA Tentative Budget

June 16, 2020
- Adoption of FY2021 Final Budget (If no Truth in Taxation)
- Adoption of FY2021 CDRA Final Budget
- Adoption of Fee Schedule

ANALYSIS

This report provides:
- A discussion of General Fund revenues
- An explanation of FY2021 proposed personnel budget changes, and
- A discussion of FY2021 proposed General Fund budget requests.

General Fund Revenues

General Fund revenues slowly increased from 2010 to 2015, and have increased at an even higher rate since 2015. However, with the uncertainty of the economy and in light of recent events caused by the COVID-19 pandemic, Staff wants to be conservative in budgeting of revenues in FY2021. There are no revenue line items that Staff is proposing to increase, and the following are the significant revenue sources that Staff is proposing to decrease:

Sales Tax – $1,300,000 (a decrease of $100,000)
Class C Road Revenue - $200,000 (a decrease of $175,000)
Building Permits - $200,000 (a decrease of $110,000)

Personnel Budget Changes

Many employee salary and benefit expenses are allocated across multiple funds. This section contains an explanation of budgetary impacts of personnel changes.

2% Increase ($22,539) – It has been the City's compensation philosophy to provide employees with a 2% merit increase each year based upon positive performance. An additional cost-of-living adjustment of 2% is also provided every other year. These increases are not guaranteed, but are subject to budgetary constraints, as approved by the City Council. For Fiscal Year 2021, we propose that a 2% merit increase be included in the budget for full-time and regular part-time employees. The impact of this increase is $22,539 across all funds, with $13,818 from the General Fund. We recognize the current uncertain economic times and realize many are experiencing hard times due to the COVID-19 pandemic. As a result, we would like direction from the Council on this request and leave the decision in your hands on what would be acceptable.

Benefits Increase ($13,047) – The City's health insurance plan renewed January 1, 2020, and the actual increase was less than 2%. The proposed budget includes a 12% increase to current health premiums, amounting to less than a 2% increase from last year's budget. Also, because of salaries increasing slightly, there were increases to benefits that correlate with salaries. This results in an increase of $13,047 across all funds.

Public Works Inspector ($91,164) – This position was discussed at the Council Visioning Session in January. The City is in need of a full-time inspector for the Public Works Department to inspect underground infrastructure as it is installed. The total cost of adding this position is $91,164, which consists of $55,162 in salary, and $36,002 in benefits across all funds.

Public Works Position ($71,813) – This position was also discussed at the Council Visioning Session in January. The City is in need of another full-time public works position. This position was going to be a full-time parks position. However, when Kenny England left we found an individual better suited for parks and backfilled the public works position with the parks position. This request is to bring back the public works position if the Council is in agreement. The total cost of adding this position is $71,813, which consists of $39,813 in salary, and $32,000 in benefits across all funds.

City Planner Position ($97,213) – This position was also discussed at the Council Visioning Session in January. With the continued growth of the City, we are finding that the Community Development Department is being stretched thinner and thinner. As a result, Staff would like to request another full-time planner position. The total cost of adding this position is $97,213, which consists of $58,510 in salary, and $37,532 in benefits in the General Fund.

General Fund Department Budget Requests

This section contains an explanation of General Fund Department budget requests that are not related to regular personnel expenses.

Youth Court ($3,000) – The Syracuse Youth Court recently asked if West Point would like to join them, and the principal at West Point Jr. High expressed interest in participating. The Council discussed this in March, and were in favor of joining them. Staff is proposing to allocate $3,000 for the Youth Court for FY2021.

Public Safety ($25,000) – Staff proposes an increase of $12,000 to the Animal Control Budget as a result of Davis County shifting more expenses to participating cities. Also, the City has not discussed a new agreement with Davis County regarding Law Enforcement Services, so as of now Staff proposes budgeting for a 5% increase, or $13,000 in FY2021.

Recreation ($2,000) – Currently the Recreation Department only has $400 budgeted for Training and Education. It costs approximately $1,000 to send a person to St. George for a training, so Staff is proposing increasing the budget by $2,000 so each of the Recreation Employees can attend the Utah Recreation & Parks Association (URPA) conference in St. George. Recreation Staff attended this conference this year prior to the COVID-19 pandemic and found it to be very beneficial. In fact, they are using the downtime right now to draft policies and procedures they learned about that they feel will benefit the City and our programs.

Transfers (-$594,879) – Staff proposes a budgeted decrease of $419,879 from the transfer to the Capital Projects Fund as a result of the decreased budgeted revenue as discussed above. Staff also proposes a decrease of $175,000 from the transfer of Class C Revenue.

RECOMMENDATION

Staff would like Council to discuss and provide direction on the proposed Tentative Budget for FY2021.

SIGNIFICANT IMPACTS

There are no significant impacts at this time.

ATTACHMENTS

Proposed Tentative Budget FY2021

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
GENERAL FUND						
TAXES						
10-31-10	Property Taxes	459,634.03	495,866.69	509,283.00	509,283.00	509,283.00
10-31-25	Vehicle - In lieu of prop. tax	37,440.70	36,583.04	35,000.00	35,000.00	35,000.00
10-31-30	General Sales and Use Taxes	1,407,589.25	1,467,655.77	1,400,000.00	1,400,000.00	1,300,000.00
10-31-40	Cable TV	56,971.87	52,314.28	30,000.00	30,000.00	30,000.00
10-31-50	Energy Sales and Use	385,973.57	352,054.17	365,000.00	365,000.00	365,000.00
10-31-60	Telecommunications	82,098.38	52,351.97	60,000.00	60,000.00	60,000.00
Total TAXES:		2,429,707.80	2,456,825.92	2,399,283.00	2,399,283.00	2,299,283.00
LICENSES AND PERMITS						
10-32-10	Bus. License/Cond. Use Permits	8,302.81	2,801.50	4,000.00	4,000.00	2,000.00
10-32-21	Building Permits	244,005.76	187,027.83	310,000.00	310,000.00	200,000.00
Total LICENSES AND PERMITS:		252,308.57	189,829.33	314,000.00	314,000.00	202,000.00
INTERGOVERNMENTAL REVENUE						
10-33-56	Class C Roads	390,211.84	417,261.81	375,000.00	375,000.00	200,000.00
Total INTERGOVERNMENTAL REVENUE:		390,211.84	417,261.81	375,000.00	375,000.00	200,000.00
CHARGES FOR SERVICES						
10-34-10	Zoning and Subdivision Fees	7,858.00	25,775.00	8,000.00	8,000.00	8,000.00
10-34-60	Recreation Fees	93,227.00	95,184.00	90,000.00	90,000.00	90,000.00
10-34-78	Park & City Hall Reservations	8,745.00	7,645.00	7,000.00	7,000.00	7,000.00
10-34-79	City Celeb. & Sponsorships	9,564.11	10,684.00	9,000.00	9,000.00	9,000.00
10-34-82	Cemetery Interment	17,950.00	22,700.00	17,000.00	17,000.00	15,000.00
10-34-90	Misc. Income & Concessions	2,206.16	216,051.18	2,000.00	2,000.00	2,000.00
Total CHARGES FOR SERVICES:		139,550.27	378,039.18	133,000.00	133,000.00	131,000.00
MISCELLANEOUS REVENUE						
10-36-10	Interest Earnings	20,098.76	42,527.22	20,000.00	20,000.00	5,000.00
10-36-20	Donations	2,790.00	6,490.00	2,000.00	2,000.00	2,000.00
10-36-25	Military Memorial Donations	115.00	.00	.00	.00	.00
10-36-90	Miscellaneous	5,257.30	20,081.04	1,000.00	1,000.00	1,000.00
Total MISCELLANEOUS REVENUE:		28,261.06	69,098.26	23,000.00	23,000.00	8,000.00
CONTRIBUTIONS & TRANSFERS						
10-39-10	Beginning Balance	.00	.00	800,000.00	800,000.00	800,000.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	800,000.00	800,000.00	800,000.00
GENERAL GOVERNMENT						
10-41-10	Mayor and Council Wages	39,558.69	39,813.53	39,600.00	39,600.00	46,200.00
10-41-13	Employee Benefits	5,522.12	5,391.62	6,423.00	6,423.00	7,186.00
10-41-33	Training and Education	9,882.77	9,198.82	9,000.00	9,000.00	9,000.00
10-41-35	Community Service Contracts	500.00	776.63	3,000.00	3,000.00	3,000.00
Total GENERAL GOVERNMENT:		55,463.58	55,180.60	58,023.00	58,023.00	65,386.00
ADMINISTRATIVE SERVICES						
10-44-11	Salaries and Wages	94,877.70	95,596.45	109,374.00	109,374.00	111,562.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
10-44-13	Employee Benefits	37,504.66	39,902.14	47,830.00	47,830.00	48,638.00
10-44-20	Mileage Reimbursement	965.35	467.21	800.00	800.00	800.00
10-44-21	Books, Subscrip. & Memberships	891.12	906.71	1,000.00	1,000.00	1,000.00
10-44-24	Postage	3,249.51	3,234.33	5,000.00	5,000.00	5,000.00
10-44-25	Equipment & Supplies	734.91	465.55	1,000.00	1,000.00	1,000.00
10-44-26	Equipment Lease & Maintenance	9,216.57	8,527.74	16,500.00	16,500.00	16,500.00
10-44-33	Training & Education	4,102.50	3,332.44	4,000.00	4,000.00	4,000.00
10-44-38	Auditor & Accounting Support	14,539.25	13,090.00	16,500.00	16,500.00	16,500.00
10-44-63	IT Support & Contracts	3,453.76	6,144.74	7,100.00	7,100.00	7,100.00
10-44-65	Emergency Management	1,920.00	.00	2,000.00	2,000.00	2,000.00
10-44-69	Office Supplies & Expense	1,983.01	4,461.66	4,000.00	4,000.00	4,000.00
10-44-75	Risk Management	40,953.76	20,358.18	40,000.00	40,000.00	40,000.00
10-44-95	Credit Card Processing Fees	1,044.36	1,121.24	1,000.00	1,000.00	1,000.00
10-44-98	Bank Service Charges	661.05	779.20	1,000.00	1,000.00	1,000.00
Total ADMINISTRATIVE SERVICES:		216,097.51	198,387.59	257,104.00	257,104.00	260,100.00
PUBLIC WORKS						
10-48-11	Salaries and Wages	99,117.12	111,372.95	140,154.00	140,154.00	158,708.00
10-48-13	Employee Benefits & Retirement	55,443.66	65,740.66	97,544.00	97,544.00	108,687.00
10-48-15	On call pay	5,411.19	5,804.44	5,950.00	5,950.00	5,950.00
10-48-20	Overtime	12,616.13	21,610.42	14,000.00	14,000.00	14,000.00
10-48-23	Travel and Education	.00	103.85	360.00	360.00	360.00
10-48-25	Equipment, Supplies & Maint.	8,996.74	7,222.96	9,000.00	9,000.00	9,000.00
10-48-26	Municipal Bldgs. Oper. & Maint	17,130.93	15,502.13	24,260.00	24,260.00	24,260.00
10-48-54	Prot. Clothing & Equipment	1,359.96	1,975.04	3,000.00	3,000.00	3,000.00
10-48-65	Fleet Operations & Maintenance	8,651.48	6,060.52	4,250.00	4,250.00	4,250.00
10-48-67	Fleet Fuel	7,707.16	9,032.74	12,865.00	12,865.00	12,865.00
10-48-69	Office Supplies & Expense	288.86	555.59	1,300.00	1,300.00	1,300.00
10-48-70	Fleet Leases	.00	.00	10,000.00	10,000.00	10,000.00
10-48-75	Crosswalk Power	543.22	543.47	900.00	900.00	900.00
10-48-77	Public Facilities Heating	5,260.74	4,475.40	5,000.00	5,000.00	5,000.00
10-48-82	Public Facilities Power	17,737.39	20,443.32	14,000.00	14,000.00	14,000.00
10-48-84	Street Lighting Pwr & Mnt.	48,480.48	44,109.91	52,000.00	52,000.00	52,000.00
Total PUBLIC WORKS:		288,745.06	314,553.40	394,583.00	394,583.00	424,280.00
EXECUTIVE						
10-49-11	Salaries and Wages	139,670.17	161,421.93	179,688.00	179,688.00	183,282.00
10-49-13	Employee Benefits	66,044.98	76,213.46	108,299.00	108,299.00	109,999.00
10-49-20	Mileage Reimbursements	.00	702.59	750.00	750.00	750.00
10-49-21	Books, Subscrip. & Memberships	1,141.90	3,334.01	3,000.00	3,000.00	3,000.00
10-49-23	Travel and Education	5,578.25	7,707.10	6,000.00	6,000.00	6,000.00
10-49-24	Postage	.00	.00	320.00	320.00	320.00
10-49-25	New Equipment Purchase	15,016.23	13,825.92	17,000.00	17,000.00	17,000.00
10-49-37	Attorney	32,461.00	52,490.88	33,000.00	33,000.00	33,000.00
10-49-62	Miscellaneous	3,908.28	3,676.65	12,000.00	12,000.00	12,000.00
10-49-63	IT Support & Contracts	21,287.98	20,260.55	36,000.00	36,000.00	36,000.00
10-49-65	Emp. Awards, Rec. & Events	12,141.19	11,824.37	13,000.00	13,000.00	13,000.00
10-49-66	Education Reimb. Program	.00	2,000.00	6,000.00	6,000.00	6,000.00
10-49-67	Emp. Benefits & Bonus Program	.00	.00	13,000.00	13,000.00	13,000.00
10-49-68	Wellness Program	3,643.39	871.26	2,000.00	2,000.00	2,000.00
10-49-69	Office Supplies & Expense	3,124.68	3,935.49	5,000.00	5,000.00	5,000.00
10-49-70	Cellular & Radio Serv. & Equip	9,595.09	9,325.80	12,000.00	12,000.00	12,000.00
10-49-72	Legal Advertising	4,130.00	4,331.75	9,000.00	9,000.00	9,000.00
10-49-80	Utah League Membership	4,715.14	5,112.94	5,500.00	5,500.00	5,500.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
10-49-82	City Newsletter	4,305.60	4,305.60	4,500.00	4,500.00	4,500.00
10-49-83	Economic Development	.00	.00	5,000.00	5,000.00	5,000.00
10-49-85	Volunteerism Program	12.50	.00	2,000.00	2,000.00	2,000.00
10-49-88	Recorders Office	5,527.22	6,433.78	8,000.00	8,000.00	8,000.00
10-49-89	Elections	7,942.11	.00	20,000.00	20,000.00	20,000.00
10-49-90	City Celebrations & Events	66,339.41	75,543.28	73,500.00	73,500.00	73,500.00
10-49-91	Youth Council	5,891.39	4,063.44	8,000.00	8,000.00	8,000.00
10-49-92	Miss West Point Pageant	11,318.82	21,257.14	18,900.00	18,900.00	18,900.00
10-49-93	Senior Program	2,316.89	1,716.17	2,500.00	2,500.00	2,500.00
10-49-94	Community Garden	.00	.00	300.00	300.00	300.00
10-49-96	Youth Court	.00	.00	.00	.00	3,000.00
Total EXECUTIVE:		426,112.22	490,354.11	604,257.00	604,257.00	612,551.00
COMMUNITY DEVELOPMENT						
10-52-11	Salaries and Wages	164,099.88	173,739.51	182,693.00	182,693.00	251,889.00
10-52-13	Employee Benefits & Retirement	69,197.23	71,824.70	93,701.00	93,701.00	132,895.00
10-52-21	Books, Subscrip. & Memberships	135.00	433.00	750.00	750.00	750.00
10-52-23	Travel, Education & Certificat	5,549.44	3,578.11	4,000.00	4,000.00	4,000.00
10-52-25	Equipment & Supplies	2,703.39	5,178.24	6,500.00	6,500.00	6,500.00
10-52-51	GIS	1,402.00	1,850.00	4,000.00	4,000.00	4,000.00
10-52-61	Miscellaneous Supplies	35.03	.00	500.00	500.00	500.00
10-52-62	Contract Planning & Insp Serv	3,800.95	1,575.00	34,000.00	34,000.00	34,000.00
10-52-63	IT Support & Contracts	283.25	.00	10,400.00	10,400.00	10,400.00
10-52-65	State Building Surcharge	1,686.99	1,562.81	1,000.00	1,000.00	1,000.00
10-52-68	Planning Comm/Board of Adj.	1,634.38	1,025.00	3,000.00	3,000.00	3,000.00
10-52-69	Office Supplies & Expense	202.58	394.88	500.00	500.00	500.00
10-52-85	Code Enforcement	632.00	.00	4,000.00	4,000.00	4,000.00
Total COMMUNITY DEVELOPMENT:		251,362.12	261,161.25	345,044.00	345,044.00	453,434.00
PUBLIC SAFETY & EMERGENCY PLAN						
10-54-11	Crossing Guards	30,543.92	31,865.60	45,882.00	45,882.00	47,240.00
10-54-13	Employee Benefits & Retirement	3,370.57	3,192.65	4,549.00	4,549.00	4,680.00
10-54-15	Crossing Guard Supplies/Equip.	719.17	775.83	1,000.00	1,000.00	1,000.00
10-54-60	Animal Control	36,969.40	36,311.00	43,000.00	43,000.00	55,000.00
10-54-62	Police Services	115,903.56	134,882.83	262,000.00	262,000.00	275,000.00
10-54-65	Narcotics Strike Force	8,743.68	8,743.68	8,800.00	8,800.00	8,800.00
10-54-75	Hometown Security (EPRT)	.00	.00	4,000.00	4,000.00	4,000.00
Total PUBLIC SAFETY & EMERGENCY PLAN:		196,250.30	215,771.59	369,231.00	369,231.00	395,720.00
PARKS AND CEMETERY						
10-70-11	Salaries and Wages	64,746.67	52,690.87	103,766.00	103,766.00	104,008.00
10-70-13	Employee Benefits & Retirement	9,470.44	5,079.16	10,281.00	10,281.00	10,305.00
10-70-20	Uniforms	.00	.00	600.00	600.00	600.00
10-70-25	Equipment & Supplies	10,813.71	13,266.45	14,000.00	14,000.00	14,000.00
10-70-26	Building and Grounds	35,110.40	85,314.23	68,600.00	68,600.00	68,600.00
10-70-29	Park & Cemetery Lights	4,658.72	4,498.95	3,400.00	3,400.00	3,400.00
10-70-61	Misc. Services and Supplies	71.96	1,355.49	1,200.00	1,200.00	1,200.00
10-70-69	Office Supplies & Expense	.00	.00	500.00	500.00	500.00
10-70-70	Gateways & Public Properties	350.00	1,950.00	4,000.00	4,000.00	4,000.00
Total PARKS AND CEMETERY:		125,221.90	164,155.15	206,347.00	206,347.00	206,613.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
RECREATION						
10-71-11	Salaries and Wages	128,325.27	129,930.37	143,794.00	143,794.00	147,871.00
10-71-13	Employee Benefits & Retirement	55,677.80	56,421.21	76,168.00	76,168.00	77,475.00
10-71-20	Recreation Program Marketing	.00	1,071.60	1,000.00	1,000.00	1,000.00
10-71-23	Travel & Education	.00	103.85	400.00	400.00	2,400.00
10-71-26	Building and Grounds	1,294.76	2,059.52	2,300.00	2,300.00	2,300.00
10-71-30	Background Checks	919.40	616.85	2,000.00	2,000.00	2,000.00
10-71-60	Soccer	15,020.26	16,617.24	12,000.00	12,000.00	12,000.00
10-71-67	Junior Jazz	21,240.97	22,034.30	18,000.00	18,000.00	18,000.00
10-71-68	Football	26,755.43	25,866.67	34,500.00	34,500.00	34,500.00
10-71-69	Office Supplies & Expense	333.44	769.86	250.00	250.00	250.00
10-71-71	Baseball/Softball	27,420.20	11,101.09	20,500.00	20,500.00	20,500.00
10-71-73	Volleyball	730.50	1,472.31	3,000.00	3,000.00	3,000.00
10-71-74	Tennis	.00	.00	5,000.00	5,000.00	5,000.00
	Total RECREATION:	277,718.03	268,064.87	318,912.00	318,912.00	326,296.00
TRANSFERS, CONT. & OTHER USES						
10-90-63	Class C Trans. to Special Rev.	415,913.14	400,562.23	375,000.00	375,000.00	200,000.00
10-90-70	Trans. Debt. Serv. City Hall	107,153.37	107,000.00	107,000.00	107,000.00	107,000.00
10-90-86	TRANSFER TO CAP. PROJ. FUND	615,000.00	956,911.00	1,008,782.00	1,008,782.00	588,903.00
10-90-95	Transfer Out to CDRA	140,000.00	.00	.00	.00	.00
	Total TRANSFERS, CONT. & OTHER USES:	1,278,066.51	1,464,473.23	1,490,782.00	1,490,782.00	895,903.00
	GENERAL FUND Revenue Total:	3,240,039.54	3,511,054.50	4,044,283.00	4,044,283.00	3,640,283.00
	GENERAL FUND Expenditure Total:	3,115,037.23	3,432,101.79	4,044,283.00	4,044,283.00	3,640,283.00
	Net Total GENERAL FUND:	125,002.31	78,952.71	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
SPECIAL REVENUE FUND						
DEVELOPMENT FEES						
45-30-57	Road Impact Fees	168,914.00	96,516.00	114,675.00	114,675.00	114,675.00
45-30-70	Park and Trails Impact Fees	175,334.82	152,298.48	178,565.00	178,565.00	178,565.00
45-30-75	North Davis Sewer Impact Fees	305,216.00	246,908.00	244,200.00	244,200.00	244,200.00
45-30-80	N.D. Fire Impact Fees	28,276.00	9,376.24	10,401.00	10,401.00	10,401.00
45-30-99	Beginning Balance	.00	.00	195,190.00	195,190.00	132,940.00
	Total DEVELOPMENT FEES:	677,740.82	505,098.72	743,031.00	743,031.00	680,781.00
OTHER FINANCING SOURCES						
45-33-46	Grants (Road Projects)	.00	39,236.63	1,912,500.00	1,912,500.00	1,912,500.00
45-33-90	Transfer from Other Funds	415,913.14	400,562.23	375,000.00	375,000.00	200,000.00
45-33-93	Local Option Roads	105,652.04	100,719.17	100,000.00	100,000.00	100,000.00
	Total OTHER FINANCING SOURCES:	521,565.18	540,518.03	2,387,500.00	2,387,500.00	2,212,500.00
Source: 36						
45-36-10	Interest Income	32,434.54	57,587.97	.00	.00	.00
	Total Source: 36:	32,434.54	57,587.97	.00	.00	.00
SPECIAL FUND PROJECTS						
45-51-15	Parks/Trails Impact Fee Proj.	135,271.64	.00	1,648.00	1,648.00	1,648.00
45-51-71	Roads/Ped. Walkways Impact Fee	.00	.00	40,000.00	40,000.00	40,000.00
45-51-80	N.D. Sewer Impact Fees	305,163.00	249,220.00	244,200.00	244,200.00	244,200.00
45-51-85	N.D. Fire Impact Fees	25,297.36	8,889.78	10,401.00	10,401.00	10,401.00
45-51-93	Local Option Roads	.00	.00	384,372.00	384,372.00	392,396.00
45-51-95	Class C Road Expenditures	508,785.01	508,059.85	484,624.00	484,624.00	519,155.00
45-51-97	Road & Sidewalk Grant Projects	.00	51,334.89	1,965,286.00	1,965,286.00	1,685,481.00
	Total SPECIAL FUND PROJECTS:	974,517.01	817,504.52	3,130,531.00	3,130,531.00	2,893,281.00
	SPECIAL REVENUE FUND Revenue Total:	1,231,740.54	1,103,204.72	3,130,531.00	3,130,531.00	2,893,281.00
	SPECIAL REVENUE FUND Expenditure Total:	974,517.01	817,504.52	3,130,531.00	3,130,531.00	2,893,281.00
	Net Total SPECIAL REVENUE FUND:	257,223.53	285,700.20	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
CAPITAL PROJECTS FUND						
REVENUE						
48-30-28	Sale of Equipment	13,313.50	.00	.00	.00	.00
48-30-39	Misc. revenue	.00	3,250.52	.00	.00	.00
48-30-45	Cemetery Permit & Perpet. Care	47,435.00	60,520.00	166,752.00	166,752.00	200,282.00
48-30-90	Beginning Balance	.00	.00	1,234,370.00	1,234,370.00	1,538,297.00
Total REVENUE:		60,748.50	63,770.52	1,401,122.00	1,401,122.00	1,738,579.00
OTHER FINANCING SOURCES						
48-33-10	Transfer from General Fund	615,000.00	956,911.00	1,008,782.00	1,008,782.00	588,903.00
48-33-35	Interest	32,507.04	68,528.21	.00	.00	.00
Total OTHER FINANCING SOURCES:		647,507.04	1,025,439.21	1,008,782.00	1,008,782.00	588,903.00
CAP. PROJ. FUND FINANCING USES						
48-51-15	Buildings	8,990.57	40,449.90	103,165.00	103,165.00	100,663.00
48-51-20	Road Projects	6,157.47	148,897.68	962,357.00	962,357.00	746,889.00
48-51-25	Park Improvement Projects	93,872.27	337,318.00	722,515.00	722,515.00	841,201.00
48-51-28	Military Memorial Projects	170.00	.00	.00	.00	.00
48-51-43	Capital Equipment Replacement	14,600.24	9,062.42	52,337.00	52,337.00	1,174.00
48-51-44	Vehicle Replacement	8,123.55	7,221.97	42,778.00	42,778.00	27,273.00
48-51-53	5 Year CIP	.00	.00	360,000.00	360,000.00	410,000.00
48-51-70	Cemetery Perpetual Care	219,914.49	.00	166,752.00	166,752.00	200,282.00
Total CAP. PROJ. FUND FINANCING USES:		351,828.59	542,949.97	2,409,904.00	2,409,904.00	2,327,482.00
CAPITAL PROJECTS FUND Revenue Total:		708,255.54	1,089,209.73	2,409,904.00	2,409,904.00	2,327,482.00
CAPITAL PROJECTS FUND Expenditure Total:		351,828.59	542,949.97	2,409,904.00	2,409,904.00	2,327,482.00
Net Total CAPITAL PROJECTS FUND:		356,426.95	546,259.76	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
WASTE FUND						
OPERATING REVENUE						
51-37-17	Penalties	21,795.00	24,532.50	20,000.00	20,000.00	20,000.00
51-37-26	Sewer Fees	1,042,095.87	1,048,396.43	1,000,000.00	1,000,000.00	1,000,000.00
51-37-50	Garbage Collection Fees	482,715.36	496,079.14	480,000.00	480,000.00	480,000.00
51-37-60	Greenwaste Collection Fees	103,719.35	106,625.16	100,000.00	100,000.00	100,000.00
51-37-70	Recycle Collection Fees	114,921.98	122,246.07	120,000.00	120,000.00	120,000.00
Total OPERATING REVENUE:		1,765,247.56	1,797,879.30	1,720,000.00	1,720,000.00	1,720,000.00
OTHER FINANCING SOURCES						
51-38-05	Sewer Impact Fees	29,095.33	41,861.86	62,025.00	62,025.00	62,025.00
51-38-15	Can Purchase	10,465.00	11,560.00	5,000.00	5,000.00	5,000.00
51-38-21	Gain/Loss on Capital Assets	.00	30,076.15-	.00	.00	.00
51-38-80	Interest Earnings	13,845.99	16,465.02	10,000.00	10,000.00	10,000.00
51-38-90	MISCELLANEOUS	.00	15.00	.00	.00	.00
51-38-91	DEVELOPER CONTRIBUTIONS	259,190.00	329,795.04	.00	.00	.00
51-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		312,596.32	369,620.77	97,025.00	97,025.00	97,025.00
TRANSFERS						
51-39-95	Beginning Fund Balance	.00	.00	155,756.00	155,756.00	97,921.00
51-39-96	Sewer Impact Fee Balance	.00	.00	86,560.00	86,560.00	186,560.00
Total TRANSFERS:		.00	.00	242,316.00	242,316.00	284,481.00
PRIMARY OPERATING EXPENSES						
51-81-11	Salaries and Wages	145,831.14	159,972.91	167,491.00	167,491.00	202,198.00
51-81-13	Benefits and Bonus	63,683.75	75,089.31	97,898.00	97,898.00	122,849.00
51-81-15	On call pay	773.02	829.21	850.00	850.00	850.00
51-81-20	Overtime	58.56	253.82	2,000.00	2,000.00	2,000.00
51-81-27	Lift Station Pumps	1,579.91	1,656.05	2,400.00	2,400.00	2,400.00
51-81-42	Garbage	394,179.83	374,358.87	363,000.00	363,000.00	363,000.00
51-81-43	Greenwaste	107,867.21	102,368.87	98,000.00	98,000.00	98,000.00
51-81-44	Recycling	108,803.45	109,825.45	88,000.00	88,000.00	88,000.00
51-81-49	Sewer Collection and Disposal	789,961.85	813,468.22	668,000.00	668,000.00	668,000.00
51-81-55	Sewer Maintenance and Repair	13,232.94	21,431.76	30,000.00	30,000.00	30,000.00
51-81-63	IT Support & Contracts	14,887.99	18,581.21	23,825.00	23,825.00	23,825.00
51-81-65	Utility Refunds	.00	.00	1,500.00	1,500.00	1,500.00
Total PRIMARY OPERATING EXPENSES:		1,640,859.65	1,677,835.68	1,542,964.00	1,542,964.00	1,602,622.00
MATERIALS AND SUPPLIES						
51-82-24	Utility Bills - Postage/Equip.	8,269.24	8,454.82	11,000.00	11,000.00	11,000.00
51-82-47	Can Purchase	8,665.00	26,550.00	27,000.00	27,000.00	27,000.00
51-82-60	Travel and Education	100.00	689.08	1,500.00	1,500.00	1,500.00
51-82-61	Misc. Supplies & Deposit Slips	.00	.00	1,000.00	1,000.00	1,000.00
Total MATERIALS AND SUPPLIES:		17,034.24	35,693.90	40,500.00	40,500.00	40,500.00
WASTE - OTHER EXPENSES						
51-84-05	Sewer Impact Fee Projects	30,248.37	1,531.87	148,585.00	148,585.00	248,585.00
51-84-20	Risk Management	9,307.68	5,380.24	10,000.00	10,000.00	10,000.00
51-84-30	Depreciation	94,352.50	87,565.00	85,000.00	85,000.00	85,000.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
51-84-35	Credit Card Processing Fees	8,981.39	9,642.70	8,100.00	8,100.00	8,100.00
51-84-39	Auditor & Accounting Support	5,287.00	4,760.00	6,000.00	6,000.00	6,000.00
51-84-44	Vehicle Replacement	.00	.00	3,677.00	3,677.00	11,000.00
51-84-81	IT	.00	.00	4,000.00	4,000.00	4,000.00
51-84-83	Capital Improvements	608,979.17	2,497.64	181,515.00	181,515.00	56,699.00
51-84-84	Blue Stakes	1,080.51	1,057.08	1,000.00	1,000.00	1,000.00
51-84-90	Fleet	3,853.54	4,516.35	8,000.00	8,000.00	8,000.00
	Total WASTE - OTHER EXPENSES:	762,090.16	116,950.88	455,877.00	455,877.00	438,384.00
TRANSFERS & CONTINGENCIES						
51-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total TRANSFERS & CONTINGENCIES:	.00	.00	20,000.00	20,000.00	20,000.00
	WASTE FUND Revenue Total:	2,077,843.88	2,167,500.07	2,059,341.00	2,059,341.00	2,101,506.00
	WASTE FUND Expenditure Total:	2,419,984.05	1,830,480.46	2,059,341.00	2,059,341.00	2,101,506.00
	Net Total WASTE FUND:	342,140.17-	337,019.61	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
WATER FUND						
OPERATING REVENUE						
55-37-11	Metered Water Sales	749,113.83	766,723.60	750,000.00	750,000.00	750,000.00
55-37-13	Secondary Water Sales	793,531.49	806,615.66	790,000.00	790,000.00	790,000.00
55-37-14	Connection Fees - Water	26,050.00	20,400.00	15,000.00	15,000.00	15,000.00
55-37-17	Penalties	19,372.50	22,079.25	18,500.00	18,500.00	18,500.00
Total OPERATING REVENUE:		1,588,067.82	1,615,818.51	1,573,500.00	1,573,500.00	1,573,500.00
OTHER FINANCING SOURCES						
55-38-05	Water Impact Fees	39,226.00	41,371.00	83,400.00	83,400.00	83,400.00
55-38-20	Gain/Loss on Capital Assets	.00	23,964.73-	.00	.00	.00
55-38-55	Miscellaneous Revenue	.00	32.39-	.00	.00	.00
55-38-80	Interest Earnings	24,733.80	37,375.34	20,000.00	20,000.00	20,000.00
55-38-91	DEVELOPER CONTRIBUTIONS	234,653.00	300,560.66	.00	.00	.00
55-38-95	Fund Reserves	.00	.00	94,687.00	94,687.00	776,963.00
55-38-96	Water Impact Fee Balance	.00	.00	717,030.00	717,030.00	176,779.00
55-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		298,612.80	355,309.88	935,117.00	935,117.00	1,077,142.00
PRIMARY OPERATING EXPENSES						
55-81-11	Salaries and Wages	169,398.24	185,368.07	192,698.00	192,698.00	238,474.00
55-81-13	Benefits and Bonus	76,042.10	89,031.48	114,511.00	114,511.00	147,691.00
55-81-15	On call pay	1,546.06	1,658.41	1,700.00	1,700.00	1,700.00
55-81-20	Overtime	2,728.58	891.03	4,000.00	4,000.00	4,000.00
55-81-28	Wells & Water Tank Power	7,382.74	7,040.31	11,500.00	11,500.00	11,500.00
55-81-35	Hooper Water District	1,400.00	1,610.00	1,500.00	1,500.00	1,500.00
55-81-41	Water Maintenance	26,811.12	26,692.96	18,000.00	18,000.00	18,000.00
55-81-42	Water Sample Testing	2,968.77	1,893.54	5,000.00	5,000.00	5,000.00
55-81-43	Secondary Water	800,614.63	775,983.57	770,000.00	770,000.00	770,000.00
55-81-45	Registration & Other Expenses	658.80	160.00	1,000.00	1,000.00	1,000.00
55-81-60	Travel and Education	610.00	2,245.78	4,140.00	4,140.00	4,140.00
55-81-63	IT Support & Contracts	12,076.97	15,887.93	24,000.00	24,000.00	24,000.00
Total PRIMARY OPERATING EXPENSES:		1,102,238.01	1,108,463.08	1,148,049.00	1,148,049.00	1,227,005.00
WATER - MATERIALS AND SUPPLIES						
55-82-24	Utility Bills - Postage/Equip	8,614.26	8,454.76	8,250.00	8,250.00	8,250.00
55-82-47	Misc. Supplies & Deposit Slips	68.79	500.00	750.00	750.00	750.00
55-82-50	Water Meters	110,000.00	87,708.65	115,000.00	115,000.00	115,000.00
Total WATER - MATERIALS AND SUPPLIES:		118,683.05	96,663.41	124,000.00	124,000.00	124,000.00
WATER - OTHER EXPENSES						
55-84-05	Water System Impact Fee Proj.	21,877.49	1,447.63	800,430.00	800,430.00	800,430.00
55-84-20	Risk Management	9,075.92	4,938.95	10,000.00	10,000.00	10,000.00
55-84-30	Depreciation	91,408.81	100,658.77	80,000.00	80,000.00	80,000.00
55-84-33	Capital Projects & Expenditure	32,912.53	5,937.24	80,916.00	80,916.00	119,042.00
55-84-35	Credit Card Processing Fees	9,607.98	10,315.46	8,800.00	8,800.00	8,800.00
55-84-38	Auditor & Accounting Support	5,287.00	4,760.00	6,000.00	6,000.00	6,000.00
55-84-40	Water Purchase - Weber Basin	156,757.00	167,922.00	187,410.00	187,410.00	205,865.00
55-84-44	Vehicle Replacement	.00	.00	4,512.00	4,512.00	11,000.00
55-84-82	Blue Stakes	826.60	1,272.58	1,500.00	1,500.00	1,500.00
55-84-83	IT	.00	.00	2,000.00	2,000.00	2,000.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
55-84-85	Engineering Studies & Planning	.00	520.00	20,000.00	20,000.00	20,000.00
55-84-90	Fleet	6,743.77	7,903.65	15,000.00	15,000.00	15,000.00
	Total WATER - OTHER EXPENSES:	334,497.10	305,676.28	1,216,568.00	1,216,568.00	1,279,637.00
TRANSFERS & CONTINGENCIES						
55-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total TRANSFERS & CONTINGENCIES:	.00	.00	20,000.00	20,000.00	20,000.00
	WATER FUND Revenue Total:	1,886,680.62	1,971,128.39	2,508,617.00	2,508,617.00	2,650,642.00
	WATER FUND Expenditure Total:	1,555,418.16	1,510,802.77	2,508,617.00	2,508,617.00	2,650,642.00
	Net Total WATER FUND:	331,262.46	460,325.62	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
STORM WATER UTILITY FUND						
OPERATING REVENUE						
58-37-11	Storm Sys. Maint. & Const. Fee	176,584.32	180,925.40	180,000.00	180,000.00	180,000.00
58-37-13	Miscellaneous Revenue	160.00	.00	.00	.00	.00
58-37-17	Penalties	2,152.50	2,453.25	2,000.00	2,000.00	2,000.00
58-37-90	Fund Balance	.00	.00	385,926.00	385,926.00	182,927.00
58-37-91	Storm Water Impact Fee Balance	.00	.00	173,490.00	173,490.00	37,500.00
	Total OPERATING REVENUE:	178,896.82	183,378.65	741,416.00	741,416.00	402,427.00
OTHER FINANCING SOURCES						
58-38-05	Storm Water Impact Fees	79,875.96	81,566.75	97,500.00	97,500.00	97,500.00
58-38-70	Interest Earnings	22,742.18	39,275.43	20,000.00	20,000.00	20,000.00
58-38-91	DEVELOPER CONTRIBUTIONS	373,263.00	669,378.93	.00	.00	.00
58-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total OTHER FINANCING SOURCES:	475,881.14	790,221.11	137,500.00	137,500.00	137,500.00
PRIMARY OPERATING EXPENSES						
58-81-11	Salaries and Wages	55,230.31	63,564.73	67,757.00	67,757.00	74,791.00
58-81-13	Benefits	24,925.72	28,587.08	39,530.00	39,530.00	44,036.00
58-81-20	Overtime	.00	66.69	.00	.00	.00
58-81-27	Storm Sys. Maint. & Repair	3,419.43	11,005.57	11,000.00	11,000.00	11,000.00
58-81-28	Construction	.00	.00	10,000.00	10,000.00	10,000.00
58-81-34	Credit Card Fees	1,253.23	1,345.50	1,100.00	1,100.00	1,100.00
58-81-40	Sweeping & Preventative Care	6,400.51	13,033.20	12,000.00	12,000.00	12,000.00
58-81-42	Strm Sys Maint & Phs II Comp.	2,000.00	1,815.00	2,500.00	2,500.00	2,500.00
58-81-43	Secondary Water	941.13	.00	5,000.00	5,000.00	5,000.00
	Total PRIMARY OPERATING EXPENSES:	94,170.33	119,417.77	148,887.00	148,887.00	160,427.00
STORM WTR UTILITY - OTHER EXP.						
58-84-05	Storm System Impact Fee Proj.	.00	.00	270,990.00	270,990.00	135,000.00
58-84-20	Risk Management	2,713.76	2,206.00	3,500.00	3,500.00	3,500.00
58-84-30	Depreciation	83,612.95	93,960.61	64,000.00	64,000.00	64,000.00
58-84-38	Auditor & Accounting Support	1,321.75	1,190.00	1,500.00	1,500.00	1,500.00
58-84-44	Vehicle Replacement	.00	.00	7,149.00	7,149.00	11,000.00
58-84-83	Capital Projects	.00	.00	360,390.00	360,390.00	142,000.00
58-84-90	Fleet Expense	963.37	1,129.09	2,500.00	2,500.00	2,500.00
	Total STORM WTR UTILITY - OTHER EXP.:	88,611.83	98,485.70	710,029.00	710,029.00	359,500.00
Department: 90						
58-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total Department: 90:	.00	.00	20,000.00	20,000.00	20,000.00
	STORM WATER UTILITY FUND Revenue Total:	654,777.96	973,599.76	878,916.00	878,916.00	539,927.00
	STORM WATER UTILITY FUND Expenditure Total:	182,782.16	217,903.47	878,916.00	878,916.00	539,927.00
	Net Total STORM WATER UTILITY FUND:	471,995.80	755,696.29	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
DEBT SERVICE						
MISCELLANEOUS REVENUE						
70-36-10	Interest Earnings	930.48	250.89	.00	.00	.00
	Total MISCELLANEOUS REVENUE:	930.48	250.89	.00	.00	.00
TRANSFERS AND CONTRIBUTIONS						
70-39-20	General Fund Transfer	107,153.37	107,000.00	107,000.00	107,000.00	107,000.00
	Total TRANSFERS AND CONTRIBUTIONS:	107,153.37	107,000.00	107,000.00	107,000.00	107,000.00
FUNDING USES						
70-84-10	Debt Service - City Hall	97,000.00	99,000.00	101,000.00	101,000.00	103,000.00
70-84-15	Interest on Bonds	9,093.52	7,137.63	6,000.00	6,000.00	4,000.00
	Total FUNDING USES:	106,093.52	106,137.63	107,000.00	107,000.00	107,000.00
	DEBT SERVICE Revenue Total:	108,083.85	107,250.89	107,000.00	107,000.00	107,000.00
	DEBT SERVICE Expenditure Total:	106,093.52	106,137.63	107,000.00	107,000.00	107,000.00
	Net Total DEBT SERVICE:	1,990.33	1,113.26	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
CDRA FUND						
REVENUE						
85-31-10	Property Tax Increment	.00	149,462.00	140,000.00	140,000.00	140,000.00
Total REVENUE:		.00	149,462.00	140,000.00	140,000.00	140,000.00
Source: 37						
85-37-95	Transfers In	140,000.00	.00	.00	.00	.00
Total Source: 37:		140,000.00	.00	.00	.00	.00
Source: 38						
85-38-80	Interest Earnings	1,168.99	135.93	.00	.00	.00
Total Source: 38:		1,168.99	135.93	.00	.00	.00
EXPENDITURES						
85-44-62	Project Expenses	.00	1,402.00	.00	.00	.00
85-44-63	Administration	.00	50.00	.00	.00	.00
85-44-65	Long-term Debt Expense	100,000.00	103,000.00	107,000.00	107,000.00	111,000.00
Total EXPENDITURES:		100,000.00	104,452.00	107,000.00	107,000.00	111,000.00
Department: 84						
85-84-15	Interest Expense	37,264.20	33,674.20	33,000.00	33,000.00	29,000.00
Total Department: 84:		37,264.20	33,674.20	33,000.00	33,000.00	29,000.00
CDRA FUND Revenue Total:		141,168.99	149,597.93	140,000.00	140,000.00	140,000.00
CDRA FUND Expenditure Total:		137,264.20	138,126.20	140,000.00	140,000.00	140,000.00
Net Total CDRA FUND:		3,904.79	11,471.73	.00	.00	.00
Net Grand Totals:		1,205,666.00	2,476,539.18	.00	.00	.00

City Council Staff Report

Subject: Sunview Estates Subdivision
Author: Boyd Davis
Department: Community Development
Date: May 5, 2020

Background

The proposed Sunview Estates Subdivision is located at 1100 N 5000 W. The property was recently rezoned to the R-1PRUD zone and is owned by Mark Thayne. The final plans for phase 1 have been prepared and were recently approved by the Planning Commission subject to a drainage issue being resolved. That issue is addressed below.

Analysis

The first phase of the subdivision contains 1.6 acres and 6 lots ranging in size from 10,140 sqft to 12,749 sqft. This first phase includes those lots along 5000 W that can connect directly to the gravity sewer line and will not require a lift station. There is an existing home on lot 105 that they plan to remodel or rebuild, which required the lots to face 5000 W. Four of the six lots will face 5000 W, while lots 102 and 103 will face the interior street.

Staff has reviewed the plans and all items have been addressed. They have also received approval form the following agencies:

- Hooper Water Improvement District
- Davis & Weber Counties Canal Co.
- North Davis Fire District.

The final outstanding issue was the storm drain plan. The plan calls for the storm water to drain to the west across Lynn Kirkman's property. He says that they do not have the right to do that, but the developer says that is where the water has always drained and that they have a historic right. Kirkman is concerned that the water quality will be changed and could harm his cattle. We asked the developer to work it out with Kirkman and he assured us that he had a good relationship with the Kirkman's and that he would make an agreement with them. If that did not work out we would seek a legal opinion.

Unfortunately, they have not been able to come to an agreement, so we reached out to the City Attorney for an opinion. Felshaw King's letter of opinion is attached to this report. The gist of it, as we understand, is that if the developer can maintain the quantity and quality of the water to the pre-development levels then the developer has satisfied the requirement and should be approved. He further states that it is the City Engineer's duty to review and approve the storm drain plan, including the water quality component.

I have reviewed the plan and find that they have addressed both the water quantity and quality components. They intend to have a detention pond to control the quantity of water flow and to aid in controlling the water quality. In addition, the plan calls to install two "snouts", which is a brand name of an oil water separator. Generally, only one snout is installed on the storm drain system. Their plan calls for one upstream of the pond to prevent oils from reaching the pond and a second one on the outlet of the pond to further prevent any oils from reaching Kirkman's property.

The design is very typical and has been widely accepted on other developments. However, if Kirkman's claim is that the quality of the water will harm his cattle, I have no standard to base that upon. Will the quality of the water from the development be good enough for cattle? I don't know. There is also the chance that someone could illegally dump something in the storm drain that could be harmful. The only thing I can state is that this is a very typical design and is a "reasonable" method to control water quantity and quality from a residential subdivision. With this in mind, it would still be best if the two property owners could come to an agreement themselves. Without an agreement, it is my opinion that appropriate and reasonable controls have been put in place based on how these situations have been handled in the past.

Recommendation

No action is required tonight. This is for discussion only. However, Staff recommends approval of the subdivision subject to the adequate resolution of the storm drain issue.

Significant Impacts

None

Attachments

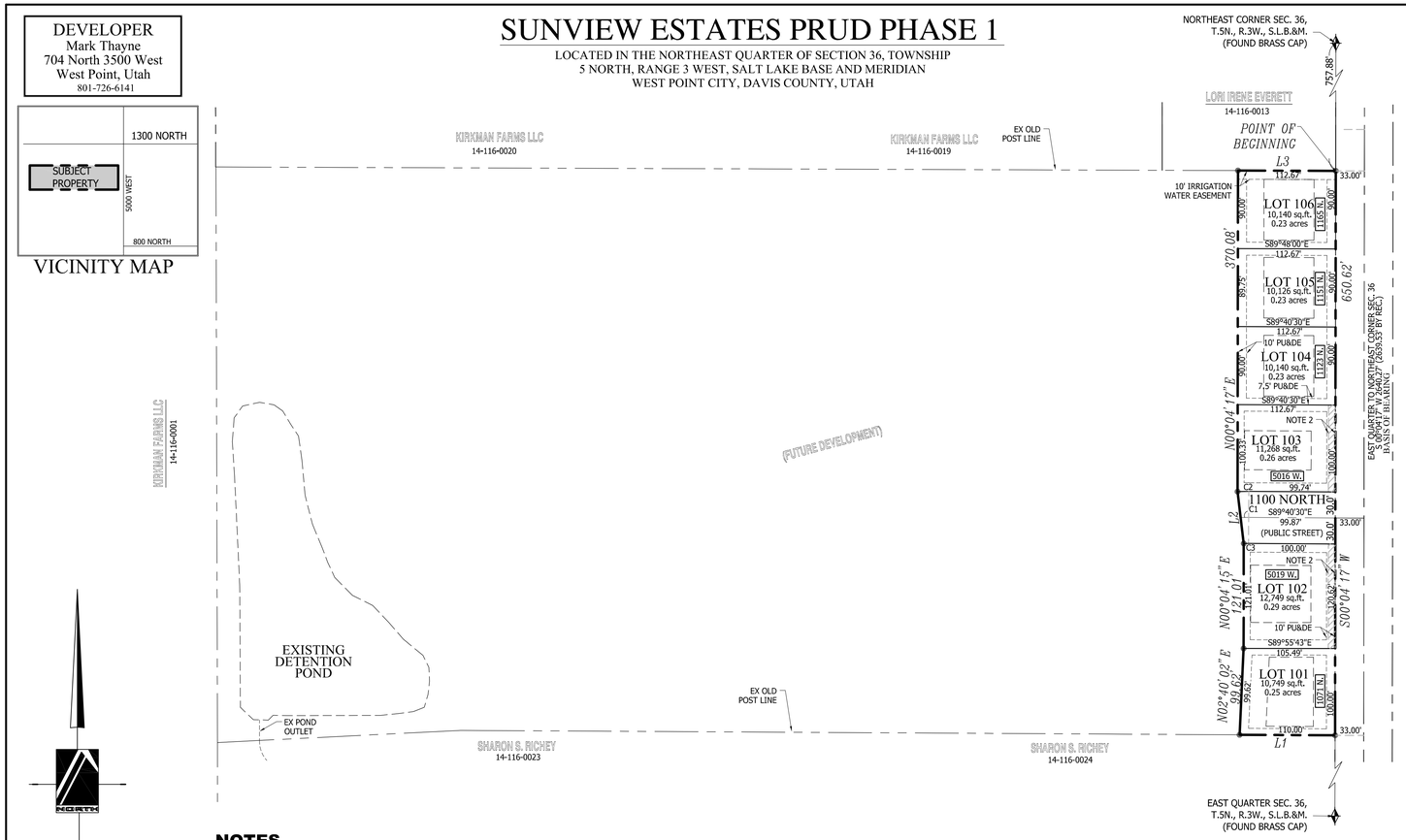
Plat
Storm drain Plan
Attorney Opinion

SUNVIEW ESTATES PRUD PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DEVELOPER
Mark Thayne
704 North 3500 West
West Point, Utah
801-726-6141

VICINITY MAP



NOTES

1. THE PROPERTY LIES WITHIN LAND DRAINAGE AREA C. FOUNDATION DRAIN AND SUMP PUMP REQUIRED FOR ALL BASEMENTS.
2. 8' WEST POINT CITY LANDSCAPE BUFFER EASEMENT

0 80 160 320
SCALE: 1"=80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°40'30" W	110.00
L2	N 06°46'39" W	60.21
L3	S 89°48'00" E	112.67

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	9.22	227.53	2°19'14"	9.22	S 89°09'53" W
C2	12.94	257.53	2°52'44"	12.94	S 88°53'08" W
C3	5.49	197.53	1°35'33"	5.49	S 89°31'44" W

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- SECTION CORNER
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

BUILDING SETBACKS:
25 FOOT FRONT YARD SETBACK
8 & 10 FOOT INTERIOR SIDE YARD SETBACK
20 FOOT STREET SIDE YARD SETBACK
30 FOOT REAR YARD SETBACK

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: SUNVIEW ESTATES PRUD PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXTENSION OF AN EXISTING FENCE LINE, SAID POINT BEING LOCATED SOUTH 00°04'17" WEST ALONG SECTION LINE 757.88 FEET FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON A BOUNDARY LINE AGREEMENT DESCRIBED IN ENTRY 638849, BOOK 940, PAGE 312, OF DAVIS COUNTY RECORDS, AND RUNNING THENCE SOUTH 00°04'17" WEST ALONG SECTION LINE 650.62 FEET TO A SECOND BOUNDARY LINE AGREEMENT ALSO DESCRIBED IN SAID DOCUMENT; THENCE NORTH 89°40'30" WEST 110.00 FEET ALONG AN EXISTING FENCE LINE AND SAID SECOND BOUNDARY LINE AGREEMENT; THENCE NORTH 02°40'02" EAST 99.62 FEET; THENCE NORTH 00°04'15" EAST 121.01 FEET TO THE SOUTH LINE OF A STREET; THENCE NORTH 06°46'39" WEST 61.21 FEET TO THE NORTH LINE OF SAID STREET; THENCE NORTH 00°04'17" EAST 370.08 FEET TO INITIAL FENCE LINE AND BOUNDARY LINE AGREEMENT; AND THENCE SOUTH 89°48'00" EAST ALONG SAID LINE 112.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 71,718 SQ.FT. (1.65 ACRES) (6 LOTS)

OWNER'S DEDICATION

WE, THE _____UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS SUNVIEW ESTATES PRUD PHASE 1, AND DO HEREBY GRANT, DEDICATE, AND CONVEY TO THE PUBLIC ALL THOSE PUBLIC STREETS AS SHOWN HEREON FOR USE AS RIGHTS-OF-WAY AND UTILITY CORRIDORS, AND DO HEREBY GRANT AND DEDICATE PERPETUAL RIGHTS AND EASEMENTS OVER, UPON, AND UNDER THOSE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE CHANNELS, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO UNAUTHORIZED BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND FURTHER DO HEREBY RESERVE UNTO THE OWNERS AND IRRIGATION WATER EASEMENT IN FAVOR OF THE REMAINDER PARCEL ON, OVER, OR UNDER THAT 10 FOOT WIDE STRIP OF LAND AS DEPICTED HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20_____.

MARK S. THAYNE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE____DAY OF _____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE, SHE, OR THEY SIGNED IT FREELY , VOLUNTARILY, AND HAVING AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

SUNVIEW ESTATES PRUD PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.,
WEST POINT CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE WEST POINT CITY ATTORNEY.

WEST POINT CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE WEST POINT CITY PLANNING COMMISSION.

WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE WEST POINT CITY ENGINEER.

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE WEST POINT CITY COUNCIL.

ATTEST:

WEST POINT CITY RECORDER

WEST POINT CITY MAYOR

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20___AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

13-076

Runoff Coefficient

Surface	Area	Coefficient
House	1000	0.90
Driveway	750	0.90
Road	2700	0.90
open	8780	0.15
Total	13230	0.40

*Typical Lot

Rainfall Data

Storm Duration (min.)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
10	2.53	5.02
15	2.08	4.15
30	1.40	2.79
60	0.87	1.73
360	0.23	0.36
720	0.14	0.22
1440	0.08	0.12

Detention Calculation

Area	20.00	Acres		
C	0.35			
Discharge	0.05	cfs/Acre	1.00	

Time (min)	Intensity (in/hr)	Runoff (cf)	Discharge	Required Storage	
10	5.02	21,084	600	20,484	
15	4.15	26,145	900	25,245	
30	2.79	35,154	1,800	33,354	
60	1.73	43,596	3,600	39,996	<<
360	0.36	54,432	21,600	32,832	
720	0.22	66,528	43,200	23,328	
1440	0.12	72,576	86,400	0	

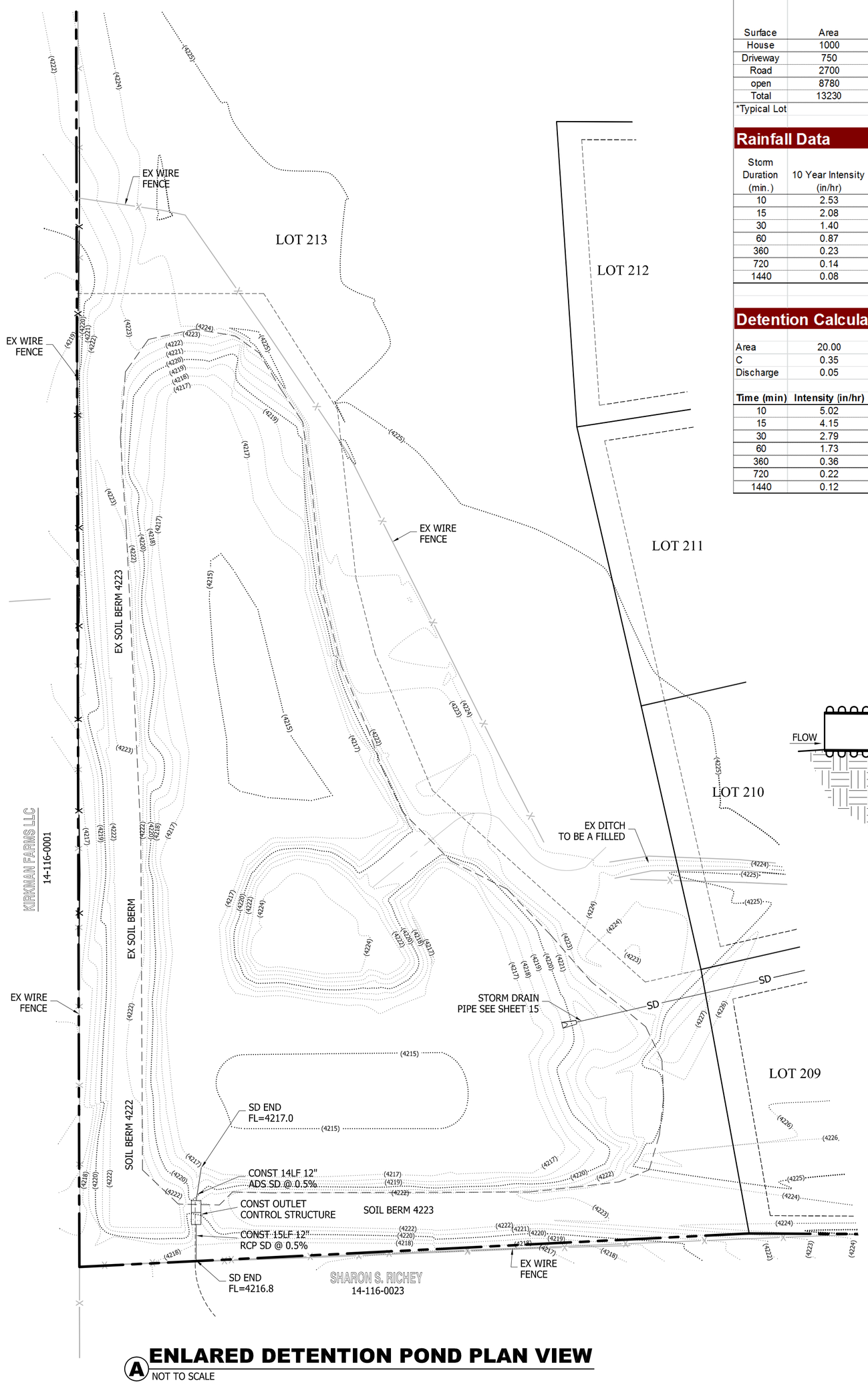
Orifice Calculations

Orifice Equation $Q = C_d A(2gh)^{.5}$

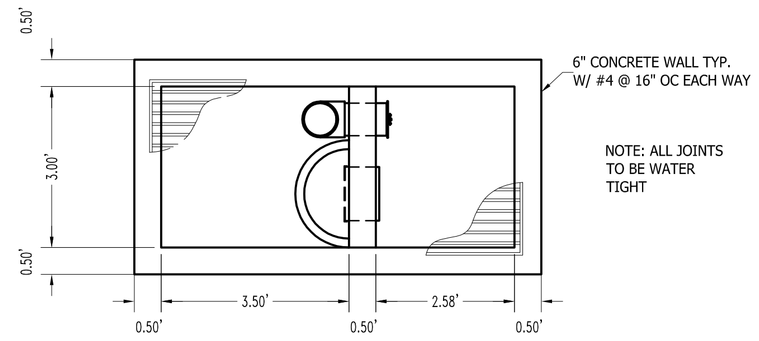
	20.00	acres
Desired Outflow	1.00	cfs
Detention Overflow Elevation	1	ft
Orifice Elevation	0	ft
h	1.00	ft
C_d	0.62	square shoulder orifice required
Calculated Orifice Area	28.94	in^2
Calculated Orifice Diameter	6.07	in

Existing Pond Volume 4221.5 to 4222.5
(Avg. Area Method)

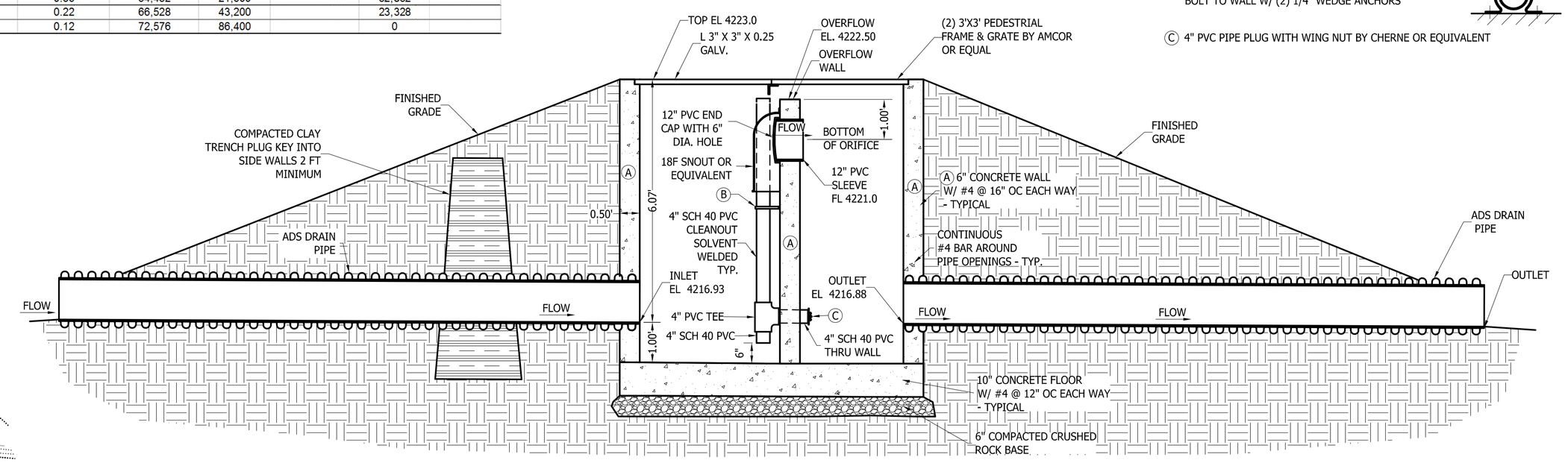
Elev	Area +	Island Area -	Area	Inc. Depth	Inc Vol	Vol (cf)
4222.5	45763.0	2530.3	43232.7	0.1	4301.7	41410.4
4222.4	45367.0	2566.0	42801.0	0.1	4260.0	37108.7
4222.3	45000.0	2601.3	42398.7	0.1	4221.0	32848.7
4222.2	44658.9	2637.2	42021.7	0.1	4184.6	28627.7
4222.1	44343.9	2673.3	41670.6	0.1	4150.7	24443.1
4222	44053.9	2709.6	41344.3	0.1	4119.0	20292.4
4221.9	43782.7	2746.2	41036.5	0.1	4088.6	16173.3
4221.8	43518.8	2783.0	40735.8	0.1	4058.5	12084.7
4221.7	43254.0	2820.0	40434.0	0.1	4028.3	8026.2
4221.6	42989.0	2857.4	40131.6	0.1	3997.9	3997.9
4221.5	42722.1	2894.9	39827.2	0.0	0.0	0.0



A ENLARED DETENTION POND PLAN VIEW
NOT TO SCALE

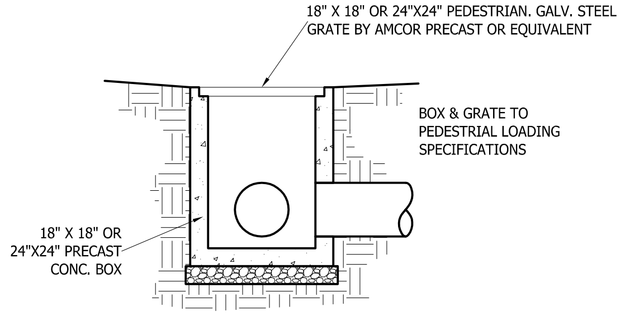


CONTROL STRUCTURE PLAN VIEW

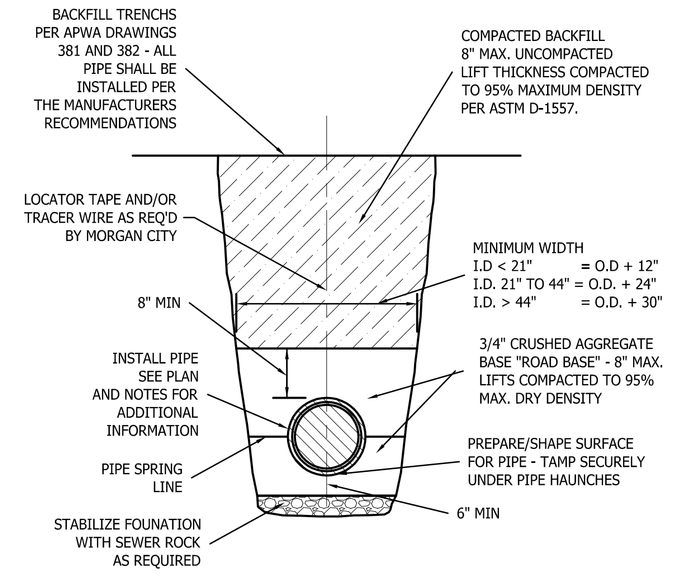


B STORM CONTROL STRUCTURE & OUTLET PIPE CROSS-SECTION
NOT TO SCALE

A 6" CONCRETE WALL W/ #4 @ 16" OC EACH WAY- TYPICAL
B GALV. METAL STRAP NEAR MID-HEIGHT OF CLEANOUT PIPE BOLT TO WALL W/ (2) 1/4" WEDGE ANCHORS
C 4" PVC PIPE PLUG WITH WING NUT BY CHERNE OR EQUIVALENT



C YARDBOX SECTION
PRIVATE IMPROVMENTS ONLY
N.T.S.



D TYPICAL TRENCH DETAIL
PRIVATE IMPROVMENTS ONLY
N.T.S.

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SUNVIEW ESTATES PRUD
DETAIL SHEET A
FOR: MARK THAYNE
1000 NORT 5000 WEST
WEST POINT, UT
13-076

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
4-29-20
UTAH

REVISION	BY	DATE
SH. 6: SWITCHED IRR. SERVICES	SPB	04/24/20
SH. 7: CURB ELEV., SDCB, & IRR	SPB	04/24/20
SH. 16: OUTLET STUC. REV.	SPB	04/29/20

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB 08/2017	SPB	SPB 04/16/20	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 16

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KING&KING
Attorneys at Law
330 North Main Street
Kaysville, Utah 84037
(801) 543 · 2288
Fax (801) 543 · 2272

April 24, 2020

VIA E-MAIL AND U.S. MAIL

Boyd Davis, P.E.
3200 West 300 North
West Point, Utah 84015

Re: Subdivision Approval for Sunview Estates

Dear Mr. Davis:

You have asked that we provide you with our opinion with respect to the following facts:

FACTS

A developer ("Developer") has applied for approval of a subdivision ("Subdivision"). The Developer proposes that run-off water from the Subdivision be diverted to a detention pond at the West of the Subdivision and that overflow from the detention pond flow onto the property of the neighbor ("Neighbor") immediately West of the Subdivision. The Neighbor objects to this proposal claiming that the storm water from the Subdivision constitutes a change in the quantity and quality of the water which would flow onto his property from the Subdivision. We understand that the Developer is seeking an opinion from the Utah Property Rights Ombudsman.

The Planning Commission has given a preliminary approval to the Subdivision subject to satisfactory resolution of the storm drain issues between the Developer and the Neighbor or a legal opinion from the City Attorney approving the storm drain issues.

You have asked that we provide you with our analysis and opinion regarding the storm drain issues.

OPINION

Section 16.05.050 of the West Point City Code[1] entitled "Preliminary plat requirements" states in subparagraph Q that the plat and attached documentation shall show:

"Q. A preliminary storm drainage study, with schematic solutions and the associated calculations, as required per the city engineer."

[1] All references are to the West Point City Code.

Section 16.05.080 entitled "Final plan and profile requirements" provides in subparagraph E as follows:

"E. Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Show location and size of all storm water detention basins. Storm water calculations need to accompany drawings for engineer review."

Section 16.05.100 entitled "Subdivision improvements required" provides in subparagraph D as follows:

"D. Storm Water. The city shall require the subdivider to dispose of storm water and surface drainage. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the subdivider to acquire such easements."

Preliminary research indicates that Utah has adopted the rule of "reasonable use." Each possessor of land in legally privileged to make a reasonable use of his land, even though the flow of surface waters is altered thereby and causes some harm to others, but incurs liability when his harmful interference with the flow of surface waters is unreasonable. [Citations omitted].

In the present case it is assumed, but not verified, that the amount of surface flow from the proposed subdivision will be increased and that there may be some degradation of the quality of the water which may flow to the Neighbor's property. The Developer has proposed certain measures to control the amount of water released to the Neighbor's property and to mitigate or prevent pollutants from flowing onto the Neighbor's property. Before giving approval as City Engineer you should be satisfied with reasonable certainty that the amount and quality of the water flowing onto the Neighbor's property is reasonable. In view of the fact that the Developer has sought an opinion from the Ombudsman it may be prudent to await a decision from Ombudsman.

If you do not receive these assurances, we suggest that you point out to the Developer that it is his responsibility to satisfy the requirements of the City rather than the City becoming an advocate for approval of the Subdivision or to take the side of the Neighbor.

We view this as a controversy between the Developer and the Neighbor to be resolved by them. The City does not need to assume the risk of time and expense of a lawsuit in order to resolve the matter.

Please let me know if you have any questions or would like to discuss this matter further.

KING&KING

Very truly yours,

KING & KING

Felshaw King

FK:ky

cc: Kyle Laws (via e-mail)

City Council Staff Report

Subject: Front Yard Setbacks R-4 Zone
Author: Boyd Davis
Department: Community Development
Date: May 5, 2020

Background

The Planning Commission received a request from Jake Shepherd to consider changing the front yard setback in the R-4 zone from 25' to 20'. Jake is planning a development that will include townhouses and feels that 20' is appropriate. The Planning Commission reviewed this at their last meeting and plan to hold a public hearing on May 14th.

Analysis

There are three existing townhouse projects in the City that can be used as comparisons. The Yalecrest Towns project has a variety of setbacks ranging from 9' to 29'. The Sandy Point Townhouse project setbacks range from 20' to 25'. The Lakepoint Village project includes some townhouses with setbacks ranging from 19' to 23'.

The only concern that has been raised so far is the length of the driveways and whether 20' would allow enough room for large vehicles without blocking the sidewalk.

Recommendation

No action required. This is for discussion only. Staff would appreciate any feedback the Council has that might be helpful to the Planning Commission.

Significant Impacts

None

Attachments

Images

19.9'

20.4'

18.7'

23.3'

23.0'

20.3'

REVISIONS	
DATE	DESCRIPTION

SCALE: N/A

DATE: APR 2020

DESIGN: BD

DRAWN: BD

CHECKED:

DWG:

WEST POINT CITY

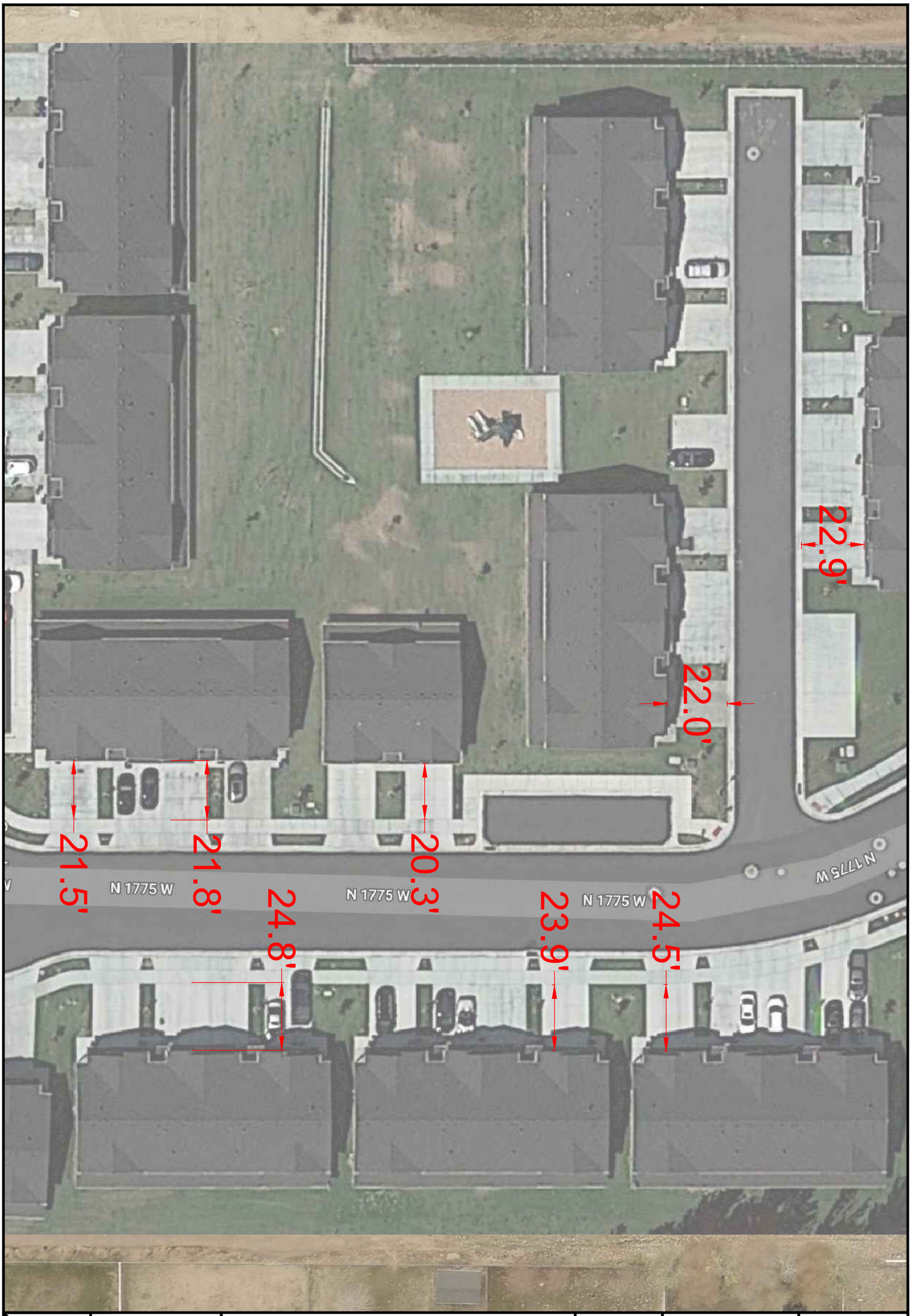
LAKE POINT VILLAGE

WEST POINT, DAVIS COUNTY, UTAH

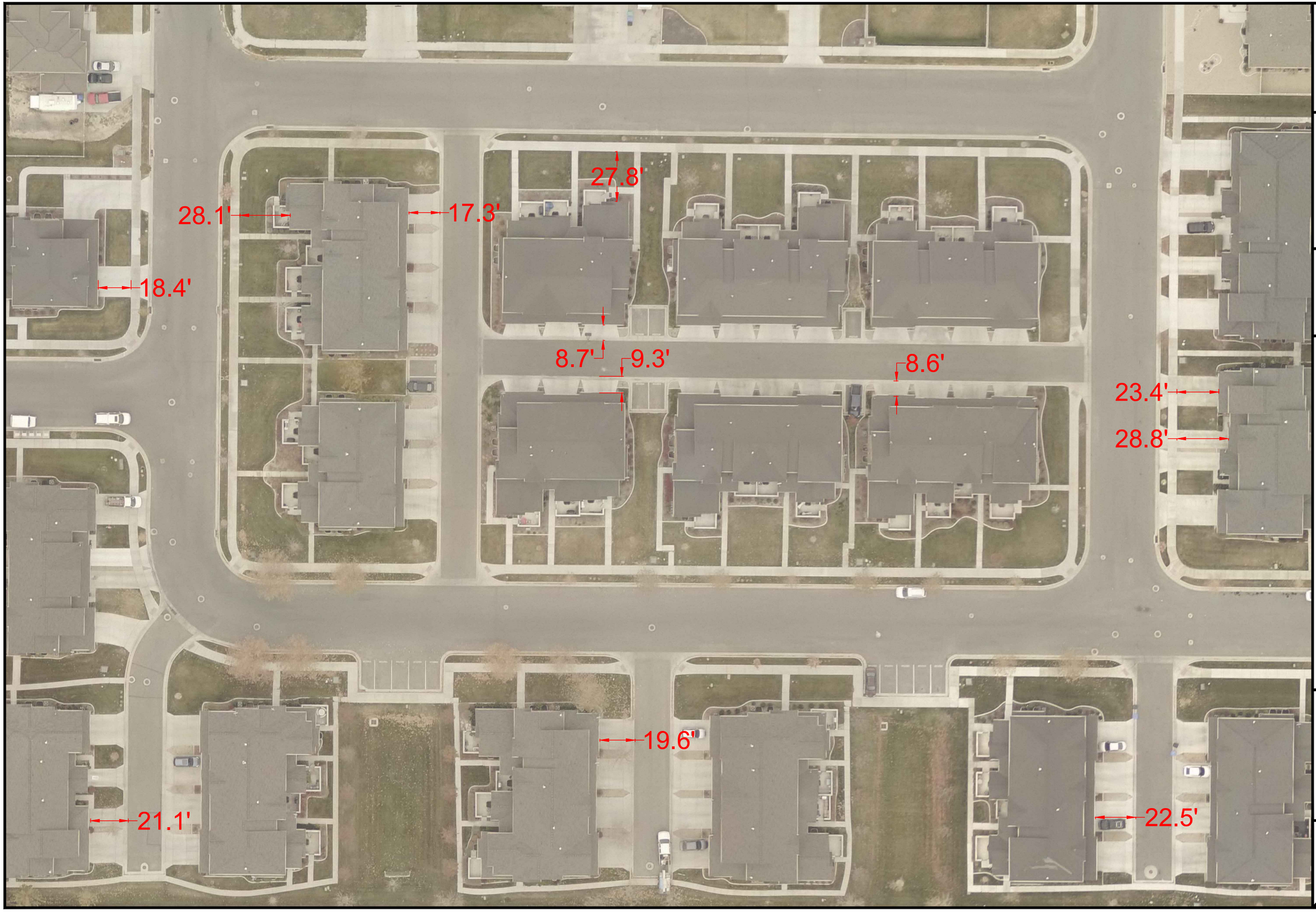
WEST POINT UTAH

1

1



1 / 1	West Point Utah	WEST POINT CITY SANDY POINT WEST POINT, DAVIS COUNTY, UTAH	REVISIONS: DATE / DESCRIPTION	SCALE: N/A DATE: APR 2020 DESIGN: DRAWN: BD CHECKED: DWG:



SCALE: N/A
DATE: APR 2020
DESIGN: BD
DRAWN: BD
CHECKED:
DWG:

REVISIONS

DATE	DESCRIPTION

WEST POINT CITY

YALECREST TOWNS

WEST POINT, DAVIS COUNTY, UTAH

WEST POINT UTAH

1
1

City Council Staff Report

Subject: Discussion of Econo Waste's Request to Amend Contract
Author: Kyle Laws
Department: Executive
Date: May 5, 2020

Background

On April 23 & 24, 2020, we received letters from Econo Waste, Inc. requesting an increase per month, per resident for the first trash container. Econo Waste has been our contracted garbage hauler for many years with the current contract beginning February 2017 and lasting for a period of 5 years. The request is a $0.30 increase per month per residence for the first can beginning July 1, 2020. This would change the price from $3.20 to $3.50.

Analysis

The current contract with Econo Waste began on February 21, 2017 and lasts for 5 years. So we are three years into this agreement. The agreement states that the "City agrees to pay the Collector the sum of $3.20 per month per residence for the first trash can and $1.50 per month per residence for any additional trash can. Collector further guarantees these fees for the period covering the duration of the agreement as stipulated in Section 6 below." (Section 5(A))

Staff has discussed with Econo Waste this "guarantee" in the contract, however Econo Waste is still requesting an increase. The agreement does allow for changes to the agreement and states in Section 6(B) that "this agreement may be modified via the mutual cooperation of both the City and the Collector."

Econo Waste states, in their letter dated April 24, 2020, the following as reasons for their request:

- The Consumer Price Index has risen 4.2% from 2017 to the end of 2019
- The average wage for a qualified driver has risen from approximately $18.00/hr to $25.00/hr. Drivers are one of our most valuable assets, and as such, we pay these higher wages to ensure we are providing the best quality service to your City.
- We have been using Poulton Insurance for our insurance needs for the last 8 years, and in that time we have never had to file a claim. However, our insurance premiums have increase by $22,000 per year.
- We wish to continue providing West Point with the best service possible and believe that this small increase will allow us to do so.

We recognize the great price we received in 2017 upon renewal of our contract, this was a main factor in renewing with Econo Waste. We also recognize that changes in the economy make an impact on the cost of doing business. While this isn't a large request, we struggle with the fact that the contract "guarantees" a price for 5 years, but three years in we are being asked to increase that price. Perhaps, rather than increasing $0.30 this year we can suggest a lower amount this year with the remainder next year. Another option to consider would be to renegotiate a new 5-year agreement, allowing us to lock in an agreeable price for an additional 3 years. We, of course, want to

support our garbage collector as they have provided a great service to the City over the years with few issues. However, we also want to protect our residents and be sensitive to their costs, particularly during this difficult time dealing with the COVID-19 pandemic.

Recommendation

No action is required at this time. This is for discussion purposes only. However, Staff would like feedback and direction from the Council on how to move forward. We have offered a couple of solutions in this report, but are open to other considerations of the Council

Significant Impacts

None

Attachments

Letters from Econo Waste, Inc. (April 23, 2020 & April 24, 2020)
Current Contract with Econo Waste, Inc.

ECONO WASTE, INC.
Locally Owned & Operated Since 1987
P.O. BOX 106
ROY, UT 84067
PHONE: (801)627-2680 EMAIL: econowaste@hotmail.com

April 23, 2020

West Point City
3200 W 300 N
West Point, UT 84015

ATTN: Kyle Laws, City Manager

Dear Kyle,

We would like to thank you for the opportunity to provide your Cities' waste removal. We value the relationship that we have built with West Point City over the years.

At this time, we would like to request a $0.30 increase per month, per resident, for the first trash containers. You are currently paying $3.20 for the first containers; this increase would put you at $3.50.

There has not been an increase in your pricing since 2008, and at that time your price for the first can went from $3.00 to $3.20. Our operating costs have increased significantly over the last 12 years, including higher insurance premiums, more expensive vehicles, and higher driver wages. We feel that this small increase will help cover these increased costs and allow us to continue providing excellent service for your City.

We would like to make this price increase effective as of July 1, 2020.

Thank you for your time and consideration in this matter, and please feel free to contact me if you have any questions.

Sincerely,

Val Sanders

Val Sanders
President
Econo Waste Inc.

ECONO WASTE, INC.

Locally Owned & Operated Since 1987

P.O. BOX 106
ROY, UT 84067
PHONE: (801)627-2680 EMAIL: econowaste@hotmail.com

April 24, 2020

West Point City
3200 W 300 N
West Point City, UT 84015

ATTN: Kyle Laws, City Manager

Dear Kyle,

Thank you for taking the time to review our previous letter. As you requested, we would like to provide you with more information on the reasoning for our price increase request.

When we renewed our Contract with West Point in 2017, our intention was to maintain the same pricing for the duration of the Contract. However, based on our increased operating costs in the last 3 years, including rises in the Consumer Price Index, we've had to evaluate the cost of our service so we can ensure the quality and efficiency of the service we are providing for you.

We ask that you please consider these factors we have experienced in the last 3 years:

- The Consumer Price Index has risen 4.20% from 2017 to the end of 2019.

- The average wage for a qualified driver has risen from approximately $18.00 per hour to $25.00 per hour. Drivers are one of our most valuable assets, and as such, we pay these higher wages to ensure we are providing the best quality service to your City.

- We have been using Poulton Insurance for our insurance needs for the last 8 years, and in that time, we have never had to file a claim. However, our insurance premiums have increased by $22,000 per year.

We wish to continue providing West Point with the best service possible and believe that this small increase will allow us to do so.

Thank you for your consideration on this matter, and as always, please contact us if you have any more questions.

Sincerely,

Val Sanders

Val Sanders
President
Econo Waste, Inc.

West Point City Automated Garbage and Recycling Collection and Disposal Agreement

This agreement made and executed this 21st day of February, 2017, by and between West Point City, hereinafter referred to as "City", a municipal corporation of the State of Utah and Econo Waste, Inc, a Utah Corporation, hereinafter referred to as "Collector."

In consideration of the mutual promise contained hereafter the parties agree as follows:

1. **SERVICE** - Collector hereby agrees to collect and dispose of all garbage, recycling, and green waste from residences and businesses in the City upon the following terms and conditions:

   A. Collection of trash and green waste to be on a regular weekly basis.
   B. Collection of general recycling to be on an every other week basis, on the same day of the week as regular collection.
   C. The Collector will provide, maintain, and replace blue, 90 gallon containers to be used for general recycling.
   D. Residents' trash and recycling containers to be placed curbside by 5 a.m. on the collection day.
   E. All garbage and green waste will be transported to the Wasatch Integrated Waste Facility, east of Hill Air Force Base.
   F. For a four month period specified by the City each winter residents may use green waste containers to dispose of regular trash. Collector agrees to transport this waste to Wasatch Integrated Waste Facility and dispose of the materials as directed by the City and/or the Waste facility.
   G. The trucks provided by the Collector shall be modern, sanitary, leak-proof, and suitable for automated collection of garbage. The West Point City Department of Public Works shall approve the type and condition of trucks.
   H. Collector warranties and guarantees that it owns and employs the equipment and personnel necessary to collect and dispose of residential and business waste to the satisfaction of the City.
   I. The Collector shall use care in the handling of garbage cans of West Point City residents and is responsible for paying for the replacements of those cans damaged by the Collector, its employees, agents, or contractors.
   J. The Collector shall collect refuse, lawn trimmings, and weed cuttings weekly contained in automated containers.
   K. The City shall encourage residents not to place dirt, rocks, sod, construction debris, automotive parts, or hazardous waste in automated containers. However, the Collector understands and acknowledges that the violation of this directive is the sole responsibility of the resident violating the directive.

2. **EMPLOYMENT**

   A. Neither the Collector nor any of its contractors, employees, or agents may represent themselves as employees of West Point City. The Collector and its contractors, employees or agents are considered independent contractors.
   B. The Collector shall employ and pay the salaries of its employees in accordance with all applicable federal and state of Utah laws.

C. The Collector certifies that prior to performing any work hereunder it has complied with or will comply with the State of Utah Status Verification System, also known as E-verify, to verify the work eligibility of status of new employees in accordance with UCA Section 63G-12-302.

1. **INSURANCE**

A. The Collector shall provide the following minimum insurance requirements as stipulated in Exhibit A attached.

B. The Collector further agrees to abide by all stipulations and requirements set forth in Exhibit A attached to this agreement.

4. **COMPLIANCE WITH LAW**

A. The Collector agrees to fully comply with all current laws, regulations, and ordinances (federal, state, county, municipal) covering the performance of services defined in this agreement.

B. The Collector agrees to consider recommendations from the City Manager or his/her designee.

5. **FEES and PAYMENT**

A. Trash: City agrees to pay the Collector the sum of $3.20 per month per residence for the first trash can and $1.50 per month per residence for any additional trash can. Collector further guarantees these fees for the period covering the duration of the agreement as stipulated in Section 6 below.

B. Green Waste Recycling: City agrees to pay the Collector the sum of $3.85 per month per green waste recycling can. If participation in the green waste program reaches or exceeds 40%, the City agrees to pay the Collector $3.65 per month per green waste recycling can.

C. General Recycling: City agrees to pay the Collector the sum of $3.65 per month per general recycling can. If participation in the general recycling program reaches or exceeds 70%, the City agrees to pay the Collector $3.45 per month per general recycling can.

D. Gas Fee: City agrees to pay the Collector $0.25 per month per residence for the first trash can. If the average consumer price of fuel for any month exceeds $4.00 per gallon, the City agrees to pay, at the request of the Collector, an additional $0.25 per month per residence for the first trash can in that month.

E. Collector shall invoice the City monthly for services provided. The amount due shall become payable to the Collector not more than 30 days after receipt of the invoice.

F. It is the responsibility of the Collector to inform the City if at any time the City account becomes past due.

G. Collection of business refuse shall be negotiated by the Collector with individual businesses. Nevertheless, fees associated with collection of business waste shall be approved by the City prior to the commencement of service.

6. **DURATION**

A. This agreement shall commence February 21st, 2017 and continue for a period of five (5) years.

B. This agreement may be modified via the mutual cooperation of both the City and the Collector.

C. The City may cancel this agreement for any reason upon 30 days written notice to the Collector.

7. **DEFAULT**

A. Should either party default in any of the covenants or agreements contained herein, the parties agree to come to a resolution via the participation of a professional arbitrator or mediator.

B. Should such become necessary to enforce the tenets of this agreement, the defaulting party shall pay all costs and expenses, including reasonable attorneys fees, associated with the enforcement of this agreement.

8. **ENTIRE AGREEMENT**

A. This agreement represents the entire agreement between the parties and may not be transferred or applied to any other situation, condition, or contractor.

B. This agreement supersedes and replaces all previous agreements, whether verbal or written, between the City and Collector.

EXHIBIT A
INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS FOR
PARTIES CONTRACTING WITH WEST POINT CITY

SERVICE: Residential and Business Garbage Collection and Disposal
DATE: February 21, 2017

Contracting party shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the contracting party, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contracting party's bid.

A. MINIMUM LIMITS OF INSURANCE

Contracting party shall maintain limits no less than:

1. General Liability: $1,000,000.00 combined single limit per occurrence for bodily injury, personal injury and property damage. Broad Form Commercial General Liability is required.

2. Automobile Liability: $1,000,000.00 combined single limit per accident for bodily injury and property damage. "Any Auto" coverage is required.

3. Workers' Compensation and Employer's Liability: Workers' compensation limits as required by the Labor Code of the State of Utah and Employer's Liability limits of $100,000 per accident.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles (5% limit) or self-insured retentions must be declared to and approved by West Point City. At the option of West Point City, either; the insurer may be required to reduce or eliminate such deductibles or self-insured retentions as respects West Point City, its officers, officials and employees; or the contracting party may be required to procure a bond guaranteeing payment of losses and related investigations, claim distribution and defense expenses.

C. NOTICE OF INCIDENT OR ACCIDENT

Contracting party shall agree to disclose to West Point City, all incidents or occurrences of accident, injury, and/or property damage covered by the insurance policy or policies.

D. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

I. General Liability and Automobile Liability Coverages

A. West Point City, its officers, officials, employees and volunteers are to be covered as named insureds as respects: liability arising out of activities performed by or on behalf of the contracting party; products and completed operations of the contracting party; premises owned, leased, hired or borrowed by the contracting party. The coverage shall contain no special limitations on the scope of protection afforded to West Point City, its officers, officials, employees or volunteers. The contracting party shall provide an endorsement to the policy to demonstrate compliance with this provision.

B. The contracting party's insurance coverage shall be a primary insurance as respects West Point City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by West Point City, its officers, officials, employees or volunteers shall be in excess of the contracting party's insurance and shall not contribute with it.

C. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to West Point City, its officers, officials, employees or volunteers.

D. The contracting party's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respects to the limits of the insurer's liability.

II. Workers' Compensation and Employer's Liability Coverage

The insurer shall agree to waive all rights of subrogation against West Point City, its officers, officials, employees and volunteers for losses arising from work performed by the contracting party for West Point City.

III. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party,

reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to West Point City.

E. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Bests' rating of no less than B+: VIII, unless approved by the City Manager

F. VERIFICATION OF COVERAGE

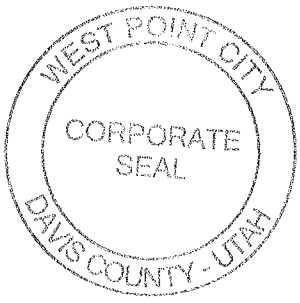
Contracting party shall furnish West Point City with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms provided by West Point City before work commences. West Point City reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time.

G. SUBCONTRACTORS

Contracting party shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written,

WEST POINT CITY CORPORATION



By: _____
Erik Craythorne, Mayor

Dated: February 21, 2017

ATTEST

_____
Casey Arnold, City Recorder

ECONO WASTE, INC.

By: _____
Val Sanders

Dated: February 27, 2017

3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
April 7, 2020

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

Administrative Session
6:00 PM

Minutes for the West Point City Council Administrative Session held via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #935657085 at https://zoom.us/join or by telephone at (669) 900-6833, on April 7, 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 Jerry 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: Visitors able to attend electronically, no sign-in required.

1. **Discussion Regarding Amendments to the Animal Care Contract with Davis County – Mr. Kyle Laws**
Mr. Laws stated that each year, an amendment to the Animal Control Contract with Davis County is adopted to update the fees to be paid. The fees are based on the previous year's calls/usage of animal control services by residents. The fee paid provides full, 24-hour animal care and control services, including the housing and processing of stray animals. In the 2019 calendar year, the City's costs for animal control services was as follows:

   - $37,415.32 for general animal control services
   - $1,339.00 for wild animal calls and services
   - $2,202.80 for the capital projects fund regarding the shelter

   The cost for Calendar Year 2020, based on the usage in 2019, is as follows:
   - $44,746.86 for general animal control services
   - $1,519.25 for wild animal calls and services
   - $2,210.45 for the capital projects fund regarding the shelter

   The total cost for 2020 is $48,476.56, which is an increase from the total cost of $40,957.12 in 2019. The City budgeted $43,000 for 2020, and so the FY2020 will need to be amended to account for the shortfall.

   Mr. Laws noted that the Council had attended an information session and tour of the Animal Shelter earlier in the year, and all were in agreeance that the facility is in need of significant update and repair. The fee paid by the City to the capital projects fund will be used to fund this project. Council Member Petersen stated that in that information session, it was explained that they plan to expand their operations and services offered; he inquired as to whether Staff knew what the impact of this might in terms of fees. Mr. Laws stated that the County has not shared any of that information yet, but as the current Animal Control Contract expires at the end of 2020, those discussions will likely happen later this year. Mr. Laws did note that he recently heard that the current Director of Animal Care, Rhett Nick, is no longer with Davis County, so there is the added factor of a change in management as well.

   Mr. Laws stated that consideration of approval of the Amendment is on tonight's agenda via resolution, and recommended that it be approved. The Council had no further discussion.

2. Discussion Regarding the Sunview Estates Subdivision – Mr. Boyd Davis

Mr. Davis stated that the Sunview Estates Subdivision was recently approved as a PRUD subdivision, located at 100 N 5000 W. It is a 20-acre parcel. They have recently received preliminary approval form the Planning Commission for the entire project, and have now submitted final plans for final approval on Phase I. This phase consists of six lots, with an existing home on Lot 105 that they plan to either remodel or rebuild and use the existing utilities that are already connected to 5000 W. Because of the close proximity of these lots to 5000 W, they are able to connect to the gravity sewer line in 5000 W, so there is no need for a lift station for this phase. All of these lots except for 102 and 103 will face 5000 W; those other two lots will face the new road into the subdivision. Both will have a landscape strip on 5000 W. The Planning Commission will be considering this phase for approval this coming Thursday night and if they receive approval, will come to the City Council for final approval at the next City Council meeting.

Council Member Chatterton inquired as to whether any of the lots directly behind this phase have a possibility of also connecting to the gravity sewer. Mr. Davis responded that the developer has indicated that these lots will have to connect to a lift station and will not be able to connect to the 5000 W line. Council Member Henderson asked for the depth of the second cul-de-sac and also how close to the detention pond the two lots on the south are. Mr. Davis stated that the cul-de-sac is less than the maximum depth of 600 ft., and he estimates that the two lots are between 20 ft. – 30 ft. from the detention pond. Mayor Craythorne inquired as to whether there is a fencing requirement on the lots adjoining the surrounding agricultural property. Mr. Davis stated that City Code requires all lots that are next to agricultural property have chain-link fencing installed. The plans do not show that a fence will be installed around the detention pond, but that it will likely be part of the next phase. Council Member Petersen asked how far back the new subdivision road off of 5000 W will need to be paved in order to qualify for final approval of this first phase, which Mr. Davis answered that it will have to be paved to the west end of the two lots in this phase that will face this road. Council Member Petersen also inquired as to where curb, gutter, and sidewalk will be installed in this part of the project. Mr. Davis stated that the entire phase, including the six lots on 5000 W and the two lots facing the new road will have it installed. Council Member Petersen also questioned how the irrigation system along 5000 W will be affected by this development. Mr. Davis stated that the open-ditch irrigation line runs along the east side, until it crosses over to the west side at the south end of this project. At that crossover point, a new head-gate will have to be installed. This is the only impact of this project on the irrigation water system, which is shown on the plat. Mr. Davis noted that the new lots will connect to the pressurized secondary water system and not the current irrigation ditch.

The Council had no further questions and will await the Planning Commission's recommendation.

3. Discussion Regarding the Emergency Paid Sick Leave Policy – Ms. Casey Arnold

Ms. Arnold explained that with the passing of the Families First Coronavirus Act on March 18, 2020, and Utah's Stay Safe, Stay Home directive, West Point City must add to our Personnel Policies & Procedures a policy regarding the availability and use of emergency sick leave. Ms. Arnold stated that due to the Act already in effect and the time-sensitivity of the situation, this proposed policy is on the Agenda in tonight's General Session for consideration of approval.

Ms. Arnold summarized the main points of the Act and the proposed Emergency Leave Policy for West Point City:

The FFCRA is effective April 1, 2020 through December 31, 2020, with two different parts that affect the City and its employees; emergency paid sick leave and expansion of FMLA benefits. Emergency paid sick time is paid either at 100% of employee rate or at 2/3 rate depending on why it is being used. Once hours are used, an employee's emergency sick leave will be terminated. No employee is entitled to these hours, nor do they roll over. These will not be added to accrued leave balance. This is for emergency COVID-19 only and employees have to meet the criteria to use it. Emergency sick leave hours may not be donated these hours. The FFCRA requires that sick leave or expanded family and medical leave must be provided to employees for specific reasons related to COVID-19. These reasons and entitled emergency leave rights are as follows:

- *Two weeks (up to 80 hours) of paid sick leave at the employee's* ***regular rate of pay*** where the employee is unable to work because the employee is quarantined (pursuant to Federal, State, or local government order or advice of a health care provider), and/or experiencing COVID-19 symptoms and seeking a medical diagnosis; or
- *Two weeks (up to 80 hours) of paid sick leave at* ***two-thirds the employee's regular rate of pay*** because the employee is unable to work because of a bona fide need to care for an individual subject to quarantine (pursuant to Federal, State, or local government order or advice of a health care provider), or to care for a child (under 18 years of age) whose school or child care provider is closed or unavailable for reasons related to COVID-19, and/or the employee is experiencing a substantially similar condition as specified by the Secretary of Health and Human Services, in consultation with the Secretaries of the Treasury and Labor; and
- *Up to an additional 10 weeks of paid* ***expanded family and medical leave*** *at* ***two-thirds the employee's regular rate of pay*** where an employee, who has been employed for at least 30 calendar days, is unable to work due to a bona fide need for leave to care for a child whose school or child care provider is closed or unavailable for reasons related to COVID-19.

Ms. Arnold noted that West Point City is a covered employer under the regular FMLA provisions, however, none of our employees are considered eligible or entitled to any FMLA rights due to the exemption that the City employs less than 50 people within a 75-mile radius. However, the FFCRA expands this particular FMLA provision to include ALL employees under covered employers, waiving the '50 within 75' requirement (as long as they have been employed for at 30 days). Ms. Arnold also clarified that the first 10 days in which leave is taken under the expanded FMLA provision is unpaid, although the employee may use the emergency sick leave provided in the FFCRA or their accrued vacation or sick leave. After those 10 days, the employee will be compensated at 2/3 of their hourly wage and can take up to 12 weeks if necessary. These 12 weeks are a total of how many hours an employee would have worked in a 12-week time period; they can 'spread out' that total until December 31st of this year.

Ms. Arnold reiterated to the Council the following takeaways:

- West Point City is open for business. The focus for the foreseeable future is on delivering essential services without interruption and supporting the nation, state, and county COVID-19 response. City employees are expected to continue to do their jobs and support these functions. Staff has taken steps to offer telecommuting (work from home) options for eligible positions.

- West point city is also committed to ensuring the safety and wellbeing of our employees and their families. Keeping employees safe and healthy enables the city to have the personnel and resources available to continue to deliver essential services and serve residents.

- The use of emergency paid sick leave will rely heavily on the honor system. We expect those that can work, will work and will follow the safety guidelines and agreements that have been put in place. We expect those that are ill to do what is necessary to get better and that this leave be used to reduce the risk for other employees.

The Council thanked Ms. Arnold and Staff for their work in reviewing the FFCRA and creating the proposed policy. There was no further discussion.

4. Other Items

Mr. Laws informed the Council on how the City is responding to COVID-19 and directives that have been put into place. The Public Works Department has been split into two separate crews to reduce the risk of exposure of the entire Department; the two groups meet in different areas, complete separate projects/duties, etc., while also practicing social distancing and cleanliness guidelines between group members. Telecommuting guidelines have also been put into place for those employees that have elected to or are required to work from home in an effort to reduce the number of people in the workplace. Currently, Ms. Arnold is telecommuting, as well as the City Planner and City Treasurer. The City Code Enforcement Officer and Recreation Coordinator have also been telecommuting in-part, and the Community Relations Specialist will also begin telecommuting this week. The company that is contracted to clean City Hall has also been trained on cleaning procedures specifically related to COVID-19, giving extra focus to specific areas and using special cleaning solutions. The Staff that is in the office also does regular sanitizing of work areas. Mr. Laws also noted that as many meetings as possible have been held electronically.

Mayor Craythorne stated that the decisions that have been made to close the park restrooms, playgrounds, basketball courts, etc., have been made through directives and suggestions given from the Davis County Health Department and done collectively with surrounding cities. Suggestions have also been given to avoid certain areas within the County who are seeing a high rate of cases. Mr. Laws shared with the Council the Davis County Health Department's online dashboard, which shows a map of the different zip codes within the County and the number of cases per 100,000. The Mayor stated that the Davis Landfill has also been closed to residential drop-off for the time being, though it may reopen with different restrictions/guidelines so that residents are able to complete their regular spring clean-up of their yards and homes; there is not a lot of redundancy in the landfill positions, and so time is needed to take steps to protect their essential employees.

The Council and Staff discussed the current COVID-19 situation and all the surrounding factors and information.

The Administrative Session adjourned.

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3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
April 7, 2020

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

General Session
7:00 PM

Minutes for the General Session of the West Point City Council held via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #935657085 at https://zoom.us/join or by telephone at (669) 900-6833, on April 7, 2020 at 7:00 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 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: Visitors able to attend electronically, no sign-in required.

1. **Call to Order –** Mayor Craythorne welcomed those attending the electronic meeting.
2. **Pledge of Allegiance –** excluded due to meeting being held electronically
3. **Prayer –** excluded due to meeting being held electronically
4. **Communications and Disclosures from City Council and Mayor**

   Council Member Kent Henderson – The Mosquito Abatement District Davis will be holding an electronic meeting this coming Thursday.

   Council Member Dawson – None

   Council Member Chatterton – None

   Council Member Petersen – The North Davis Fire District, as first responders, have done a great job in preparing themselves to be able to continue responding to emergencies and serving our community through the COVID-19 pandemic. He expressed his appreciation to them for being on the frontline. He also thanked Staff for their efforts in keeping City employees safe while still serving residents.

   Council Member Judd – None

   Mayor Craythorne – Expressed his appreciation to Council and Staff for their patience and willingness to conduct and participate in these electronic meetings, which will likely be the "new norm" for the foreseeable future. The Mayor also noted that both 300 N and 800 N are currently under construction and there are detours through the areas.

5. **Communications from Staff**

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Mr. Laws stated that the City's Easter Egg Hunt was cancelled, leaving 23,000 eggs not being put to use. The City's Community Relations Specialist, Shelby Sargent, came up with the idea of using the eggs for "Easter Egg Hunt Kits" that families could pickup through a drive-thru to take home for their own egg hunt. The Davis County Health Department thought it was a great idea and approved the event. Using the supplies planned for the Easter Egg Hunt, Staff put together almost 250 individual kits. The drive-thru went through the Monticello Academy parking lot in order to keep the traffic off of 300 N and only one kit was allowed per vehicle. Mr. Laws stated that within 23 minutes, all 250 kits were distributed, and there were many "thank you's" and happy faces. The Council appreciated Staff for putting that together and thanked them for providing some happiness to West Point families.

Mr. Laws also noted that for now, the annual Spring Clean-Up has been postponed until sometime in May, and be held in conjunction with the "Take Pride in West Point Day" which will focus this year on residents taking pride in their individual yards and homes as a way of also taking pride in West Point. This is a tentative plan at this point and is dependent on the changing COVID-19 situation and restrictions.

6. Citizen Comment

None

7. Consideration of Approval of the Minutes from the January 10th – 11th West Point City Council Visioning Session

Council Member Judd motioned to approve the January 10th – 11th West Point City Council Visioning Session Minutes
Council Member Chatterton seconded the motion
The Council unanimously agreed

8. Consideration of Approval of the Minutes from the March 3rd, 2020 West Point City Council Meeting

Council Member Dawson motioned to approve the March 3rd West Point City Council Meeting Minutes
Council Member Petersen seconded the motion
The Council unanimously agreed

9. Proclamation of Sexual Assault Awareness Month – Mayor Erik Craythorne

Mayor Craythorne stated that he was approached by representatives from the Safe Harbor organization of Davis County, encouraging West Point to declare April 2020 as Sexual Assault Awareness Month in West Point City. The Mayor feels that this is an important issue in our community and recited the following Proclamation:

WHEREAS, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of West Point City; and

WHEREAS, Rape, sexual assault, and sexual harassment impact our community as seen by statistics indicating that one in five women will have experienced sexual assault by the time they complete college; and

WHEREAS, We must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

WHEREAS, Staff and volunteers of anti-violence programs in our community encourage every person to speak out when witnessing acts of violence however small; and

WHEREAS, With leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in West Point City through prevention, education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, West Point City strongly supports the efforts of national, state, and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

NOW THEREFORE, BE IT RESOLVED, that I, Erik Craythorne, Mayor of West Point, Utah, along with the West Point City Council, do hereby proclaim April 2020 as West Point City Sexual Assault Awareness Month. In Witness Thereof: I have caused the Seal of West Point City, Utah to be affixed on this 7th day of April, 2020.

The Council supported the Mayor's Proclamation.

10. Consideration of Approval of Resolution No. 04-07-2020A, Adopting the Emergency Leave Paid Policy of West Point City's Personnel Policies and Procedures – Ms. Casey Arnold

Ms. Arnold stated that this item was discussed in the previous meeting, and this Resolution will adopt the Emergency Paid Leave Policy of West Point City's Personnel and Procedures, which policy is in accordance with the Families First Coronavirus Response Act passed by Congress. The Emergency Paid Leave Policy will only be in effect from April 1st to December 31st of this year. The Council had no further discussion.

Council Member Petersen motioned to approve Resolution No. 04-07-2020A
Council Member Henderson seconded the motion
The Council unanimously agreed

11. Consideration of Approval of Resolution No. 04-07-2020B, Amending the Interlocal Agreement with Davis County for Animal Control Services in West Point City – Mr. Kyle Laws

Mr. Laws stated that this amendment to the Interlocal Agreement was also discussed in the previous meeting, and sets the fees for animal control services for the new year. In accordance with the Interlocal Agreement, each year's charges are based on the previous year's usage of Animal Care & Control by our residents. The fee paid by the City provides full 24-hour animal care and control services, including the housing and processing of stray animals. The City's costs will either increase or decrease based on the number of calls received the previous year. The breakdown of the 2019 costs and the new costs for 2020 are as follows:

	2019	*2020*
General Animal Control Services:	$37,415.32	$44,746.86
Wild Animal Calls & Services:	$1,339.00	$1,519.25
Animal Shelter Capital Projects Fund:	$2,202.80	$2,210.45
Total:	***$40,957.12***	***$48,476.56***

The Council had no further discussion on this year's amendment to adopt the 2020 fees for animal service.

Council Member Henderson motioned to approve Resolution No. 04-07-2020B
Council Member Chatterton seconded the motion
The Council unanimously agreed

12. Consideration of Approval of Resolution No. 04-07-2020C, Approving a Postponement Agreement between Kaleb Galbraith and West Point City for the Installation of Street Improvements at 2691 W 300 N – Mr. Boyd Davis

Mr. Davis stated that both this and the following item are regarding the same property and will present both simultaneously. The property has already been rezoned to R-2 and consists of 1/3 acre. On the south side of 300 N, there is no curb, gutter, or sidewalk that currently exists. Because of this, Staff recommends that a Postponement Agreement be approved for these improvements until the surrounding properties are developed. If approved, the Postponement Agreement would be recorded

on the property by the Davis County Recorder's Office, allowing it to be in effect and enforceable regardless of a change in ownership. Mr. Davis noted that the two houses built to the west of this property also entered into a postponement agreement for curb, gutter, and sidewalk.

The Council had no further discussion. (Motion made after Item 15)

Council Member Petersen motioned to approve Resolution No. 04-07-2020C
Council Member Chatterton seconded the motion
The Council unanimously agreed

13. Consideration of Final Approval of the Red Fox Ranch Estates Subdivision – Mr. Boyd Davis

The Council had no other discussion than what was discussed with the previous item.

Council Member Chatterton motioned to approve the Red Fox Ranch Estates Subdivision
Council Member Petersen seconded the motion
The Council unanimously agreed

14. Consideration of Approval of Ordinance No. 04-07-2020A, Amending Section 15.15.120 of the WPCC Code Regarding Accessory Buildings – Mr. Boyd Davis

Mr. Davis stated that the proposed amendments to the Accessory Building Standards focus on five different items, which are listed below with their respective changes:

1. *Design standards for accessory buildings in side yards.*
   - Accessory buildings in the side yard must follow the same brick rule as the house
   - Exception for buildings that are under 200 sq. ft. and 10 ft. behind the front plane of the house.
   -No fence is required.

2. *An updated definition of "front yard"*
   -Accessory building must meet design standards unless it is 10' behind the "front yard depth", which is defined as 10 ft. behind the front of the house.
   -The "front yard" means an open, unoccupied area extending across the full width of the lot and measured perpendicularly from the front lot line and having, at no point, a depth of less than the minimum required setback distance

3. *Reduced setback between an accessory building and the principle structure.*
   -The house and the accessory building shall be separated by a minimum of 5 ft. rather than 10 ft.

4. *Regulations for temporary structures.*
   -Must adhere to the same rules as all other accessory buildings
   -Not allowed in the side yard unless they are 10 ft. behind the front plane of the house and meet all setback requirements.
   -Pergolas, arbors, trellises, or similar structures are exempt and setbacks do not apply.
   -Shipping containers, semitrailers, or similar structures are not allowed to be used as an accessory structure anywhere on the property.

5. *Modified rules for administrative approval.*
   -If less than 1,200 sq. ft. or if it occupies less than 15% of the lot, an accessory building can be approved by Staff. This was previously only if it was less than 1,000 sq. ft.

With these amendments, Staff recommends approval.

a. Public Hearing

Brad Lee – 644 N 2750 W: Mr. Lee stated that he agrees with the amendments as proposed.

Council Member Dawson motioned to close the Public Hearing

Council Member Chatterton seconded the motion
The Council unanimously agreed

The Council had no further discussion and thanked Staff and Planning Commission for their work on these amendments to the Accessory Building Standards.

b. Action

Council Member Petersen motioned to approve Ordinance No. 04-07-2020A
Council Member Henderson seconded the motion

Roll Call:
Council Member Chatterton – Aye
Council Member Dawson – Aye
Council Member Henderson – Aye
Council Member Judd – Aye
Council Member Petersen - Aye

The Council unanimously agreed

15. Consideration of Approval of Ordinance No. 04-07-2020B, Amending Section 17.35 of the WPCC Code Regarding the PRUD Overlay Zone – Mr. Boyd Davis

Mr. Davis stated that amendments to the PRUD Overlay Zone have been discussed in multiple meetings by the Planning Commission and the City Council. A draft ordinance reflecting those discussions has been created and contains the following amendments.

1. *List of amenities for bonus density*
   - Density points will no longer be given for the following amenities:
     - Entrance signs
     - Landscaped front yards
     - Drought tolerant plants
     - Themed lighting
     - Architectural theme
     - Building materials
     - Three-car garages

2. *Open Space/Park Space Definition*
   - Open space areas shall not include areas that are occupied by buildings, lots, structures, parking areas or streets.
   - Does not include area between buildings and outside of platted lots and building pads unless it is part of an approved pedestrian circulation plan and at least 18 ft. in width
   - Does not included the front, rear, and sideward setbacks.
   - Does not include paved areas such as driveways, streets, and private sidewalks.
   - Open space has to be improved landscaping, including grass and sprinklers
   - Park space has to include playground equipment, picnic tables, etc.

3. *Open Space Qualification Calculation*
   - To qualify as open space:
     - A minimum of 5% of the gross area of developments under 10 acres must be dedicated as open space.
     - A minimum of 2% of the gross area of developments under 10 acres or larger must be dedicated as open space.

   - Bonus density points awarded according to the following schedule (up to 10%):
     - Developments < 10 acres / Developments > 10 acres

Developments < 10 acres		Developments > 10 acres	
% of Park Space	*Bonus Density*	*% of Park Space*	*Bonus Density*
5%	5%	2%	5%
6%	6%	3%	6%
7%	7%	4%	7%
8%	8%	5%	8%
9%	9%	6%	9%
10%	10%	7%	10%

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The Council discussed these amendments with Staff and the Mayor opened the item for public hearing.

a. Public Hearing

No comments

Council Member Petersen motioned to close the Public Hearing
Council Member Henderson seconded the motion
The Council unanimously agreed

b. Action

The Council had no further discussion.

Council Member Chatterton motioned to approve Ordinance No. 04-07-2020B
Council Member Dawson seconded the motion

Roll Call:
Council Member Chatterton – Aye
Council Member Dawson – Aye
Council Member Henderson – Aye
Council Member Judd – Aye
Council Member Petersen - Aye

The Council unanimously agreed

16. Motion to Adjourn the General Session

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

_____ May 1st, 2020
ERIK R. CRAYTHORNE, MAYOR

_____ May 1st, 2020
CASEY ARNOLD, CITY RECORDER

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