

WEST POINT CITY COUNCIL MEETING
3200 West 300 North
May 17, 2011
5:30 P.M.

Minutes for the administrative session and regular West Point City Council Meeting held at the West Point City offices at 3200 West 300 North, West Point, Utah, with Mayor Pro Tem Gary Petersen presiding.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Pro-Tem Gary Petersen, Councilman Kent Henderson, Councilman Roger Woodward, and Councilman Jerry Chatterton

CITY EMPLOYEES PRESENT: City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, City Recorder Amy Jensen, Public Works Manager Paul Rochell, Community Affairs Assistant Jolene Kap, and Recreation Director Kelly Ross

EXCUSED: Mayor Craythorne and Councilman Andy Dawson

VISITORS: None

ADMINISTRATIVE SESSION

1. Woman of Honor & Grand Marshall Selection Process

Mrs. Jolene Kap said the process for choosing the Woman of Honor and Grand Marshall in the past has simply been who received the most nominations, not necessarily the most qualified. This year she would like to propose an application that would ask for specific acts of service or deeds that would be worthy of the appointment. She would like a committee formed to examine the applications and decide on the winners. It would include 2 staff members and a Council Member. She would like the Council to suggest names for the Grand Marshall and decide together.

Councilman Woodward asked how to acquire names for the Grand Marshall.

Mrs. Kap said that citizens could also nominate people for the Grand Marshall and then the Council could decide at a meeting. She suggested putting an article in the newsletter and something on the marquee.

Councilman Chatterton said the Council has not been involved in the Grand Marshall selection in the past; it has been the Mayor's selection.

The whole Council and Staff think this is a good idea.

Mrs. Kap will make copies of the applications and put them in the Councilman's boxes so they get them as soon as possible.

Mr. Hill wondered if a Councilman wanted to be on the committee, or if all Council members wanted to be involved.

Councilman Petersen said emails would be convenient.

Councilman Woodward asked if a woman has to be nominated to be the Woman of Honor.

Mrs. Kap said yes.

Mr. Hill said emails may take a lot of writing and not enable a good discussion. He wondered if the nominations can be emailed and then have a discussion following.

Councilman Woodward suggested that there be another committee member, perhaps a woman resident.

Mrs. Kap said that would be great.

The group decided an application would be created for the Grand Marshall nomination as well.

2. Buffering Requirements on Commercial Property

Mr. Boyd Davis said the Planning Commission has been revising the buffering standards on commercial property. Buffering standards were added to the code about a year ago, and the idea behind the requirement provides protection between a big box store and a residential area. Landscaping is also required to provide a visual barrier between the two. He said a project has been proposed for the City that would include a gas station, so the Planning Commission wants to finalize the requirement. Under the current guideline they would be required to have a 35 foot buffer. The Planning Commission has made the recommendation that the buffer be smaller on properties that are 2 acres or less. The proposed gas station will sit on 1.6 acres. The Planning Commission would recommend a 10 foot barrier on this project, and all within those guidelines, with the possibility of requiring a better fence. Maybe even a rock wall.

Councilman Chatterton asked what the Family Tree Assisted Living Center has as a buffer.

Mr. Davis said he was not sure, but the buffer requirements were not in place at that time.

Councilman Chatterton said he was just trying to visualize that size of buffer. Other projects going in will benefit from a smaller buffer if the property is small. He also wondered if the Fire Department had any regulations that would help to define the size. Do they need a specific area to get around buildings?

Mr. Davis said they have not reviewed the site yet, but he is sure they will check everything out and let the City know.

Councilman Petersen said the City does not want to be too rigid, but gas stations and convenience stores are on large sites with large access around the site. He wondered if the lot is too small for the gas station wanting to build.

Councilman Chatterton said a gas station in Syracuse is on a plot this size.

Councilman Henderson said some of them have a larger lot because they have a drive through.

Mr. Davis said the proposed plans do not show a drive through.

There was another one mentioned in Syracuse that would be very similar to this one. It sits well on the lot.

Councilman Woodward wanted to know how big just the store is.

Mr. Davis will figure it out. He said one caution is to limit their thinking to it being just a gas station while they are considering the buffering size. The store could be many things. Mr. Davis also said the Planning Commission suggested requiring a large rock wall between the business and residents of six feet.

Councilman Petersen wondered if the code could allow some leniency like the Planning Commission has the right to reduce the buffering size.

Mr. Davis said he felt like the Planning Commission would handle the situation by telling the builder they would allow the 10 foot buffer if the contractor did another feature better or an additional item.

Mr. Hill said if a commercial developer comes in tomorrow to request a building permit, he will be required to do a 35 foot buffer, unless they go through a conditional use permit process and at that point they can request the reduction.

The Council felt more comfortable with this clarification. It gives the Planning Commission the chance to look at the business closely and allow the reduction if it will be a good fit.

Councilman Petersen wondered if there could be a small change to the code that read "the Planning Commission could require other enhancements as they see fit".

The Council and Staff said it was a good idea.

Mr. Davis said the City Planner will write up the code they have suggested and Mr. Davis will present it at a future meeting.

Councilman Petersen added that Mr. Davis should check with the Fire Department to see if they have any size regulations for the buffering around businesses.

3. Budget Discussion

Mr. Gary Hill said tonight he planned to discuss final direction on the operating budget options which include the Employee Pay Plan and the Capital Improvement Plan (CIP). He said the Employee Pay Plan has been in the works for about a year and a half. The economy last year kept the Plan from being able to move forward. The year Mr. Hill is recommending some changes to position pay based on the market study. At the last meeting the question came up whether Mr. Hill was suggesting market based increases, or COLA raises. Mr. Hill said his suggestions are based on market compared increases, or merit increases. He said every other year he would recommend the COLA raise. He feels if the Staff watches the market every 2 years, they will stay competitive.

Mr. Hill said the last things to discuss regarding operating costs are in administration. He suggested adding to the fund for donations to the high school and other city organizations, fireworks (it was very difficult to get donations for fireworks), the municipal election, the ULCT membership went up and the police contract with Davis County has gone up 5%. In the Public Works budget, and additional \$10,000.00 needs to be added for water meter replacements.

Councilman Chatterton asked if the \$10,000.00 will allow for extra money in the fund, or if we really anticipate that much needed for replacements. And what is the warranty from the company.

Mr. Paul Rochell said when the department changed from touch read to radio read they only changed the electronic device on top, not the whole meter. Most of the meters are reaching the 10 year warranty point and need to be replaced, so the money will be used to replace the older type with the new technology. This amount won't do all of the meters but this will be a start to eventually replace them all. Mr. Rochell said eventually the radio will need to be upgraded as well.

Mr. Hill said \$5,000.00 was added to the sewer infiltration project, \$62,500.00 in the waste fund for the green waste program, which has offsetting revenue. In recreation the staff suggests varied increases for equipment. There has been savings in the recreation fund with a reduction in costs associated with renting the school gym for basketball games. Finally, the staff suggests increasing the interfund transfers back to the general fund from the waste fund and from the water fund.

Councilman Petersen asked about the \$20,000.00 the City saved in refinancing the building.

Mr. Hill said the number shown is the new amount owed.

GENERAL SESSION

Visitors: Anthony Lamb, Katelyn Davidson, Brandy Moran, Jesus Elguea, Ron Cooper, Matt Delgado, Jacob Rabe, Lindsey Johnson, Haleigh Hamilton, Curtis Seeds, Josh F, Lyndsie Adams, Kyle Joseph, Josh Gutierrez, Jeremy Zoolakis, Brandon Weathers, Mitsuki Solira, Marcus Nelson, Lauren Kumka, Robert Estrada Jr, and Ausitn Camper

Excused: Mayor Erik Craythorne, Councilman Andy Dawson

1. CALL TO ORDER
2. PLEDGE: Repeated by all
3. PRAYER: Councilman Jerry Chatterton
4. COMMUNICATIONS AND DISCLOSURES FROM CITY COUNCIL AND MAYOR

Councilman Henderson had no comments.

Councilman Woodward had no comments

Councilman Chatterton said the Davis Mosquito Abatement District has started to spray to kill mosquitoes, but the very rainy spring we have had is keeping them from doing more. They are always available to spray for a special event such as a wedding or outdoor party.

Mayor Pro-Tem Petersen had no comments.

5. COMMUNICATIONS FROM STAFF

There were no comments.

6. CITIZEN COMMENT

There were no comments.

7. MISS WEST POINT TAYLOR HODGES & JUNIOR MISS WEST POINT KATELYN DAVIDSON TO ADDRESS THE COUNCIL

Miss Katelyn Davidson said she wanted to thank the Council for the support they give the Miss West Point program. She knows the program gives girls in West Point the chance to discover who they are. During the last year she has done several service projects. She has also performed for the Senior lunch, helped with the Halloween Carnival, and Fire Station Open House.

Miss Taylor Hodges said she enjoyed being involved in the 4th of July activities, the 75th Anniversary and the time capsule the City created, and helping with the Sub for Santa event. She said the most touching moment was dropping off the items to the family on Christmas.

The Council thanked the royalty for being good examples and promoters of service this year.

8. RESOLUTION 05-17-2011A APPOINTING CURTIS SEEDS TO THE WEST POINT CITY PLANNING COMMISSION

Mayor Pro-Tem Petersen introduced Mr. Curtis Seeds to the audience.

Councilman Woodward made the motion to appoint Mr. Curtis Seeds to the West Point City Planning Commission.

Councilman Henderson seconded it.

Councilman Chatterton said he is grateful for Mr. Seeds accepting the appointment to the Planning Commission and he knows he has many talents that will help the Commission and the City.

All voted aye.

9. CONSIDERATION OF THE FY 2011 AMENDED AND FY 2012 ANNUAL BUDGET FOR WEST POINT CITY AND ITS RELATED AGENCIES

Mr. Gary Hill said this has been discussed for several weeks with the Council. He is asking the Council to continue the Public Hearing until the next meeting.

Mayor Pro-Tem Petersen opened the public discussion.

There were no comments.

Councilman Woodward made the motion that the Council continues the Public Hearing until the next meeting.

Councilman Chatterton seconded it.

All voted aye.

10. RESOLUTION 05-17-2011 TO ADOPT THE STORM DRAIN CAPITAL FACILITIES PLAN

Mr. Boyd Davis said the Capital Facilities Plan is a document that outlines all of the storm drains in the City that will need to be constructed from now until the City is completely built out. The map he had shows several projects that are numbered with dollar amounts. The Council's only concern has been regarding regional detention areas. Mr. Davis said money has been added to the project for these detention ponds.

The next step in the process if the Council approves the plan tonight is to complete an impact fee analysis.

Mayor Pro-Tem Petersen opened the Public Hearing.

There were no comments.

Councilman Henderson made the motion to close the Public Hearing.

Councilman Woodward seconded it.

All voted aye.

Mayor Pro-Tem Petersen asked if the money set aside for retention ponds would make one every 6 years.

Mr. Davis said the total amount needed, not knowing exactly how many ponds would be needed and where, they estimated the amount. He said there is allowance to spend more if needed.

Councilman Woodward made the motion to approve Resolution 05-17-2011 to adopt the Storm Drain Capital Facilities Plan.

Councilman Chatterton seconded it.

All voted aye.

11. ORDINANCE 05-17-2011 TO REGULATE THE USE OF AMPLIFIED SOUND OR MUSIC IN CITY PARKS

Mr. Boyd Davis said that any amplified music at the parks will require a permit. The music cannot exceed 80 decibels when measured 100 feet away from the source. This is the same standard in other cities, and can be modified if needed. City sponsored events are exempt from this requirement.

Councilman Chatterton made the motion to approve Ordinance 05-17-2011 to regulate the use of amplified sound or music in city parks.

Councilman Woodward seconded it.

Mrs. Jensen called roll.

Councilman Chatterton voted yes.
Councilman Woodward voted yes.
Councilman Henderson voted yes.
Mayor Pro-Tem Petersen voted yes.

12. APPROVAL OF MINUTES FROM APRIL 19, 2011 CITY COUNCIL MEETING

Councilman Woodward mentioned that there was a small misspelling on the first page. He made the motion to approve the minutes as amended.

Councilman Henderson seconded it.

All voted aye.

13. MOTION TO ADJOURN

Councilman Chatterton made the motion to adjourn at 7:26 pm.

Councilman Woodward seconded it.




ERIK CRAYTHORNE,
MAYOR


AMY JENSEN,
CITY RECORDER