

WEST POINT CITY COUNCIL MEETING
3200 West 300 North
June 21, 2011
6:00 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 Erik Craythorne presiding.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Erik Craythorne, Councilman Gary Petersen, Councilman Kent Henderson, Councilman Jerry Chatterton, and Councilman Andy Dawson

CITY EMPLOYEES PRESENT: City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, City Recorder Amy Jensen, and Public Works Manager Paul Rochell

EXCUSED: Councilman Roger Woodward

ADMINISTRATIVE SESSION

1. BUDGET DISCUSSION

Mr. Gary Hill said tonight there are a couple of items that he wants to ask the Council about. At the last meeting Mr. Hill talked about creating a vehicle replacement project. The staff has worked with him and there would be 4 revenue sources. They would replace funding for the 800 N project, which was \$60,000.00 in general fund money, and use street impact money there. In 2012 the staff recommends putting \$10,000.00 from general fund surplus to replace more equipment. Other changes are outlined on the handout he provided.

Councilman Chatterton asked how large the mower was the employees use at the parks. He wondered if it is as large as the school district use.

Mr. Paul Rochell said it is a little smaller than the school districts'. It is a 12 foot model.

Councilman Chatterton wondered if the City should get a larger one.

Mr. Rochell said it would be a possibility. They bought the one they have from another city when it was 3 years old to save money.

Mr. Hill said it is important to stay up with equipment, so he is focusing on replacing some of them through the next few years. He recommends delaying the replacement of Bingham Park's trail so that money can be used sooner for equipment.

There was more discussion on specific pieces of equipment that need to be replaced and the time frame for them.

Mr. Hill said the budget will be looked at each year, and the priorities will be evaluated.

Councilman Petersen asked if it is really \$15,000.00 to replace the trail at Bingham Park.

Mr. Rochell said asphalt will need to be removed and replaced, so it will be at least that much.

Mr. Hill said we have \$50,000.00 to put towards the landscaping on the new road being built next to 200 S. The City could use some of that for Bingham Park rather than delaying it.

The Council feels there are some safety issues with the trail so they will talk more about it in the near future.

Mr. Rochell said to replace the mower they have will be anywhere from \$29,000.00 to \$38,000.00 dollars.

Mr. Hill thinks they will be able to do it.

Mr. Hill said he is proposing that the Council adopt the fee schedule tonight and the property tax rate that has not changed, the final budget, and the budget for the CDRA. He also mentioned that Davis County has asked the City to let them run the election for us this year. The more Cities' that participate the less the cost is. When we looked at their bid, we realized their cost was very close to what we had budgeted without their help, so the staff would like to have them assist us.

The Council was in agreement with this.

2. LAND DRAIN DISCUSSION

Mr. Boyd Davis said the staff has been talking about updating the code regarding land drains. This year has brought a lot of concerns with the high water table, and a lot of flooding. The staff would like to be more proactive as homes and businesses are built. Mr. Davis said there are 2 main components of a land drain. First there is surface drainage, and second sub-drainage which includes the lateral pipes to houses, foundation drains, and sump pumps. The surface drainage has already been addressed by the Council a few years ago when they required yards to have drains in certain areas of the City. Mr. Davis said the property owners are left on their own once their house is built to deal with nuisance water, and then the City is called because they don't know what to do. Bartholomew Lane subdivision is required to have them and they are working well. One issue that comes up is who owns the pipes.

Councilman Dawson said that there can be a problem with sump pumps linking to the sewer. If the pumps can be linked to the storm drain up front it will solve a lot of problems down the road.

Mayor Craythorne said the land drains can be a problem when one gets plugged.

Mr. Davis said a study can be done to show the elevation of each subdivision, and from that the staff can decide what type of drain will work the best. It is the homeowner's responsibility to shape their yard to drain properly.

Councilman Chatterton asked who will be the person to provide the information on elevation.

Mr. Davis said it will be up to the builder and homeowner.

The next issue Mr. Davis wants to address tonight is sub-surface drainage. He said the code does address sub-surface drainage but he would like to define it better. He feels there are 3 sections of responsibility. The City's, the developers, and the home owners. The Planning Commission feels these can be easily added to the code.

Land drains are just like a sewer system and they run from man hole to man hole. They are made out of heavy duty PVC pipe. They have a standard location in the street. There is also a lateral connection. The first step in a development is for the developer to submit a geo-tech report that will show the ground water table and a recommendation for the depth of the basement. This is already a requirement in the code. The developer is also required to install a land drain and surface drains, and rough grade the lot so it drains. The staff and Planning Commission would like to require a drain plan with each building plan that is turned in. The builder will be required to install a sump pump, or at least the basin where it could go in the future, and connect to the land drain lateral. Also the builder would be required to install a surface drain in the backyard and the final grading.

Councilman Chatterton asked how we make sure a homeowner knows to install a sump pump.

Mr. Davis said the City needs to communicate with the developer and homeowner. He would like to draw up a map that shows where basements are not even allowed in the City because of the water table. A geo-tech report will show everything the builder and City needs to know about the water tables and soil conditions.

Mayor Craythorne added that geo-tech studies are very conservative with their information. They take many years into consideration before they say a basement will be ok in a certain area.

The Council felt they need to define what a basement is, or how far it can be dug. There are types of homes with basements that do not dig down more than 18 inches. They bring in dirt to fill in the front yard, and the basement is ground level. The staff will work on this.

GENERAL SESSION

Visitors: Suzanne Newey & Alex Newey

Excused: Councilman Roger Woodward

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

Councilman Chatterton had no comments.

Councilman Dawson had no comments.

Councilman Petersen had no comments.

Councilman Henderson had no comments.

Mayor Craythorne said he wanted to thank those who helped with the Miss West Point Pageant this last week. Miss Peyton Soel won Miss West Point and Miss Jaclyn Detamore won Junior Miss West Point. He also reminded everyone of the 4th of July activities coming up.

5. COMMUNICATIONS FROM STAFF

Mr. Gary Hill said Krispy Kreme donuts will give the City 40 dozen donuts to hand out on the morning of the 4th while people wait for the parade to start. He asked if any of the Councilmen wanted to volunteer to hand them out.

Councilman Petersen, Chatterton, Henderson, and Dawson said they would be happy to help.

Mr. Hill said that the committee has discussed the long line for the dinner and they think they have figured out a way to keep it short. Everything else is running smoothly for the day's events.

Mr. Hill asked the Council if they would like to cancel the meeting on the 19th of July due to the holiday on the 24th and a light meeting agenda.

The Council was in agreement with cancelling it.

Mayor Craythorne asked the Councilmen if they all plan to ride in cars for the parade. They all plan to be there except Councilman Woodward, who will be in charge of the parade and day's activities.

6. CITIZEN COMMENT

There were no comments.

7. RECOGNITION OF PLANNING COMMISSIONER JAKE SHEPHERD

Mayor Craythorne said the Planning Commission wanted to recognize Jake Shepherd for all of his hard work while he served on the Commission. He was a member for 2 years. During his time of service there were 10 ordinance changes and also 9 subdivisions that received final approval.

8. CONSIDERATION OF RESOLUTION 06-21-2011 ADOPTING A SCHEDULE OF FEES FOR WEST POINT CITY

Mr. Gary Hill said there are just a few fees changing that the Council has been informed of.

Councilman Petersen made the motion to adopt the schedule of fees for West Point City.

Councilman Henderson seconded it.

All voted aye.

9. CONSIDERATION OF RESOLUTION 06-21-2011A ADOPTING THE 2011 PROPERTY TAX RATE FOR WEST POINT CITY

Mayor Craythorne opened the public Hearing.

A. PUBLIC HEARING

There were no comments.

Councilman Dawson made the motion to close the Public Hearing.

Councilman Petersen seconded it.

All voted aye.

B. ACTION

Councilman Chatterton made the motion to adopt Resolution 06-21-2011A adopting the 2011 Property Tax Rate for West Point City.

Councilman Dawson seconded it.

All voted aye.

10. CONSIDERATION OF RESOLUTION 06-21-2011B ADOPTING THE FY 2011 AMENDED BUDGET AND THE FY 2012 ANNUAL BUDGET FOR WEST POINT CITY

Mayor Craythorne opened the Public Hearing.

A. PUBLIC HEARING

There were no comments.

Councilman Chatterton made the motion to close the Public Hearing.

Councilman Henderson seconded it.

All voted aye.

B. ACTION

Councilman Henderson made the motion to adopt Resolution 06-21-2011B adopting the FY 2011 amended budget with changes and the FY 2012 annual budget for West Point City.

Councilman Petersen seconded it

All voted aye.

11. MOTION TO ADJOURN

Councilman Petersen made the motion to adjourn.

Councilman Henderson seconded it.

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY MEETING
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING – MAIN COUNCIL CHAMBERS

1. CALL TO ORDER
2. COMMUNICATION FROM STAFF

Mr. Hill reminded the Council that the minutes from this meeting will automatically be approved after 30 days if no one contacts the City Recorder with corrections.

3. CONSIDERATION OF RESOLUTION R06-21-2011 ADOPTING THE FY 2012 BUDGET FOR THE WEST POINT COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Mayor Craythorne opened the Public Hearing.

A. PUBLIC HEARING

There were no comments.

Councilman Petersen made the motion to close the Public Hearing.

Councilman Dawson seconded it.

All voted aye.

B. ACTION

Councilman Chatterton made the motion to adopt Resolution R06-21-2011 adopting the FY 2012 budget for the West Point Community Development and Renewal Agency.

Councilman Petersen seconded it.

All voted aye.

4. MOTION TO ADJOURN

Councilman Dawson made the motion to adjourn at 7:23 pm.

Councilman Chatterton seconded it.

CLOSED SESSION

IMMEDIATELY FOLLOWING THE CRDA MEETING – BOARD ROOM

1. CALL TO ORDER

2. MOTION TO CLOSE THE MEETING

Councilman Chatterton made the motion to close the meeting and go into a closed session.

Councilman Petersen seconded it.

All voted aye.

3. PERSONNEL

4. MOTION TO OPEN INTO REGULAR MEETING

Councilman Petersen made the motion to open into the regular meeting.

Councilman Dawson seconded it.

All voted aye

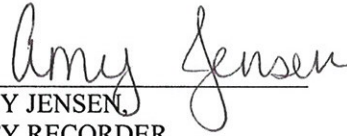
5. MOTION TO ADJOURN

Councilman Petersen made the motion to adjourn.

Councilman Henderson seconded it.



ERIK CRAYTHORNE,
MAYOR



AMY JENSEN,
CITY RECORDER



