

PERRY CITY COUNCIL
MEETING PERRY CITY OFFICES
February 23, 2023

7:01 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Blake Ostler, Council Member Dave Walker, Council Member Toby Wright, and Council Member Ashley Young

OFFICIALS ABSENT: Council Member Nathan Tueller

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Zach Allen, Public Works Director
Scott Hancey, Chief of Police
Bill Morris, City Attorney
Shanna Johnson, City Recorder

OTHERS PRESENT: Nelson Phillips (BENJ)

ITEM 1: CALL TO ORDER

Mayor Jeppsen welcomed everyone and called the City Council meeting to order.

ITEM 2: PROCEDURAL ISSUES

A. Conflict of Interest Declaration

None

ITEM 3: PUBLIC HEARING

A. Public Hearing Regarding Resolution 2023-03 Adopting a Fiscal Year 2023 Budget Amendment

Ms. Johnson said the reason for this budget amendment was to add money in Fiscal Year 2023 for the renovation of the city hall at The Lodge. She said there was a Capital Project Budget of \$1,352,660 from Fiscal Year 2022 that was allocated for this renovation and will be to be moved forward to Fiscal Year 2023. However, that amount will not cover the cost of the remodel so funds will be transferred from the following accounts: Capital Project Fund \$365,508, General Fund Available Revenues \$9,918, General Fund Balance \$277,377, Public Safety Impact Fees \$12,537 for a total of \$2,018,000.

Council Member Walker relayed a question he received from a citizen who asked what the city had done to try and keep the cost reasonable for the remodel. Ms. Johnson responded that in the staff report it explained what had been done and that Bob Barnhill met with the contractor and found cost savings of about \$190,403. She mentioned that the need for additional funds on this project were still there. Council Member Walker asked what would help residents understand that the city administration had reasonably kept the project within the scope of the needs of the city for now and in the future. Ms. Johnson explained that the building will be altered to make it functional for our staff and the requirements of the city. The police will be in an area that was completely

unfinished so it will be built as a separate safe and secure area. The upper level that was a hosting restaurant type reception hall will be adapted to better accommodate public meetings. In addition, this area will be available for people to have events there. Mr. Barnhill said that some of the savings they found will be things that should probably still be done in the future. He said they had narrowed down to a minimal construction so the city office remodel can move forward. Ms. Johnson commented that the purchase and renovation of The Lodge was still less expensive than building a new building.

Council Member Walker said he wanted to have on record why they based their decision for a budget amendment. He explained it was so the public may benefit by having access to the upstairs public area and the city offices have room to grow. He also noted that the council had gone through the remodel plans and not gone overboard in their plans but had been frugal.

Mayor Jeppsen reminded them that the city has been operating out of compliance on a number of reasons and for a number of years and needed to get a new city hall building to be in compliance. Council Member Ostler clarified that if they can get grant money from the state then these additional funds needed for the renovation will be regained with grant money.

Public Hearing opened 7:09

No public comment

Public Hearing closed 7:28

ITEM 4: ACTION ITEMS (Roll Call Vote)

A. Resolution 2023-03 Adopting a Fiscal Year 2023 Budget Amendment

Mayor Jeppsen moved to Action Item B and C in order to allow more time to receive public comments in the public hearing. After the public hearing was closed Council returned to Action Item A.

Council Member Ostler wondered if there was a way to move into The Lodge with using the original planned budget. Mr. Barnhill expressed that it would be hard to cut anything else out or to segregate the areas into individual projects and get some done and not others. About the only way to use the original budget would be to not complete the upper level. Both Mayor Jeppsen and Mr. Barnhill gave their opinion that it would be better to complete the whole project than piecemeal it.

Council Member Ostler inquired why the budget and bid was so different. Mr. Barnhill said that the engineers and architects probably underestimated the costs because of the unknowns with the remodel. Council Member Ostler asked if this contract was a fixed price or a cost plus deal and Mr. Barnhill responded that it will be a fixed price. Council Member Wright commented that a cost plus deal was not always a good deal. Ms. Johnson mentioned that commercial contractors cost seem to have increased and remained high which could be indicative of the growing business economy. Mayor Jeppsen indicated that the higher bid was most likely from inflation which raised the cost of supplies.

MOTION: Council Member Walker made a motion to approve Resolution 2023-03 Adopting a Fiscal Year 2023 Budget Amendment. Council Member Young seconded the motion.

ROLL CALL: Council Member Young, Yes
Council Member Walker, Yes
Council Member Ostler, Yes
Council Member Wright, Yes
Council Member Tueller, Absent

Motion Approved. 4 Yes, 0 No

B. Resolution 2023-04 Residential Solid Waste Contract Increase

Mr. Barnhill said that Econo Waste has given Perry City notice that they want to terminate the contract and that this item may be tabled. He explained that our contract with them will end June 30, 2023 and before then we will need to put out a request for proposal on garbage services. Mayor Jeppsen suggested we look into what it would cost for the city to create its own sanitation department. He mentioned that Econo Waste wanted to sale the garbage cans to us. He said that Council Member Ostler was going to compile the information on what it would take to create a Perry City Sanitation Department and present it to the council. Council Member Walker asked if contracting with Brigham City was an option. Mr. Barnhill responded that he had reached out to Brigham City for information about their garbage service and they might be open to working with Perry.

Motion Tabled

C. Discussion/Action Regarding Agreement with Hemmco Consulting

Mr. Barnhill said this agreement was updated which removed the reference to an exhibit and added better clarification for the scope of their service. He pointed out that Hemmco Consulting was open to us discussing other policy issues with us during the term of this contract. Mayor Jeppsen asked if the time line of this contract correlates with the current legislature. Mr. Barnhill responded that it was independent from that. He said that the time line to get the funding should be late August to early September. Council Member Walker gave suggestions about other projects Hemmco Consulting may do during this contract. Mr. Barnhill said as he understood the contract, they would consult with us to give options on other specific projects but lobbying for the new city hall funds would be their primary goal. He mentioned that in the future there will be an option to have an annual lobbying services contract with Hemmco Consulting on other projects.

MOTION: Council Member Walker made a motion to approve the Agreement with Hemmco Consulting as stated. Council Member Wright seconded the motion.

ROLL CALL: Council Member Young, Yes
Council Member Walker, Yes
Council Member Ostler, Yes
Council Member Wright, Yes
Council Member Tueller, Absent

Motion Approved. 4 Yes, 0 No

ITEM 5: DISCUSSION ITEMS:

A. ULCT Mid-Year Conference (April 19-21)

Ms. Johnson reported that the registration for the ULCT Mid-Year Conference was now opened. She asked if they would let her know if they want help getting registered. She said the conference was a great opportunity for them to see what was going on in the state and learn more about what they do for the city. She mentioned that they could review the agenda on the ULCT website. Mayor Jeppsen commented that this was a good networking avenue.

ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

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Ms. Johnson said she didn't review and have time to get them revised before this meeting.

Consent Items Tabled

A. Mayor's Reports

Mayor Jeppsen mentioned that he received a mailer from the Utah Department of Natural Resources (DNR) concerning some money available for water efficient landscaping. For example, the program might pay up to a \$1.50 per square foot to the citizen that replaces grass with some other type of water efficient plants. He said they are required to have an ordinance in order to have this program available in the city. Mr. Barnhill said that if they wanted to pursue this program they will need to work with the Planning Commission and come up with some residential and commercial landscaping options. He reiterated that this was a state program and the city needed to have ordinances in place that support the whole conservation concept.

B. Council Reports

Council Member Walker reported that he attended an open land use training which explained the transfer of development rights. He said using development rights might be a way to get open space within Perry City. He mentioned he'd be happy to share more information when he had received it.

C. Staff Comments

Mr. Barnhill said that he met with Fire Marshall Mike Young about fireworks. He reported that they would not support the city if they ignite fireworks at Perry Park, but will support the city if they do them at Centennial Park. He suggested that they think about it and they'll talk it in detail at another council meeting.

Planning Commission Report

None

ITEM 7: EXECUTIVE SESSION

None Needed

ITEM 8: ADJOURNMENT

MOTION: Mayor Jeppsen proposed to adjourn the meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 7:58 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Anita Nicholas, Deputy Recorder