

PERRY CITY COUNCIL  
MEETING PERRY CITY OFFICES  
January 11, 2024

7:01 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Nathan Tueller, Council Member Blake Ostler (left at 7:30 p.m.), Council Member Dave Walker (arrived at 7:07 p.m.), and Council Member Ashley Young

OFFICIALS ABSENT: Council Member Toby Wright

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

OTHERS PRESENT: Judge Kevin Christensen, David Rogers, Tambi Tueller, Bennion Tueller, Elaine Tueller, Ronde Struve, Dave Struve, Ajhamae Quiring, Conner Quiring, Ryan Vaughn, and Monica Holdaway

ON-LINE:

**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: PRESENTATION**

**A. Oath of Office – Newly Elected City Council Members**

Judge Kevin Christensen administered the Oath of Office to Nathan Tueller and Blake Ostler. They all signed and then submitted the appropriate forms.

**B. Box Elder Chamber of Commerce – Monica Holdaway**

Monica Holdaway, the CEO of the Box Elder Chamber of Commerce presented a new function under “Economic Info” on their boxelderchamber.com website. This feature gives economic and growth information for the Box Elder County cities. She went through this new dashboard, highlighted interesting statistics, and explained a few of the cause(s) of growth or change(s) within the community. She noted that this information was just an overview and would need more research into specific areas. She mentioned there was a section for local job postings which will help the small businesses in the area. She noted that the Chamber of Commerce will be hosting a job posting summit in March and a small business conference in May. She thanked the council for all of their support in the community.

### **C. Fiscal Year 2023 Audited Financial Report**

David Rogers was there to represent Davis & Bott, CPA's and Christensen, Palmer & Ambrose, He gave a quick summary of the changes that happened in the financial statements this year and reviewed the audit report. He pointed out that all but one audit opinion was unmodified, which meant it was a clean opinion, and the financial statements were correct. He remarked that the disclaimer regarding unmodified opinion was for the Box Elder County Perry City Flood Control which was a component unit of the city and not part of the audit. He said Perry City was in "a good position" to be able to operate the city. He continued by giving additional highlights of the financial report. He noted that the independent auditors' report did not have any internal control findings. He said the auditor had a state compliance finding on the unrestricted general fund balance, which is not to exceed 35% of the total revenue. He noted that the city did exceed the allowed 35% limit by 3% but had an amendment later tonight which would correct the issue. Ms. Johnson commented that (to be complaint) they will need to watch the fiscal budget, make sure the departments spend their budgets before the end of the fiscal year and if needed we can make transfers to capital project funds. (See Perry City Corporation Financial Report June 30, 2023).

Council Member Ostler excused himself from the meeting due to other obligations.

### **D. Resolution 2024-01 Fiscal Year 2024 Budget Amendment**

Ms. Johnson explained they were proposing amendments to the General Fund and Utility Fund because the city received money from two grants. The Street and Transportation Grant was for \$1,787,611 and will help with corridor preservation. The State of Utah Rural Community Opportunity Grant award was for \$200,00 and will help with the commercial and community event venue (The Event Center at the Lodge). She noted that there were a few other adjustments adding money to building grounds and maintenance for HVAC repairs, additional money for Police fleet leases, money for subdivision and development expenses adjustments, and park equipment to finish up Mountain View Park. She showed how the proposed amendment will also allow the city to comply with the States 35% rule and have a projection of 22.27% of General Fund Balance. She said as shown in the proposed amendment they will also amend the Utility Fund budget and use \$47,000 in savings from the Utility Fund which includes \$40,000 in impact fees. The funds will be used for storm drain installation at city hall and water PRV maintenance. (See Perry City Resolution 2024-01, Exhibit A)

Council Member Walker asked for more information about the corridor preservation grant. Mr. Barnhill responded that it will be to construct a city road on 1425 South at Hwy 89 (going west) to connect the (stub) road by Walmart. Council Member Tueller clarified this (grant) was to purchase the land to preserve the corridor for the road. Mr. Barnhill noted the high acquisition cost involved purchasing (three) homes on the property (and nearby lots).

## **ITEM 4: PUBLIC HEARING**

### **A. Resolution 2024-01 Fiscal Year 2024 Budget Amendment**

Public Hearing Opened at 7:38 p.m.

No Comments

Public Hearing Closed at 7:39 p.m.

**ITEM 5: ACTION ITEMS (Roll Call Vote)**

**A. Motion Acknowledging Receipt of the Fiscal Year 2023 Audited Financial Report**

Mayor Jeppsen said since there will be no more discussion, he would entertain a motion to acknowledge the receipt of the financial report.

**MOTION:** Council Member Walker moved that they acknowledge receipt of the Fiscal Year 2023 Audited Financial Report. Council Member Tuller seconded the motion.

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

**Motion Approved. 3 Yes, 0 No**

**B. Resolution 2024-01 Fiscal Year 2024 Budget Amendment**

Council Member Walker asked for more information about the rules applicable to the State of Utah grant. Ms. Johnson responded that it has to be in the commercial lease space or event center and not the city operation area. Mr. Barnhill expounded that the restrictions with the grant were to create economic development through the event center and commercial lease interior and exterior areas.

**MOTION:** Council Member Tueller made a motion to approve Resolution 2024-01 Fiscal Year 2024 Budget Amendment. Council Member Walker seconded the motion.

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

**Motion Approved. 3 Yes, 0 No**

**ITEM 6: DISCUSSION ITEM**

**A. City Council Retreat**

Ms. Johnson said (Saturday) February 3, was the day they thought worked best and then asked them to submit what they want to discuss so she may create the agenda.

**ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)**

**A. Approval of Consent Items**

- December 5, 2023 Board of Canvassers Meeting Minutes
- December 5, 2023 City Council Work Session Meeting Minutes
- December 5, 2023 City Council Meeting Minutes

**MOTION:** Council Member Tueller made a motion to approve the consent items listed. Council Member Walker seconded the motion.

**Motion Approved. All Council Members were in favor.**

**B. Mayor's Reports**

Mayor Jeppsen mentioned that a team member of the Office of Congressman Blake Moore contacted us, and they want to use our facility for a Town Hall Meeting. He said they want to use it on Thursday, February 29 and that it would not conflict with any of Perry City meetings. He asked the council to let him know if they think we should charge for the use of the building.

**C. Council Reports**

None.

**D. Staff Comments**

Mr. Barnhill commented on the new (audio) system they were using and explained a few housekeeping items they needed to be aware of as they use this new program.

Chief Hancey said they received their shelving at the new facility and now will be able to be completely move in.

**E. Planning Commission Report**

None.

**ITEM 8: EXECUTIVE SESSION**

**MOTION:** Council Member Walker made a motion to close the public meeting and move into the executive session. To discuss the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction on the best possible terms. A strategy session to discuss the character, professional competence, or physical or mental health of an individual. Also, a strategy session regarding pending, or reasonably imminent litigation. Council Member Tueller seconded the motion.

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

**Motion Approved. 3 Yes, 0 No.**

Executive Session opened at 7:52 p.m.

**MOTION:** Council Member Tueller made a motion to close the executive session and move back into the regular meeting. Council Member Walker seconded the motion.

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

**Motion Approved. 3 Yes, 0 No.**

Executive Session closed at 8:29 p.m.

**ITEM 9: OTHER ACTION**

**A. Possible Action on Staffing Policy Exception**

Mayor Jeppsen said they had an action item for a staffing policy exception.

**MOTION:** Council Member Tueller made a motion to approve the Staffing Policy Exception as set forth in the memo. Council Member Young seconded the motion.

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

**Motion Approved. 3 Yes, 0 No**

**ITEM 10: ADJOURNMENT**

**MOTION:** Council Member Wright made a motion to adjourn the meeting.

**Motion Approved. All Council Members were in favor.**

The meeting adjourned at 8:32 p.m.

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Kevin Jeppsen, Mayor

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Shanna Johnson, City Recorder

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Anita Nicholas, Deputy Recorder