

PERRY CITY COUNCIL RETREAT
WORK SESSION
PERRY CITY OFFICES
January 28, 2023

7:05 AM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Nathan Tueller (on-line), Council Member Toby Wright, Council Member Blake Ostler, Council Member David Walker, and Council Member Ashley Young

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Shanna Johnson, City Recorder

OTHERS PRESENT: Melanie Barnhill (on-line)

ITEM 1: CALL TO ORDER

Mayor Jeppsen welcomed everyone and called the City Council Retreat to order. He then mentioned that there were several items submitted after the agenda was put together and of those items a couple the administration department will just take care. Such as the promoting of Utopia, the city office will use city social media and website accounts to distribute information about it. The other item the administration will handle will be the Public Works department progress and plans on their projects. This communication will be done through social media and texting. He wanted to express that the purpose of this meeting was for the council to garner support for their individual agendas or something along those lines in addition to what they might do to support those agendas.

ITEM 2: DISCUSSION ITEMS

A. 2022 Year End Review

Shanna Johnson showed a slide presentation to the council which started with reviewing last year's highlights and top six priorities (see slides). Council Member Walker explained and commented on these goals and what was accomplished on them throughout the year. He said the two areas he felt needed more work was Parks and Trails and Business and Economic Development. The council members then discussed different options for building business and development in Perry. Council Member Walker suggested that maybe they create a development committee or business advisory council.

Mr. Barnhill gave an on-line interactive poll to Mayor Jeppsen and the City Council about Perry City and their city positions.

During the poll, some of the thought phrases about the city growth and development submitted by the council were the following: integrating with neighboring communities, public input, communication, success with stakeholder involvement.

Some phrases shared on priorities for Perry City by the council were the following: smart growth, community involvement through gatherings, wise money management, maintain what we have, preserve heritage, have an identity, and a place I want to be.

Mr. Barnhill presented several questions in the poll about the history of Perry City and the citizens' concerns from years ago. Mayor Jeppsen and the council members went through the whole poll and answered the questions then expressed their thoughts about what was discussed. Council Member Ostler mentioned it was interesting how some issues the city had dealt with years ago are still a focus now. Council Member Wright commented that Perry City utilities are better than other places he has lived and that this is a convenient place to live for many reasons.

B. City Hall Update

Mr. Barnhill said the bids for the City Hall remodel come back high. He mentioned we estimated around \$1 million and the lowest bid was at \$1.6 million with other bids over \$3 million. He said they had a meeting setup with the low bidder of the remodel to discuss ways they could cut costs. He explained that there were other things such as furnishings, IT, and security features that will need to be done in addition to the remodel. He mentioned that the low bidder, PJF received a good recommendation from the engineer and another construction company who had previously worked with them.

Council Member Ostler suggested that it might be beneficial to wait on this remodel until costs come down. Mr. Barnhill suggested that maybe we just remodel enough to get in the building and then finish other things such as the exterior at a later time. However, we need more information and insight from the contractor before any decisions can be made. He said he will get that information and present it to the council. Ms. Johnson said that there was a lot of ways to get the City Hall remodel done and that they will eventually get it done.

Mr. Barnhill presented a few thoughts and ideas for the branding of the City Hall. He said that he feels it should still be called The Lodge since there will be other services in the building than just the city offices. He indicated that branding might be something coming in the future because of the budget. He asked if any of the council members had interest in taking on the branding project they may come talk to him. Council Member Walker asked why the presented branding included a buffalo on the sign when Perry City has themed itself around the peach. Mr. Barnhill responded that the buffalo already had an identity for The Lodge and that the Perry City offices will have the peach icon on all their signs.

C. Budget Outlook

Ms. Johnson said she wanted to touch on a few things on the budget outlook for them to ponder. She showed slides with areas of concerns such as utility rates, fire fees, building fees, growth, and the city hall maintenance (see slides). She said the information she showed was only for things to think about and that she'll present them with more accurate details in a budget meeting. She reviewed the utility fund savings and uses planned for the savings. The water projects became the topic of discussion and the need for Nielson Well and other water budgeted item to be done. Ms. Johnson said she showed this to help explain the utility account and the need to keep money in this fund and not subsidize other costs out of this fund.

D. Capital Projects & Funding

Ms. Johnson said the Mayor received information about our fire fees that will bring budget challenges. Mayor Jeppsen said that Brigham City Fire Department has given an amount for the fire

and ambulance fees which was several time greater than what Perry City has paid in the past for these services. Mr. Barnhill added that we were under contract with Brigham City for these services. Mayor Jeppsen mentioned that there were other small municipalities that don't have a contract with Brigham City and have their own fire department but are still receiving services from them. Council Member Walker asked for a copy of the costs or calculations, which makes up this new fee.

Ms. Johnson noted that we do use other services such as fire inspections and ambulance services that are provided with this contract. Mayor Jeppsen explained how the findings of a study lead Brigham City to increase the fire fees in the contract. He then said he would negotiate with them on the annual fee but that the service provided was worth the cost they were asking. He explained that we would be looking in to a possible unified fire district.

Council Member Ostler requested that for due diligence we reach out to other cities that were part of and have broken-off from a Unified Fire Service area and get their suggestions. He wanted to hear what they have to say about their experience.

Mayor Jeppsen commented that Brigham City had the equipment and staff to handle these services but we need to consider our options and have a plan for the future. He then explained more about the needs of these services and what it might take to set them up in Perry City.

Ms. Johnson asked the council to keep in mind predicting building fees compared to growth when planning the budget. In addition, she noted that there will be a large change in maintenance with The Lodge building as our new city hall. She mentioned that they will need to revisit compensation to keep up with the standard of living and employee retention. She said she appreciated the effort the council gave to look at these issues. The council discussed the job market and how different occupations still had greater needs for employees than others. Ms. Johnson then gave some key takeaways of the slide presentation.

E. 2023 Planning

Ms. Johnson asked the council members their top six or more priorities for the year. Council Member Young asked for help with the Youth City Council and ideas of what they may do this year. Council Member Walker suggested she have the youth group find an ordinance that might need to be updated and do the research on how it should be corrected, and then present it to City Council for approval. Mr. Barnhill mentioned the youth group might attend a planning meeting. He also suggested that we could advertise on social media for adult volunteers to help with the Youth City Council program. Ms. Johnson said that maybe the youth group members could create and follow their own budget.

During the planning discussion Council Member Young asked about the plans in the central part of 1200 West and Council Member Ostler asked to have a master plan and follow through with the projects on it. They touched on several different issues on roads, water and sewer infrastructure throughout the city. Council Member Tueller commented that the specialized equipment at the sewer treatment facility might need to be updated if we get large growth.

Council Member Walker mentioned his top priorities and ended with citizen engagement. Ms. Johnson said in regards to citizen engagement a few citizen have started using the TextMyGov feature and that administration will do more marketing for this communication tool.

Council Member Young remarked about Highway 89 safety and the need to install street lights. Council Member Walker explained what he has learned about the UDOT master road plan process. He also, indicated the city was trying to get grant funding on this project but it might take several years. Council Member Tueller said he received a suggestion from a citizen that on 1200 west the city should paint road lines for safety. Mayor Jeppsen said he will look into it and talk with the city engineer.

Council Member Wright gave his thoughts on how we could attract people to the city. He said we should make better access to the gun range with several improvements to the facility, have retail space around the area, and do an overhaul of Perry Park. They brainstormed about options to improve the use of the gun range. Council Member Tueller said he and Council Member Wright could reach out and try to get grants for a gun range facility improvement.

Council Member Walker said he would like to see the land east of Mount View Park converted into a mountain bike park that would be connected to the Bonneville Trail System. Mr. Barnhill said that this idea was on the city master plan but there had been opposition from the state leaders about disturbing the wildlife. Council Member Tueller suggested taking some of the city property to subdivide in lots and sell them to get money for developing the trails.

Ms. Johnson said she would list the plans discussed together on this presentation for future review by the council. She indicated that it is good to have a plan but they need to be flexible when issues or needed projects arise. She asked if the council needed any action items for progress from administration. For reference, Mr. Barnhill, showed the council where the master plans are located within the city code and where they may find them on-line. In closing, a suggestion was given that we change the website to be more device friendly and get better community engagement. Council Member Walker volunteered to get a few citizens together to create a bike park plan and present it to the city.

F. Other Discussion

None.

ITEM 3: EXECUTIVE SESSION

None.

ITEM 4: ADJOURNMENT

Mayor Jeppsen thanked the council members for their service and asked for a motion to adjourn the meeting.

MOTION: Council Member Wright made a motion to adjourn.

Motion Approved. All Council Members were in favor.

The Meeting adjourned at 11:00 a.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Anita Nicholas, Deputy Recorder