

PERRY CITY COUNCIL  
MEETING PERRY CITY OFFICES  
July 06, 2023

7:00 PM

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

OFFICIALS ABSENT:

CITY STAFF PRESENT: Robert Barnhill, City Administrator  
Scott Hancey, Chief of Police  
Dave Freeze, Sergeant  
Mark Jordan, Patrol Officer  
Zach Allen, Public Works Director  
Bill Morris, City Attorney (On-line)  
Shanna Johnson, City Recorder

OTHERS PRESENT: Dallan Stephens, Ashley Jordan, Tesla Hancey

ON-LINE: Tambi Tueller, Melanie Barnhill

#### **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 – Police Sergeant**

Chief Hancey announced that Patrol Officer, Mark Jordan, has received a promotion in the Police Department to the level of Sergeant. He said that Mark has 14 years of law enforcement experience, he started with Box Elder County Jail, then moved to patrol, and was hired on the Perry City Police Department. He pointed out that, Mr. Jordan, had been a detective for several years and had done an excellent job. Ms. Johnson conducted the Oath of Office (swearing in) for Sergeant Jordan and Sergeant Jordan took a photo with the Chief of Police, Mayor and Council.

#### **ITEM 4: PUBLIC HEARING**

##### **A. Resolution 2023-12 & Ordinance 23-H Proposed Boundary Adjustment with Brigham City (A Part of the South Half of Section 25, Township 9 North, Range 2 West of the Salt Lake Base and Meridian)**

Mr. Barnhill showed the boundary adjustment on the Box Elder County map. He pointed to several properties around 1100 South and Hwy 89, showing how the properties were split between Brigham City and the Perry City boundary lines. He explained that it was important to note that Brigham City has gone through the same process to pass a resolution and have a public hearing. He said they have sent letters to the owners of the properties involved in this city boundary line adjustment. They were having a public hearing at this meeting to let members of the public voice their concerns. He expounded that Brigham City looked at the properties along the boundaries and realized they were served by Perry City streets, water, and sewer then felt it made sense to have the whole property in Perry City. He said he appreciates Brigham City being willing to look at this boundary line adjustment with Perry City.

Council Member Walker asked if there were any Brigham City utilities going through these proposed adjusted properties. Mr. Barnhill responded that a couple of the properties, including the state property, utilize the Brigham City storm water system and will continue to do so. He also said that the closed gas station had power with Brigham City, but the parties agreed to transfer services to Rocky Mountain Power.

Mayor Jeppsen opened the Public Hearing at 7:13 p. m.

Dallan Stephens said he was the owner of the property (parcel 03-142-0012) on the east of the state-owned lot and part of the city boundary where this proposed adjustment will be. He mentioned that he had sold the portion of the property with the house that had utility serviced through Brigham City. He said this lot now has two property owners and he owns the north side of the lot. He expressed concerns that when the road comes through, if the utilities will be served by Perry City and if he will be able to get utilities to his property, or if it will be land locked. He also wondered how this city boundary adjustment will affect his property tax, zoning, and building permits. He mentioned he was planning on building on his lot and had been working to develop it following Brigham City commercial zone rules and wondered if the boundary adjustment would affect his plans.

Mayor Jeppsen closed the Public Hearings at 7:16 p. m.

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

### **A. Ordinance 23-H Boundary Adjustment with Brigham City**

Mr. Barnhill addressed some of the concerns presented in the public hearing by Mr. Stephens. He reviews the property boundaries and then said it looked like it was land locked and that it does not have a public right-of-way. He said that it was his understanding that Brigham City did not have any plans to bring utilities to that area but, that could change. He suggested that the property owner can purchase an easement to have access and bring utilities in at their own cost, then perhaps they may ask Brigham City to bring in utilities. He mentioned that Brigham City felt that Perry City should service the area since they already had utilities there. He said that the area was zoned commercial with Brigham City and that it will be the same zone in Perry City. Mr. Morris explained that this boundary adjustment will be treated as an annexation where the zone will come in as it was already. The ordinance was written to bring the parcels in as they were zoned with Brigham City.

Mr. Stephens was asked about it and then he gave a brief report of what he had planned for his property. He recounted what he knew about the utility service plans Brigham City had previously presented for this area. He mentioned these plans showed a road with utilities underneath going along the north side of his property. Mr. Barnhill said, as he understood, the general plan was for 1200 South to connect to 1400 South road and did not include a (city) road going by Mr. Stephens's property. He then explained some of the building code programs which are not unique to Perry City that the city uses. In response to Mr. Stephen's building plan, he said the impact fees might be different in Perry City than Brigham City. Council Member Tueller asked for clarification regarding Mr. Stephens's property line. Mayor Jeppsen mentioned that the future plans of this area and where the road might go do not pertain to this meeting. He said the focus of this ordinance was to move the annexed boundary line. Mr. Morris then reiterated that the ordinance will only take the zoning designation from Brigham City and then the use will follow the Perry City building processes.

Council Member Ostler asked about all the exhibits listed in the ordinance, stating that the map was not attached to the city council packet. Ms. Johnson said that they were available with the public hearing notice paperwork and gave him a copy for review. Mr. Morris said the paperwork was what will be filed with the Utah Lieutenant Governor's office if the ordinance passes. Council Member Ostler asked if everything was ready to be filed, recorded, and moved forward. Mr. Morris responded that he had been working on this for months, where he reviewed then made corrections along the way and followed the state code. Since there was a 60-day time constraint, he said he also had a pre-run review of it with Box Elder County. Mr. Barnhill commented that this has been reviewed by legal, our engineer, and the county recorders, all have suggested corrections were made before they presented it to the council and public. Council Member Ostler asked when it will go into effect and Mr. Morris responded that it will be effective when it is filed with the County and State and noted that the property tax will not go into effect until January 1<sup>st</sup> of next year.

Council Member Wright said this boundary really does not change much and he feels it is the best option at this time. Council Member Ostler asked if there were any public comments received (after the resolution was approved, there was 10 days allotted to receive public comments). Ms. Johnson and Mr. Barnhill both said that they have not seen or heard any comments. And that all the property owners in this area had received a letter sent to the address on file with the County recorder's office, about this boundary adjustment. Mayor Jeppsen said they have done a good job following procedures.

**MOTION:** Council Member Wright made a motion to approve Ordinance 23-H Boundary Adjustment with Brigham City. Council Member Walker seconded the motion.

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

**Motion Approved. 5 Yes, 0 No**

## **ITEM 4: DISCUSSION ITEM**

### **A. Fourth of July Follow Up**

Ms. Johnson said she just wanted to make sure they get input from the council to forward any comments from them to the Fourth of July committee at their wrap-up meeting. She said most of the comments she received were positive and that we had great participation in this event. Council Member Wright asked about the car show and Ms. Johnson answered that there were 40 entries, and it went really well. She mentioned that Roger Baton said people were very appreciative of the horse activities and western games at Dale Young Park. She said the FFA almost doubled their money on the games they provided, and First Responders received \$1,500 more for their breakfast sales than the prior year. She said there were two food trucks that had signed up to attend but they did not show up. Council Member Wright suggested that next year they have more garbage cans by the bowery and food areas.

Ms. Johnson said she received comments that people really liked the fireworks, but they needed to be longer. She suggested next year they increase the firework budget and purchase more to lengthen the firework display. Mayor commented that the firework show this year worked out to be about a \$1,000 per minute. Council Member Walker remarked that even though it was shorter this year he thought the quality of it, artistry on it, and the different elevations of it made a well-done display. He gave kudos to everyone involved. Ms. Johnson thanked everyone who helped out and said it was a really big effort and they did great. Council Member Walker suggested that next year they should allow the people to get more of a choice on their Bingo prize. He also recommended that they have a microphone available to announce the awards for the 5k race. He mentioned it was hard for everyone to hear the winners. Ms. Johnson mentioned they might want to change the way they do the community awards and announcements, moving this back to the ballfield or giving the awards at the dinner. She expressed how much everyone appreciated the bounce houses being free and then thanked Old Grist Mill for their donation to make this possible for the kids. Council Member Young recognized the new swing sets and mentioned how many people enjoyed them.

Ms. Johnson expressed that next year we should have the Uncle Sam and Ms. Liberty contest in person and do it at the new city hall. In addition, she said the parade route may need to change next year, for safety reasons. The council discussed that parking for the parade might be an issue and needs to be reviewed. Chief Hancey confirmed that the current parade route is unsafe stating that 900 West is so narrow and hard for big trucks to navigate the turn onto 2250 South (Davis Street).

### **B. City Hall Open House**

Mr. Barnhill asked the council if they were interested in an open house for the new City Hall, what their vision for it would be, and if they would be willing to oversee it. Mayor said they should have the council be the committee for this and have a meeting to discuss any ideas they might have. Then the city administration department will assist with following up and completing the council's plans. Mr. Barnhill suggested they plan to have the open house sometime in October. He said September 1, was the contractual date to have the city hall remodel completed. Council Member Tueller commented that the council members should also be part of the tours and open house activities.

Council Member Wright mentioned that at the ULCT (Utah League of Cities and Towns) Conferences they show a highlight of when something big happens in a city. He thinks ULCT should be contacted

to video this open house to highlight it at the conference for us. He said this shows the people of Perry and others that this renovation (with this majestic face to it) really means something to Perry citizens. He explained that this will advertise how the city hall project all came about and how we saved money by doing a renovation over building a new city hall all without raising property taxes to get it. Ms. Johnson mentioned they might also want to reach out to the Chamber of Commerce for a ribbon cutting. She suggested they get historical pictures of the lodge and use the pictures taken during the remodel as part of the video. They decided that they should have a work session and do it on August 1, to plan the city hall open house.

#### **ITEM 5: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)**

##### **A. Approval of Consent Items**

- June 08, 2023 City Council Work Session Minutes
- June 08, 2023 City Council Meeting Minutes

Ms. Johnson said the June 08, 2023 meeting minutes were not available and need to be tabled.

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

##### **B. Mayor's Reports**

Mayor Jeppsen thanked the council members for all they did for the Fourth of July celebration.

##### **C. Council Reports**

Council Member Ostler expressed his gratitude to the people who made the Fourth of July celebration possible. He mentioned that the article written about Mayor Jeppsen and his wife was great.

##### **D. Staff Comments**

None.

Mr. Allen thanked everyone for their help on the fourth, especially the public volunteers who worked to get the swings ready. He said there were contractors who moved their schedules around to make this happen. He said there were a lot of good things that happened, and he felt supported by a lot of people.

##### **E. Planning Commission Report**

None.

#### **ITEM 5: EXECUTIVE SESSION**

None needed.

#### **ITEM 6: ADJOURNMENT**

**MOTION:** Council Member Walker proposed to adjourn the meeting.

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

The meeting adjourned at 8:08 p.m.

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Shanna Johnson, City Recorder

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Kevin Jeppsen, Mayor

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Anita Nicholas, Deputy Recorder