

PERRY CITY COUNCIL
MEETING PERRY CITY OFFICES
JUNE 23, 2022

7:00 PM

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

OFFICIALS ABSENT: None

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

OTHERS PRESENT: Nelson Phillips (BENJ), Melanie Barnhill, Tangee Sloan, Wendy Downs

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

ITEM 2: PROCEDURAL ISSUES

A. Conflict of Interest Declaration

None.

B. Appointments – C.E.R.T. Officers

It was mentioned that there was not any representation from the CERT group. Mayor Jeppsen presented the appointments of the recent elected officers. He showed a list of the Perry City CERT Officers:

Manager	Paula Smith
Assistant Manager	Daniel Dirks
Secretary/Treasurer	Tammera Michaelis
Communications Chairmen	Mike Trush Craig Thomas
Training Chairman Training Co-Chair	Ann Davis
Equipment Chairman	Shawn Parry
Heavy Equipment Chairmen	Jeremy Mikhail Jacob Jackson
Phone Tree Chair Co-Chair	LaNae Shaw Amber Morrill
Fundraising Chair	Lee Perry

Ad Hoc Help

Computer Specialist	Cordell Jeppsen
Office Support	Jolene Eddington
IT Specialist	Neal Chambers
Brigham Fire Liaison	Chief Mike Young

Ms. Johnson explained that most of the officers have been in the CERT program for a while, but some of them are receiving a new title or assignment. Mayor Jeppsen asked if there were questions or concerns with these appointments and none were mentioned.

MOTION: Council Member Wright made a motion to approve C.E.R.T. Officers as presented. Council Member Walker seconded the motion.

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

Motion Approved. 5 Yes, 0 No

Mayor Jeppsen said that the voting was unanimous and the officers will stand as presented.

ITEM 3: PRESENTATION

A. Presentation of Master Municipal Clerks Certification to City Recorder, Shanna Johnson

Wendy Downs, Sandy City Recorder and Tangee Sloan, West Jordan Recorder presented Shanna Johnson with her Master Municipal Clerks Designation. They noted that they both are on the board of the Utah Municipal Clerks Association (UMCA). Ms. Downs thanked the Mayor for them being there and allowing this opportunity to recognize Ms. Johnson.

Ms. Downs explained the purpose of the UMCA purpose and schooling:

OUR PURPOSE

The Association is a professional organization of confident and proficient members that:

- Offers opportunities for education, involvement, personal growth, and leadership
- Encourages new and innovative ideas
- Adheres to a high code of ethical standards
- Is dedicated to building trust in Municipal Government

OUR MISSION

The mission of the Association is:

- To provide educational and networking support for Municipal Clerks, Recorders, and Deputies
- To promote positive professional interaction with elected officials, staff, and the general public
- To enhance the awareness and value of the Municipal Clerk/Recorder profession

Ms. Down said their international organization offers two certification programs. These programs are administered locally in a partnership with South Utah University. She said Ms. Johnson has fulfilled the requirements to obtain the Master Municipal Clerks designation. Ms. Downs explained that this certification requires a combination of experience and 60 advanced educational points (120 training hours of class time). After this explanation they both presented Ms. Johnson the

certification on a plaque. The mayor and city council congratulated Shanna Johnson on her educational achievement.

ITEM 4: PUBLIC HEARINGS

A. Regarding Ordinance 22-H Amending Storm Water Fees

Mr. Barnhill explained some of the history on this ordinance. He explained that in 2008 the public monthly utility bill for the storm water fee was adjusted from \$2.00 to \$4.00. Then in 2014, because of the population density the city became subject to MS4 requirements, new regulations regarding the storm water system became more challenging and cost more to administer. He mentioned that according to Brett Jones (City Engineer) other cities that transition to MS4 requirements increase their monthly fees by a large amount, but Perry City didn't do that. He said that last year and this year the city has been audited by the state. During this time it was found that the city needs to utilize more resources to comply with the audit than expected and this is costing the city much more. He worked with Ms. Johnson on the budget since there has been an increase in expenditures. They discovered that there will be a short fall of approximately \$24k. So this proposal will cover the shortfall and allow a healthy fund to cover unexpected maintenance and repairs. This proposal is for a monthly fee of \$6.00 per equivalent service units (ERU). The charge is per ERU instead of per utility because of businesses. They may have a larger run off areas such as parking or a large roof top and if so the businesses might be charge several ERU's per month.

Mayor Jeppsen read the public hearing rules prior to the public hearing.

Mayor Jeppsen opened the Public Hearing at 7:14 pm

No public comments

Mayor Jeppsen closed the Public Hearing 7:14 pm

ITEM 5: Action Items (Roll Call Vote)

A. Ordinance 22-H Amending Storm Water Fees

Council Member Wright asked if the \$6.00 covered the \$24k shortfall. Ms. Johnson calculated that \$5.45 will cover the short fall and so the increase to \$6.00 will allow for the city to put some money away. She mentioned that the council could choose to put an automatic increase in the ordinance or evaluate the rate each year.

Council Member Ostler asked for a more in depth explanation for the \$75k increase expenses of the storm water account. Mr. Barnhill explained that because of the MS4 requirements, employee Taylor Clark, in the Public Works Department who is over storm water will spend more time on inspections, enforcement, documentation, and follow-up. There will be multiple inspections on every building permit and at every construction site as well as on city projects. He noted that compliance will also include more time for Jones & Associates (engineers) to do more consulting for us. He said the state auditor came and outlined everything they expected Perry City to do to comply with their regulations. He figured that the storm water fee increase will cover the expenses for all the extra work.

Council Member Ostler asked if these efforts equal \$75,000. Ms. Johnson explained that the \$75,000 difference is between what the city storm water budget ended at in Fiscal Year (FY) 2021 compared to what we have planned in FY2023 in addition to the expenses mentioned above she advised that she believed there was also some storm drain cleaning that is required. Mr. Barnhill agreed stating that the city has planned for more rigorous maintenance of the storm drain lines in FY2023 and that is also part of the expense increase.

Council Member Ostler asked for the FY2022 expenses for comparison. Ms. Johnson said it was around \$96k.

Council Member Wright said that the FY2023 budget is proposed for \$136k or roughly a \$40k increase.

Council Member Ostler asked if the increase was a one-time expense or ongoing expenditures. Ms. Johnson said that initially there will be cost on professional technical consultation but then switching over to the expenses for maintenance on the lines. He next asked if the city is charging enough to off-set the additional cost for the extra storm drain inspections. Mr. Barnhill said that the city has already adopted some updates to the storm water code. This code allow the city to apply a storm water fee to all building permits. He said that there are also other maintenance expenses. Council Member Ostler was concerned if that storm water fee on the new builds was adequate to cover the storm water expenses. Mr. Barnhill said at this time it does but in time we might need to review it.

Council Member Ostler suggested that the wording in section 7.15.030 of the ordinance needs to be clearer. There could be a misunderstanding of residential, multi-units, and commercial base rate charge. Mr. Morris went through the language in that section and agreed that they remove "single family" and change the word "parcel" to "unit" as suggested.

Council Member Ostler also noted that the numbering was off in the Ordinance and that paragraph 8 should be changed to 7 in section 7.15.030.

MOTION: Council Member Walker made a motion to approve Ordinance 22-H Amending Storm Water Fees with amendments as noted. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

B. Ordinance 22-F Land Use Chart and Associated Regulations

Mr. Barnhill discussed the Land Use Chart with the council, he advised that he can have a private conversation with each to review their questions and suggested changes or they could have a work session. Council Member Walker suggested they have a work session. He also suggested looking at the conservation subdivision in the work session.

The Mayor and other council member agreed that a work session would be appropriate.

Action Item Tabled.

ITEM 6: DISCUSSION ITEM

A. Fourth of July Celebration

Ms. Johnson reviewed the event schedule with the council and the events that would be important for them to attend.

Ms. Johnson reviewed the community award winners for 2022:

- Grand Marshal – Scott Nelson
- Citizen of the Year – Robin Matthews

- Business of the Year – Tractor Supply
- Mayor’s Award – Stacy Thompson

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

A. Approval of Consent Items

- June 09, 2022 City Council Work Session Minutes
- June 09, 2022 City Council Meeting Minutes

Shanna Johnson noted that she is still proof reading the minutes and they are not yet ready for approval.

Consent Items Tabled.

B. Mayor’s Reports

None.

C. Council Reports

None.

D. Staff Comments

Mr. Barnhill recognized the administration staff noting we now have Shanna Johnson as a Master Clerk, Tyra Bischoff has received an Employee of the Year award from Utah Public Employee Association, and Robin Matthews has been selected as Citizen of the Year.

Mr. Barnhill noted that the City has some impact fees they need to spend prior to the end of the year and they would like to start purchasing equipment for Mt. View Park. He noted that they have received updated pricing with a smaller owl slide, which costs less. The council asked for him to send the design and pricing to them. Shanna reminded the council to turn in their Fourth of July baskets for bingo.

E. Planning Commission Report

None.

ITEM 7: EXECUTIVE SESSION

None.

ITEM 8: ADJOURNMENT

MOTION: Council Member Walker proposed to adjourn the meeting. Council Member Tueller seconded the motion.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 7:51 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Anita Nicholas, Deputy Recorder