

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
JUNE 26, 2025

7:01 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen, Council Member Toby Wright, Council Member Dave Walker, Council Member Ashley Young, and Council Member Blake Ostler (7:03 PM)

OFFICIALS ABSENT: None

CITY STAFF PRESENT: City Administrator Bob Barnhill, Finance Director Shanna Johnson, Public Works Director Zach Allen, Chief of Police Scott Hancey, and Deputy Recorder Misty Moesser

OTHERS PRESENT: Mark Murphy

ON-LINE: None

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: PRESENTATIONS

A. Fiscal Year 2025 Budget Amendment

Finance Director Shanna Johnson presented the fiscal year 2025 budget amendment. She explained that she had adjusted the budget to trend for both revenues and expenses, with a small buffer to close out the year. She shared that the compliance level for unrestricted fund balance is 5% to 35%, and without adjustments, it would have been at 47%. The amendment aimed to move revenues and expenses to trend and bring the unrestricted fund balance down to 28%.

Ms. Johnson highlighted key changes, including:

- Adding \$55,000 to the parks budget for tree maintenance based on arborist recommendations
- Transfers (\$551,506) to the City Hall Capital Project Fund for landscaping, with about 70% being grant money
- Additional transfers to parks equipment and improvements (\$37,482), public works facility (\$92,482), and gun range improvements (\$92,482)
- Total transfers of \$773,952
- Total fund balance to be appropriated: \$898,654.45

She noted that these changes would bring the current fiscal year unrestricted fund balance in the general fund to 28% and the fiscal year 2026 unrestricted fund balance to 21%, well within the compliance limits.

Ms. Johnson also mentioned a proposed amendment in the sewer fund, moving \$16,500 for line repairs from the current fiscal year to fiscal year 2026, resulting in a total of \$33,000 for that line item in FY2026.

B. Fiscal Year 2026 Proposed Final Budget

Ms. Johnson presented the fiscal year 2026 proposed final budget. Key points included:

General Fund:

- Budget proposed at \$6,318,390, a 5% increase from FY2025
- Increased by \$460,000 since the tentative budget due to street projects and landscaping adjustments
- Includes increased compensation, fire contract increase, and an additional police vehicle
- Transfers to capital projects, debt service fund, and restricted uses totaling \$228,760

Enterprise Funds:

- Water Fund: \$752,242 (8.3% increase)
- Storm Drain Fund: \$186,319 (22.8% decrease)
- Garbage Fund: \$445,750 (8.3% increase)
- Sewer Fund: \$1,612,528 (13.8% increase)
- Fleet Lease Fund: \$192,013

Revenues:

- General Fund: \$6,318,390, includes using \$340,354 in unrestricted fund balance
- No tax increase included
- Sewer Fund: \$1,612,533, including a 3.2% rate increase
- Water Fund: \$650,858, including a 25% rate increase (or \$5.43)
- Storm Drain Fund: \$153,904, no rate increase planned
- Garbage Fund: \$445,750, no rate increase planned

Ms. Johnson noted that the water rate increase is planned to occur over 3 years to reach the suggested rate of about \$35, depending on operational needs and capital savings.

ITEM 4: PUBLIC HEARINGS

A. Resolution 2025-12 Adopting a Fiscal Year 2025 Budget Amendment

B. Ordinance 25-J Culinary Water Rate Increase

The public hearings were held together and opened at 7:16PM.

No public comments were made.

The public hearings were closed at 7:16PM.

ITEM 5: ACTION ITEMS

A. Resolution 2025-06 Adopting a Fiscal Year 2025-2026 Budget

Council members discussed the proposed budget, with Council Member Walker expressing concern about the reduction in the parks equipment fund. It was clarified that the reduction was due to moving funds to the current fiscal year (2025) instead of 2026. The council also discussed the upcoming parks master plan and the need to allocate funds accordingly once it is completed.

Mayor Jeppsen mentioned the increased spending on tree maintenance going forward based on recent findings.

MOTION: Council Member Wright made a motion to approve Resolution 2025-06 Adopting the Fiscal Year 2025-2026 Budget. Council Member Walker seconded the motion.

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

Motion Approved. 5 Yes, 0 No

B. Resolution 2025-12 Adopting a Fiscal Year 2024-2025 Budget Amendment

Council members held a discussion pertaining to the funds going toward tree maintenance in the future.

MOTION: Council Member Walker made a motion to approve Resolution 2025-12 Adopting Fiscal Year 2024-2025 Budget Amendment. Council Member Tueller seconded the motion.

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

Motion Approved. 5 Yes, 0 No

C. Resolution 2025-13 Contract for Election Services

Ms. Johnson explained that the resolution was for an interlocal agreement with the county for election services. She noted that most cities contract with the county for these services, as encouraged by the state. She explained that the agreement includes new language regarding the chain of custody for ballots, requiring two people to process ballots at all times.

Ms. Johnson provided details on the cost, which is \$8,156 based on the number of registered voters. She also mentioned that future elections might have higher costs due to changes in voting methods.

MOTION: Council Member Tueller made a motion to approve Resolution 2025-13 Contracting Services for Election Services . Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

D. Ordinance 25-E Special Residential Facilities

City Administrator Bob Barnhill presented Ordinance 25-E regarding special residential facilities. He explained that these facilities include those for the elderly, people with disabilities, and youth facilities. Mr. Barnhill emphasized that these groups fall under protected classes and cannot be prohibited or overly restricted.

Key points of the ordinance included:

- Limitations on facility size (not to exceed 3,500 square feet for new construction)
- Requirement to be on a separate independent lot, not within 1,000 feet of a similar facility
- Compliance with state licensing and regulations

MOTION: Council Member Walker made a motion to approve Ordinance 25-E Special Residential Facilities. Council Member Young seconded the motion.

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

Motion Approved. 5 Yes, 0 No

E. Ordinance 25-G Accessory Buildings

Mr. Barnhill presented Ordinance 25-G regarding accessory buildings. The ordinance aimed to address recent issues with large accessory buildings imposing on neighbors. Key changes included:

- Separating height limitations for primary and accessory buildings
- Setting a 25-foot height limit for accessory buildings (reduced from 35 feet)
- Maintaining a 50-foot height allowance for legitimate agricultural buildings in agricultural zones

Council members discussed the proposed changes and their potential impact on ADUs and other structures.

MOTION: Council Member Tueller made a motion to approve Ordinance 25-G Accessory Buildings. Council Member Walker seconded the motion.

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

Motion Approved. 5 Yes, 0 No

F. Ordinance 25-H Multi-Family Housing Regulations

Mr. Barnhill presented Ordinance 25-H regarding multi-family housing regulations. The ordinance aimed to strengthen landscaping requirements and enforcement mechanisms. Key changes included:

- Clarifying landscape requirements to include irrigated areas installed with sod or artificial turf
- Strengthening language regarding violations for non-compliance with landscaping requirements
- Addressing the state's conflicting push for water-wise landscaping and limitations on enforcement

Council members discussed the changes and their applicability to multi-family and commercial properties.

MOTION: Council Member Ostler made a motion to approve Ordinance 25-H Multi-Family Housing . Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

G. Ordinance 25-I Zone Change Request from IC to IC & Industrial Mix Use Located at 910 W 1600 N and 950 W 1600

This item was withdrawn from the agenda by the requester.

H. Ordinance 25-J Culinary Water Rate Increase

Council members discussed the proposed water rate increase and the creation of a restricted fund for water system replacement. Council Member Ostler suggested creating a restricted account and having staff propose an amount to be allocated to it by the end of the first quarter of the fiscal year.

MOTION: Council Member Tueller made a motion to approve Ordinance 25-J Culinary Water Rate Increase. Council Member Walker seconded the motion.

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

Motion Approved. 5 Yes, 0 No

I. Ordinance 25-K Sewer Rates

Ms. Johnson presented Ordinance 25-K and explained that the ordinance included a 3.2% rate increase, moving the rate from \$50.50 to \$52.12. This increase was based on projections for hiring a plant manager and an additional employee. She noted that there might be a need for an additional rate increase depending on the final hiring decisions.

MOTION: Council Member Walker made a motion to approve Ordinance 25-K Sewer Rates. Council Member Tueller seconded the motion.

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

Motion Approved. 5 Yes, 0 No

ITEM 6: DISCUSSION ITEMS

A. Fourth of July

Ms. Johnson provided an update on the Fourth of July celebrations. She highlighted the following:

- Events will take place from July 1-4
- Over \$8,000 in donations received, plus a \$1,000 grant from the tourism board
- Awards dinner on July 1
- Various activities during the week including a DJ dance, ice cream social, fireworks, and a parade
- Bingo event, Ms. Johnson reminded the council to submit a bingo prize
- Announcement of award winners:
 - Grand Marshal: Nathan and Melba Wheeler
 - Mayor's Award: Norman Nelson (posthumous)
 - Boyd White Service Award: Andrew Ulsh
 - Citizen of the Year: Leonard Barton

- Business of the Year: Peachy Kleen

Ms. Johnson reminded council members about their participation in the parade and asked for help with the bingo event.

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

A. Approval of Consent Items

- June 12, 2025, City Council Meeting Minutes

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

All Council Members were in favor.

Motion Approved.

B. Mayor's Report

Mayor Jeppsen reported on attending the ribbon-cutting ceremony for Pronghorn Bicycles. He mentioned that the event was successful and included food from Maddox. Mayor Jeppsen also noted that the Chamber of Commerce was preparing for a formal ribbon-cutting ceremony for Heritage Auto in the near future.

C. Council Reports

Council Member Walker reported on receiving three proposals for the Mountain View Bike Park construction. He mentioned that the proposals were being evaluated by various staff members and invited other council members to participate in the evaluation process if interested.

Council Member Tueller thanked everyone involved in the budget process and the sewer treatment plant operations. He highlighted the collaboration between Perry and Willard in addressing staffing challenges at the sewer plant. He also expressed excitement about the ongoing landscaping work in the city parking lot.

D. Staff Comments

None

E. Planning Commission Report

None

ITEM 8: CLOSED SESSION

None needed.

ITEM 9: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:34PM.

Kevin Jepps, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder