

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Nathan Tueller (arrived at 7:40pm), Toby Wright, Esther Montgomery, Blake Ostler and Andrew Watkins

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

OTHERS PRESENT: Bill Bowden

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

A. INVOCATION

Mayor Jeppsen offered the invocation.

B. PLEDGE OF ALLEGIANCE

Council Member Ostler led the audience in the Pledge of Allegiance.

ITEM 2: PROCEDURAL ISSUES

A. CONFLICT OF INTEREST DECLARATION

None.

B. PASS OUT WARRANTS TO COUNCIL MEMBERS (AND POSSIBLE DISCUSSION)

Shanna Johnson passed out the warrants.

ITEM 4: PUBLIC HEARING AND/ OR PUBLIC COMMENT

A. PUBLIC COMMENTS

No public comment given.

ITEM 4: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

The Council and Staff discussed and clarified the current warrants

MOTION: Council Member Wright made a motion to approve the warrants. Council Member Watkins seconded the motion.

ROLL CALL: Council Member Watkins, Yes Council Member Montgomery, Yes
Council Member Ostler, Yes Council Member Wright, Yes

Motion Approved. 4 Yes, 0 No.

B. ORDINANCE 19-E ZONE CHANGE FROM A TO RE ½ AT 1350 W 2250 S

Bob Barnhill reviewed Ordinance 19-E for a zone change. He stated the property is 6.6 acres and is currently zoned as agricultural. He reviewed the current surrounding land uses and zoning in the area. He noted the current gravel road which would require improvements if the applicant subdivides the subject property. He stated Planning Commission has recommended approval of the zone change of RE 1/2. He explained the applicant for the zone change desires to have 0.75 acre of the property to be zone changed for a family member to build a home and keep the rest of the property in the agricultural zone.

Mr. Barnhill clarified the reasoning behind the RE 1/2 zone recommendation (rather than the R 1/2 zone) and why the RE 1/2 fits the needs of this application better.

The Council and Staff discussed spot zoning and when it is appropriate and not appropriate.

MOTION: Council Member Montgomery made a motion to approve Ordinance 19-E zone change to RE 1/2 at 1350 W 2250 S, with additional language noting that this will only change the zoning of 0.75 acre portion of the parcel, on which a home will be constructed (as noted on the presented map). All remaining property on the parcel will stay zoned agricultural. Council Member Wright seconded the motion.

DISCUSSION: Council Member Watkins reviewed the surrounding residents and property uses to make sure this zone change does not go against the updated General Plan. It was noted that the closest home is located on 1200 West, and the future zoning planned for the surrounding area and adjacent properties is agricultural.

ROLL CALL: Council Member Watkins, Yes Council Member Montgomery, Yes
Council Member Ostler, Yes Council Member Wright, Yes

Motion Approved. 4 Yes, 0 No.

ITEM 5 DISCUSSION ITEMS

A. FISCAL YEAR 2020 BUDGET UPDATE

Shanna Johnson presented and discussed with the Council the quarterly budget update for July (See Attached Documentation). She noted that these numbers reflect some of the fiscal year 2018-2019 revenues and expenditures. She stated the City is 8% (or one month) through the 2019-2020 fiscal year as of July 2019.

The Council and Staff discussed and clarified the Mass Transit Tax and what options the City has regarding it.

B. MAYOR AND COUNCIL VACANCY PROCESS

Bill Morris reviewed the process he and the Staff are currently going through to update the current Mayor and Council Vacancy process, which is outdated. He reviewed the other updates he is making in the City Codes based on the direction given by the Council at previous meetings.

ITEM 6 MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **July 25, 2019 City Council Meeting Minutes**

MOTION: Council Member Wright made a motion to approve the July 25, 2019 City Council Meeting Minutes. Council Member Watkins seconded the motion.

ROLL CALL: Council Member Watkins, Yes Council Member Montgomery, Yes
 Council Member Ostler, Yes Council Member Wright, Yes

Motion Approved. 4 Yes, 0 No

B. MAYOR’S REPORT

Mayor Jeppsen stated he met with Geneva Rock regarding the new operating hours now allowed by State code, for work on State and Federal road jobs (which overrides the City Codes regarding their operation hours). He said Geneva Rock currently has six projects that fall under this category and are expected to last through the rest of 2019; therefore, the Geneva Rock’s pit in Perry will be operating off and on through the night. He said Geneva Rock will keep him notified regarding such projects to help mitigate issues with the residents near the said pit. He reviewed some things Geneva Rock is working on to help minimize the disturbances of their working through the night.

C. COUNCIL REPORTS

Council Member Tueller stated the recommendation from the Sewer Board is that Perry and Willard Cities pass an updated ordinance regarding the Wastewater Plant. He indicated that this ordinance entails incorporating pretreatment programs, so that large items are not sent down the sewage lines.

Council Member Tueller reviewed some of the things that the Sewer Board is looking at to help improve matters at the Wastewater Plant (including bidding for grants) to achieve continual compliance with State requirements.

The Council and Staff discussed funding options for these projects at the Wasterwater Plant if they do not get the grants.

Mayor Jeppsen cancelled the September 12th meeting so that the Council Members can attend another meeting (Utah League of Cities and Towns conference) taking place at that time.

Council Member Montgomery said she has received many emails regarding the code red app.

Shanna Johnson stated the City already has this app on their website.

Council Member Montgomery thanked the Public Works Department for helping with weed removal at an intersection on Highway 89, increasing safety.

Council Member Ostler stated he has proposed some modifications to the municipal code dealing with smoking in City parks to address e-cigarettes, vaping, and other smoking devices.

Council Member Wright said Brigham City is increasing taxation to build a recreation center, as well as some other proposed projects, and it is causing a lot of contention.

The Council and Staff discussed this matter and how to learn from it as a city with their planned projects.

The Council and Staff agreed it would be good to have this topic be included at a City Council Retreat.

Council Member Wright stated the Gun Range updates look great.

Council Member Tueller stated the new Maverik (off Interstate 15) is officially open.

D. STAFF COMMENTS

Chief Scott Hancey stated he is working on getting a program in the schools on what to do if a child finds an unattended gun.

E. PLANNING COMMISSION REPORT

Commissioner Michelle Drago stated the Planning Commission is almost done with the General Plan Update. She stated it is working on the grid for the Multi-Family Housing update as well as the zoning ordinance.

She thanked the police department for helping with a rattlesnake on her front porch.

ITEM 7: EXECUTIVE SESSION

None required.

ITEM 8: ADJOURNMENT

MOTION: Council Member Montgomery made a motion to adjourn the City Council Meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:27 PM.

Susan Obray, City Recorder

Kevin Jeppsen, Mayor

Shanna Johnson, Chief Deputy Recorder