

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting, Nathan Tueller, Jim Taylor, Esther Montgomery and Toby Wright.

OFFICIALS EXCUSED: Andrew Watkins

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Craig Hall, City Attorney

OTHERS PRESENT: Jan Kerr, Cory Bennion

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

A. INVOCATION

Council Member Taylor offered the invocation.

B. PLEDGE OF ALLEGIANCE

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

C. REVIEW AND ADOPT THE AGENDA

MOTION: Council Member Wright made a motion to approve the agenda. Council Member Montgomery seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Montgomery, Yes
Council Member Tueller, Yes Council Member Taylor, Yes

Motion Approved. 4 Yes, 0 No.

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.

C. BUSINESS LICENSE(S)

None.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC COMMENT

A. PUBLIC COMMENT

No public comment received.

ITEM 4: PRESENTATIONS

A. MOSQUITO ABATEMENT REPORT

Mosquito Abatement Board Member Cory Bennion thanked the Council for the opportunity to serve on the board. He said that this was his 16th year serving on the board and he would love the opportunity to be reappointed for another 4-year term. Cory reported that mosquito season runs from April to September each year. The dry winter this year has resulted in a smaller mosquito population.

Cory outlined that the Box Elder County Mosquito Abatement District has 17 board members, 4 Full-time and 12-20 Part-time employees. He advised that 14 years ago the board increased taxes for operations and for a new building. The Board paid the facility off early and later reduced the tax rate.

Cory reviewed some fun facts about mosquitos with the Council:

- We are the wettest county in the State of Utah and this makes mosquito abatement a challenge
- Spraying cannot take place on the bird refuge and surrounding tributaries
- Mosquitos fly over 40 miles for a meal
- They breed locally and in a very small amount of water
- There are 50 species of mosquitos in Utah, with 3 common mosquitos in Box Elder County
- Female mosquitos bite, not males

Cory recommended removing standing water from your property and wearing mosquito repellent with deet from dusk to dawn when outdoors, and if over the age of two.

Cory stated that in our area the prime time for mosquitoes is July 20 – August 31. He said there are some instances of West Nile in Utah. In 2017, there were 62 human cases of West Nile and 35 Equine cases. He stated as of August 7th there were no instances of West Nile in the county, but that has changed dramatically and as of August 22nd, there were 27 positive identifications in Box Elder County alone. He said as a comparison in 2017 there were 443 cases. Indicating that the dry weather has helped.

He explained that abatement efforts include larviciding by truck or ATV.

Cory showed a video about West Nile virus and other diseases caused by mosquitos. The video reviewed the importance of mosquito control and stated that abatement helps to protect our health and quality of life.

Cory advised that citizens could call and request mosquito abatement services when needed for events or family parties.

Council Member Taylor asked why we are not able to spray on the bird refuge. Cory stated that this was to protect the birds.

Council Member Wright asked how we know if the abatement efforts are successful. Cory said mosquito traps are used to collect, analyze, count and test mosquitos. This information helps to determine if efforts are successful.

B. FY2019 BUDGET UPDATE

Shanna Johnson gave a budget update for the month of July 2018. She advised that 8% of the fiscal year has elapsed. 7% of General Fund revenues show as collected, she explained most of revenue collected in the General Fund is made up of taxes and property taxes and should be received by the City in January. She reported that 5% of Utility Fund Revenues

show collected, this is due to a recent adjustment made for incorrect meter readings. She said she would be researching the accuracy of this adjustment with the accountant. Shanna stated that the sewer fund has received 9% of its revenues and reported that the City has collected 18% of non-operating revenues, which are comprised of impact and connection fees.

Shanna reviewed expenses stating that the General Fund has spent 7% of its budget. She reviewed expenses in the Enterprise Funds stating that 16.5% of the Utility Fund budget has been expended (which includes some expenditures for a well rehabilitation that will be moved to the prior fiscal year), and the Sewer Fund has spent 8.1% of its budget.

Shanna advised that some revenues and expenditures listed in this report belong to the prior fiscal year and are subject to adjustments. These adjustments will be completed upon the close out of Fiscal Year 2018 (FY2018).

Shanna reported that sales tax for FY2018 ended 6.34% higher than the prior year and \$60,340 more than planned. She advised that the Mass Transit Tax collected was 3.7% higher than the prior year but less than planned. She reviewed that this is money that we must show in our budget as being received and expended. She expounded the fact that less than plan is good as it indicates that we did not go over budget for this line item.

Council Member Wright asked if the \$432,047 of mass transit tax shown on this report is from Perry City alone or from other cities as well. Shanna advised this amount was collected from Perry City alone.

Mayor Jeppsen expressed concern over the collection and use of Mass Transit sales tax. He stated that there is not enough revenue being collected to purchase and preserve even the residents within the corridor in Perry City. He said that they show that the project is \$12M and they only have \$7M. He explained that there may be opportunity for these funds to come back to the cities and we can then use that money for other transportation corridor efforts.

ITEM 5: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

Shanna Johnson advised that she has included with the warrants a few purchase orders for warrant pre-approval. She explained that the city is ready to start with our website update (payable to Rain Retail a.k.a. iGov) and wanted to implement Archive Social. She stated she did not want to start the work if the Council was not in support of the projects. The Council & Staff reviewed and discussed the warrants.

Council Member Taylor said he was at Brigham City Outdoors when Sergeant Hancey was picking up a bike that was purchased for the police. He asked about the purchase. Shanna explained that there is more than one bike being purchased and they are being paid for with Grant Money from Niagra. She expounded that these will help with patrols during events i.e. 4th of July, 5k races, etc. Council Member Tueller added that this would also help with patrolling neighborhoods. The Mayor said there would be some bike racks purchased as well.

MOTION: Council Member Taylor made a motion to approve the warrants as presented. Council Member Montgomery seconded the motion.

ROLL CALL: Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Montgomery, Yes
Council Member Taylor, Yes

Motion Approved. 4 Yes, 0 No

MOTION: Council Member Montgomery made a motion to give pre-approve the warrants for Rain Retail and Archive Social. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Montgomery, Yes
Council Member Taylor, Yes

Motion Approved. 4 Yes, 0 No

B. RESOLUTION 18-09 AUTHORIZING AN AGREEMENT WITH BRIGHAM CITY FOR FIRE SERVICES

Mayor Jeppsen advised that this has been previously discussed. The main changes to the agreement include an increase to the annual standby fee from \$19,000 to \$21,000 with an option to increase this fee up to 3% and their hourly rate from \$14.00 per hour to \$17.45 per hour.

Mayor Jeppsen said that Craig Hall had some concerns in regards to how this agreement was written and would like to address these concerns in future agreements.

Council Member Montgomery asked if this agreement is reviewed annually. Mayor Jeppsen said the agreement will be in effect for 3 years, but can be changed sooner if both parties agree.

Council Member Wright questioned whether Perry City has passed a recovery ordinance as detailed on page 2 section 3E of the interlocal agreement. Shanna Johnson said she felt that the City Council has discussed this but would need to research as to whether or not an ordinance has been passed.

MOTION: Council Member Taylor made a motion to approve Resolution 18-09 Authorizing an Agreement with Brigham City for Fire Services. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Montgomery, Yes
Council Member Taylor, Yes

Motion Approved. 4 Yes, 0 No

C. MOTION TO CANCEL SEPTEMBER 13, 2018 CITY COUNCIL MEETING

Mayor Jeppsen indicated that many of the elected officials will be attending the Utah League of Cities and Towns conference and asked the council to consider cancelling the

September 13, 2018 City Council Meeting. The council inquired if there was anything immediate coming up that would require council action. Staff could not think of anything.

MOTION: Council Member Wright made a motion to cancel the September 13, 2018 City Council Meeting. Council Member Montgomery seconded the motion.

ROLL CALL: Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Montgomery, Yes
Council Member Taylor, Yes

Motion Approved. 4 Yes, 0 No

ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **July 26, 2018 City Council Meeting Minutes**

MOTION: Council Member Wright made a motion to approve the July 26, 2018 City Council Meeting Minutes. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Montgomery, Yes
Council Member Taylor, Yes

Motion Approved. 4 Yes, 0 No

B. MAYOR'S REPORT

Mayor Jeppsen reported that the results from the Pointe Perry market evaluation were positive. He said the City will be meeting with SITLA the second week in September to discuss the results.

He reported that he contacted NAI to do an appraisal on the property across from Perry Park. Mayor Jeppsen said he felt this appraisal is expensive, as it will cost the same as an appraisal on the Pointe Perry land recently evaluated. Council Member Tueller asked if it would be possible to have a trusted realtor do a market comparison. Mayor Jeppsen said that could be an option or we could also ask the person interested in the land to complete an appraisal. The council and staff discussed reaching out to Attorney Craig Hall to get his input on how best to handle this.

C. COUNCIL REPORTS

Council Member Tueller reviewed the Mass Transit Tax and UTA Corridor and expressed that we need to have a good plan in place as we plan transportation in our area. He stated he grew up in Ogden and felt the transportation was not planned well as many of the exits from I-15 lead to nowhere and it is difficult to get in and out of Ogden.

Council Member Tueller expressed that we are growing and his focus is to have a community where people can live, work and play. He expressed concern with the Mass Transit Tax stating that we are saving money for a corridor, yet they have closed the

Pleasant View Station, and the corridor is surrounded by undevelopable wetlands. He believes that mass transit is not needed in our community and a great bus system would be appropriate. He encouraged the council to imagine what the city could do with a half a million dollars a year (road maintenance and repair, a new city building, etc.). He stated the City could accomplish so much with over \$4M in the next 10 years adding that we are putting tons of money away for a train that is going to ship people away from our community rather than developing a community where people want to stay. Council Member Montgomery asked how the City would go about repealing this tax. Shanna recommended having the document that created the tax reviewed for an exit clause.

Council Member Montgomery gave an update on the in regards to community dump passes at the County landfill. She explained that Gina with the County landfill has agreed to allow every household in Perry one regular truckload dump per year for the cost of \$4,000. She said that Craig Hall has drafted an interlocal agreement with these terms, which she will review. Council Member Tueller asked that this agreement be sent out to all council members for review. The Council discussed and clarified details of the landfill agreement.

Council Member Tueller reported that he did not attend the most recent wastewater treatment facility board meeting but they reviewed and discussed proposed bylaws. He indicated that he had not received any negative feedback, and will follow up with board members for more input.

D. STAFF COMMENTS

Bob stated that the city just sent out an RFP for brokerage services for the Pointe Perry Commercial land, which is scheduled to be opened on September 11th with a potential decision on September 13th. He indicated that he felt this will be okay, and will let people who responded to the RFP know that the final decision date will be later as our September 13th meeting has been cancelled.

Bob reported that the Planning Commission has been working on the Conservation Subdivision ordinance and Craig is working on the assessment language. He said they are working to get this drafted in the Municode system but has ran into a few bugs.

He said he has been working on code enforcement and has been getting a good response after he sends notices indicating potential fines. He said he has been getting feedback on City properties that need some attention.

Council Member Tueller officially welcomed Bob as a Perry City resident.

Shanna reported that we do have a community booth at the fair and encouraged everyone to stop in and check it out and vote on the booth to receive the most popular booth award.

E. PLANNING COMMISSION REPORT

None.

ITEM 7: EXECUTIVE SESSION

None.

ITEM 8: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:34 PM.

Susan Obray, City Recorder

Kevin Jeppsen, Mayor

Shanna Johnson, Chief Deputy Recorder