

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Toby Wright, Council Member Nathan Tueller, Council Member Blake Ostler, and Council Member Esther Montgomery.

OFFICIALS ABSENT: Council Member Watkins.

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Shanna Johnson, City Recorder
Scott Hancey, Chief of Police
Tyler Wagstaff, Public Works Director

OTHERS PRESENT: Melanie Barnhill, Tresa Peterson, Emily Thomas, Brett Jones

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the electronic City Council meeting to order. The Mayor read the statement from the CDC and Utah Department of Health regarding electronic meetings: The CDC and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease.

ITEM 2: PROCEDURAL ISSUES

A. Conflict of Interest Declaration

None.

B. Appointments:

- **Sewer Facility Board**

Mayor Jeppsen proposed appointing Tyler Wagstaff to the sewer facility board. Tyler said that he is happy to join the board and wants to be helpful. Mayor Jeppsen said that this position will be replacing Greg Hansen's place on the sewer board.

MOTION: Council Member Wright made a motion to approve the appointment. Council Member Tueller seconded the motion.

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

Motion Approved. 4 Yes, 0 No.

- **Flood Control Board**

Tabled.

ITEM 3: PRESENTATION & DISCUSSION

A. Water Rate Study

Robert Barnhill said that Brett Jones and Emily Thomas were able to get their report more accurate with some updated reports and information the City was able to provide them.

Mr. Jones presented the updated numbers to the Council. He reminded them of the information that was provided in the last meeting with the amount needing to cover costs being around \$60. He said that with the updated information the cost is closer to \$48. He discussed the option of setting the base rate including 5,000 gallons at \$25, which would cover operational costs and the majority of the required amount for capital projects. He talked about incorporating an increasing scale at 5% per year for 10 years and then pulling it back to 2% after that time.

Mr. Barnhill said that there didn't need to be any decisions made at this meeting and they will be able to discuss this further at the Council retreat, but encouraged the Council to ask all of the questions they have tonight. He wanted to ensure that they feel comfortable with being able to make a decision in the future.

Mr. Jones reviewed the costs and time frame within the table. He discussed it taking 15 years to get the rate where it is needed to be, adding that over time other people will be paying into the system, which will help offset that cost and allow for the rate increase to be less at the 10 year mark.

Council Member Montgomery wondered if this study accounted for the existing savings the City has and Mr. Jones stated that it did not include that savings. He added that would reduce the capital need if they did incorporate the savings, but they felt comfortable starting at a lower rate due to the savings and an increase in connections.

Council Member Montgomery asked for a list of the capital projects and Mr. Jones and Ms. Thomas reviewed those with the Council. Tyler Wagstaff added that a project that is needed, but not included on the list, is updating the water main to current fire code standards on 2450 S and 1200 W. Mr. Jones said that they are aware of that project and that may be covered on the system replacement category. Ms. Thomas added that the projects listed were those identified on the capital facilities plan. Council Member Montgomery asked which projects on the list are priorities and Mr. Jones and Mr. Wagstaff discussed their opinions, including updating the water line on the south end of highway 89, adding another source (new well), and ensuring that everything is up to state code. Mr. Jones added that doing these projects sooner in the long run is better, but also wants to make sure that there is not an undue burden put on the tax payers.

Council Member Wright discussed the financing for these projects and expressed worry about how aggressive they should be since these projects are so expensive. Mr. Jones stated that the 8-10 year time frame is what he would prefer but also realizes that in reality it may need to be over the next 40 years instead. Mr. Jones stated that if an adjustment is made now and gradually bumped up, the City will be in a better financial state to cover expenses than if they keep the rates the same. He added that there is a shortfall under operation maintenance and said raising the base rate to \$18 would be needed to cover that. If nothing else, starting at \$15 for base rate and raising it \$1 every year would be helpful.

Council Member Tueller expressed understanding the need of the conservation of water but if the base rate is being raised, he would push back on cutting the usage allowed in half from 10,000 gallons to 5,000 gallons. Mr. Jones added that one of the Cities goals is to conserve water, and that raising the rate would still meet that goal. He feels even without cutting the usage allowed, the rate increase would still promote conservation of water. Council Member Wright agreed with Council Member Tueller on not wanting to charge more for usage until it goes over 10,000 gallons. Mr. Jones reviewed information regarding what other cities charge for 10,000 gallons of water usage for the Council members to use as comparison.

Council Member Ostler asked for clarification on why the current rates don't work anymore. Mr. Jones explained that when systems are put in new, they cost a lot. Once the capital cost is paid,

there is a time where all of the sudden things get cheaper, but then as things start deteriorating and need to be replaced, things get expensive again. He explained that Perry's system has been in place for quite a while and has not needed much in maintenance. Now that time has passed, things are breaking down more, and things cost more to replace (meters, etc.) in general. Council Member Ostler asked for clarification about addressing existing deficiencies and impact fees, stating that impact fees should cover new things. Mr. Jones explained existing deficiencies in more detail. He said the minimum line size required by the State has increased to an 8 inch line, which was previously a 6 inch requirement. Adding a 12 inch line now to meet a future requirement (instead of just doing the 8 inch line) could be paid back by future developers, so that more of the cost goes to developers rather than the City, as well as meet future needs. He explained that the cost of replacing the 6 inch main with the 8 inch (which is now required by the State) would be the City's responsibility, and that reimbursement would come in the future. This poses the question of whether to upsize for future development and pay the cost upfront, or doing the minimum now for less. Council Member Ostler said it may be shortsighted to just replace the 8 inch line and then when the demand for development is there, have developers pay for the 12 inch line. Council Member Wright added that it may cost the City twice as much if they don't do the 12 inch line now and then have to replace it 15 years down the road. Mr. Jones said that as an engineer, it is hard to not look at the future and plan accordingly for that. Council Member Ostler agreed but stated that it is also hard to justify paying for someone else's development. Mr. Jones said that there have been multiple developers that have inquired on the South end of Perry that have been told they would have to pay the cost of putting in the water lines to be able to develop in that area and have lost interest due to the expense. Council Member Tueller said that if you have an existing line you have to dig up and replace, it makes no sense to replace it with the same line and not look at the future development needs for the City. He said if it is just new stuff going in, he doesn't think that the City should bear that burden necessarily, but if the City is replacing something then the future needs should be considered.

Mr. Jones complimented the Council and said he feels that they are really looking out for the residents and the City. He enjoys working with them and feels they represent the City well. He added that he will send the spreadsheet and project list to them so that the Council can look at it in more detail and be able to discuss it at the Council retreat. Mr. Jones and Ms. Thomas left the meeting at 7:13 p.m.

ITEM 4: ACTION ITEMS

A. Approval of Warrants

The Council reviewed and discussed the warrants. Council Member Wright asked if the boundary extension payment was done or if there would be more to come. Shanna Johnson said that there would be more to come. Mr. Barnhill said there is still a little bit of work to complete but that it is probably 90-95% complete

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

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

Motion Approved. 4 Yes, 0 No.

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

A. Approval of Consent Items

- January 28, 2021 City Council Minutes

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

Motion Approved, All Council Members were in favor.

B. Mayor's Reports

Mayor Jeppsen said he attended the Mayor's association meeting and there have been some procedural changes regarding corridor acquisitions. Perry was used as an example due to the number of projects Perry has been involved in. One of the items discussed was to limit the number of projects allowed to two. Another item was to change the amount of time allowed to complete a project to be open to two years. He said as long as they do not make it retroactive, there is not a problem with what is being proposed. They also discussed if cities would be holding July 4th celebrations this year, so this will be something that needs to be discussed in the next few meetings with the Council and decided on.

C. Council Reports

Council Member Tueller said that the subdivision across from Maverik (Davis Creek) has created a mess and wondered if the developer will be cleaning up the mess. Mr. Barnhill said that the City needs to be enforcing the storm water regulations on them and that he has discussed this with Public Works. He added that Public Works may need to go and inspect it again and see if they need a citation.

Council Member Tueller added that the pump station on the north end of town has a see through fence and was under the impression that it would not be viewable. He discussed adding another slat to try and make it less visible. Mr. Barnhill said he thinks he has a contact he can reach out to about this.

Council Member Tueller said that the sewer board will be reviewing their equipment budget on Tuesday and asked Tyler Wagstaff to join the meeting since he will be on the sewer board to replace Greg Hansen who is leaving.

Council Member Montgomery said she has had some conversations with Mr. Barnhill recently and a few Council members. She said the council may want to touch base with Bob before the Council retreat to discuss some information that may be helpful regarding cemeteries

D. Staff Comments

Chief Scott Hancey presented the 2020 Police staff report to the Council, which included:

- Taser inventory upgraded
- Laser Scanner (obtained through CARES Act)
- Simunition training equipment (obtained through JAG grant) used for force on force training, de-escalation training, and active shooter scenarios
- New Speed trailer
- Human trafficking and prostitution enforcement (received a private donation to get more equipment for future)
- Cases are down from previous years seen statewide
- Aggravated assaults increased
- Robberies are average
- Sex offenses increased
- Traffic accidents have increased (no fatalities)
- Traffic violations have decreased slightly

Tyler Wagstaff said that Public Works has talked to Davis Creek about cleaning up, as there have been some complaints from concerned citizens.

E. Planning Commission Report

Commissioner Tresa Peterson stated that there are a few things the Planning Commission is looking at but nothing to report.

ITEM 6: EXECUTIVE SESSION

None.

ITEM 7: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:37 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Tyra Bischoff, Deputy Recorder