

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

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Ryan Arbon, Police Chief
Susan Obray, City Recorder
Jolene Eddington, City Treasurer

OTHERS PRESENT: Greg Obray, Stuart Grover, Nicole Butler, Jeremy Nelson, Brady Lewis, Ryan Stokes, Dean Stokes

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 Wright 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 Tueller seconded the motion.

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

Motion Approved. 5 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. APPOINTMENTS (PLANNING COMMISSION, SPECIAL USES & APPEALS, WASTEWATER, ECONOMIC DEVELOPMENT, FLOOD CONTROL, JOINT ADVISORY)

- Statutory Officers (Police Chief, Treasurer, City Recorder, Chief Deputy Recorder)
Mayor Jeppsen asked for approval of Ryan Arbon for Police Chief, Jolene Eddington as City Treasurer, Susan Obray as City Recorder, and Shanna Johnson as City Deputy Recorder

MOTION: Council Member Taylor made a motion to approve the appointments of Ryan Arbon as Chief of Police, Jolene Eddington as City Treasurer, Susan Obray as City Recorder, and Shanna Johnson as City Deputy Recorder. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No.

- City Attorney
Tabled.
- Planning Commission Member- Nicole Butler
Mayor Jeppsen recommended Nicole Butler as a Planning Commission Member to the Council.

MOTION: Council Member Tueller made a motion to approve the appointment of Nicole Butler to the Planning Commission. Council Member Montgomery seconded the motion.

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

Motion Approved. 5 Yes, 0 No.

D. OATH OF OFFICE- STATUTORY OFFICERS

Shanna Johnson swore in Police Chief Ryan Abron, City Recorder Susan Obray, and City Treasurer Jolene Eddington into office.

Susan Obray swore in City Deputy Recorder Shanna Johnson into office.

E. BUSINESS LICENSE(S)

- None.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC COMMENT

A. PUBLIC HEARING REGARDING ORDINANCE 17-P PLANNING COMMISSION RULES AND PROCEDURES

MOTION: Council Member Montgomery made a motion to open the public hearing regarding Ordinance 17-P. Council Member Watkins seconded Montgomery the motion.

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

Motion Approved. 5 Yes, 0 No.

Planning Commissioner Stuart Grover explained the three main changes this proposed ordinance has is amending the full membership of the Planning Commission to up to seven members. He stated the second change is it removes the option of alternate Planning Commissioners and the last change is it simplifies the mandatory trainings for the Planning Commission.

Council Member Taylor asked if there is a minimum number of Commissioners listed.

Commissioner Grover stated that to have a quorum (which is required for taking any action on items but not for work sessions) the Planning Commission must have at least four members.

No public comment was received.

MOTION: Council Member Taylor made a motion to close the public hearing regarding Ordinance 17-P. Council Member Wright seconded Montgomery the motion.

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

Motion Approved. 5 Yes, 0 No.

B. PUBLIC COMMENT

Brady Lewis thanked the Council and Staff and stated what a pleasure it was to serve with them in his time as Council Member.

Stuart Grover stated the Planning Commission is excited for their new member. He said next week the Planning Commission is having a work session to discuss the idea of Form Based Codes at 6pm and invites any interested Council Members to attend. He asked if the Council could rotate in having Council Members attend the Planning Commission meetings as the Planning Commissioner's rotate in attending the Council meetings.

ITEM 4: PRESENTATIONS

A. RECOGNITION OF BRADY LEWIS FOR SERVICE AS A CITY COUNCIL MEMBER 2014-2017

Mayor Jeppsen, the Council, and Staff recognized Brady Lewis for his service to the City as a Council Member from 2014-2017.

ITEM 5: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

The Council and Staff reviewed and discussed the warrants.

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

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

Motion Approved. 5 Yes, 0 No

B. ORDINANCE 17-P PLANNING COMMISSION RULES AND PROCEDURES

MOTION: Council Member Tueller made a motion to approve Ordinance 17-P Planning Commission Rules and Procedures. Council Member Montgomery seconded the motion.

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

Council Member Watkins, Yes

Motion Approved. 5 Yes, 0 No

C. FINAL APPROVAL OF DEAN STOKES LOT LINE AMENDMENT AND REZONE APPLICATION

Council Member Wright inquired if the applicant owned both parcels.

Dean Stokes affirmed this.

Council Member Wright inquired if there was an irrigation line

Dean Stokes stated not to his knowledge.

Stuart Grover explained the current zoning of the area, which is split in NC2 and R1 zones, and that the applicant would like to have the entire area zoned to NC2.

Council Member Watkins stated at the Planning Commission meeting there were a few neighboring residents who brought forth concerns regarding how this change would affect them. He explained they were worried about the applicant cutting too far into the hillside and affecting their property with the possibility of sluff offs.

Dean Stokes explained any removal into the hill will be reinforced as required by the City and State Codes. He stated at this time there will be very minimal removal of the hillside, as the more they remove the higher the cost will be.

MOTION: Council Member Montgomery made a motion to approve the final approval of Dean Stokes Lot Line Amendment and Rezone application. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

ITEM 6: DISCUSSION ITEMS

A. MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT- FINANCIALS

Shanna Johnson explained the Municipal Wastewater Planning Program Report is given to the State on an annual basis. She reviewed the report with the Council and explained that the financials look good on Perry City's side, and the City can continue to operate at the Wastewater Plant for the foreseeable future.

B. COUNCIL RETREAT

Mayor Jeppsen stated the Council has agreed to hold the Council Retreat on February 15th at Maddox from 6pm -8pm and the agenda will be forthcoming.

Shanna Johnson clarified this is an open meeting which public can attend if they so desire.

Council Member Taylor inquired if the City Staff have been invited.

Mrs. Johnson stated the Department Heads have all been invited to attend.

Council Member Watkins asked if they need to prepare anything for this meeting.

Mrs. Johnson stated they will send out an agenda and the Council will prepare for the meeting based on this.

C. CITY ADMINISTRATOR AND CITY PLANNER POSITIONS

Mayor Jeppsen reviewed the multiple places the City will post the open position(s).

Council Member Taylor inquired if there was a residential requirement for the position(s).

Mrs. Johnson stated there was not, however, she explained you can write this requirement in the contract if so desired.

The Council and Staff discussed the pros and cons of having the person/persons filling this position live in the City.

The Council and Staff discussed the roles of a City Administrator and City Planner and whether it would be in the best interest of the City to have these filled by the same or two separate people.

Mayor Jeppsen introduced another option of using contractors to do planning for the City. He also addressed the matter of having a survey done to compare the City's Administration salaries with similar City's to ensure Perry is comparable and competitive.

Shanna Johnson stated she will accomplish this survey and report back to the Council.

Chief Arbon stated his support of this survey and the benefits he felt it would bring to every department in the City, including the Police Department.

Council Member Montgomery inquired what the interview process will be with the City Administrator and/or City Planner positions and if the Council would be involved.

Shanna Johnson stated there is no requirements on having the Council involved in the interview process but they have been involved in the past interview processes for these positions.

The Council and Staff further discussed offering competitive salaries for employee's and especially for hiring in these new positions.

Mayor Jeppsen proposed having this item be a topic at the Council Retreat and stated they will have the survey done and ready for review at this meeting, as well as, the top applications and the salary range being asked by applicants.

The Council agreed this would be a good topic to discuss at the Council Retreat.

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **January 11, 2018 City Council Meeting Minutes**

MOTION: Council Member Montgomery made a motion to approve the January 11, 2018 City Council Meeting Minutes. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No.

B. MAYOR'S REPORT

Mayor Jeppsen stated he had a meeting with the Willard City Mayor and they reviewed the Sewer Plant Operations and Vac Truck situation. He stated Willard City is not interested in selling the Vac Truck.

Council Member Tueller stated he felt there has been a lack of communication between the Wastewater Treatment Plant Board and Willard City Council.

The Council and Staff discussed the cost of contracting out a Vac Truck versus keeping the Vac Truck and which would be a better option for the City.

The Council and Staff discussed the uses of the Vac Truck and the time saving and safety increase factor of using the Vac Truck versus other equipment.

Council Member Montgomery inquired if the Vac Truck could be contracted out to help bring in more revenue.

Council Member Tueller stated he would take this feedback from the Council to the Wastewater Treatment Plant Board and come back with their recommendation to the Council.

Mayor Jeppsen stated the Public Works Department has some vehicles they would like to sell and inquired if these must be sold by auction.

Mrs. Johnson stated per City Codes all City property must be sold by auction.

C. COUNCIL REPORTS

Council Member Taylor inquired if the Council ought to rotate to attend the Planning Commission Meetings, as requested by Stuart Grover.

The Council discussed the importance that if they attend the Planning Commission Meeting they must attend as a silent participant, and not influence the Commission in any way.

The Council agreed it would be beneficial to have a rotation of Council Members attend the Planning Commission, at least until they have a City Administrator and/or City Planner.

Council Member Montgomery stated she would attend the February 1st Planning Commission Meeting.

The Council discussed filling the remaining Planning Commission spots and the importance of having that entity represent the City as a whole.

D. STAFF COMMENTS

Chief Arbon reported the group that was going to install the cameras for the Safe Trade Zone have run into some issues and so that is on hold for the time being. He stated a free poll was installed for the sign, however, they still need to have lighting installed.

Chief Arbon stated the Citizen Patrol Meeting/ Training will be on February 3rd at 9 am in the Council Room. He said Lee Cassidy will be the coordinator and there should be around 20 people. He expressed his excitement for this new program launching and reiterated it will strictly regulated.

Chief Arbon stated Sergeant Hancey has put together some impressive statistics which he would like to review with the Council at some point.

Shanna Johnson stated on January 30th from 4pm -6pm the Wasatch Choice Meeting will be here in the City Council Room.

James Tracy advised having the Citizen Patrol members sign a waiver.

Council Member Watkins agreed to take over the Easter Egg Hunt this year for Council Member Montgomery.

E. ITEMS FOR NEXT CITY NEWSLETTER

- Easter Egg Hunt
- CERT Information
- Recycling

ITEM 7: EXECUTIVE SESSION: DISCUSSION OF THE PURCHASE, EXCHANGE, LEASE, OR SALE OF REAL PROPERTY, WHEN PUBLIC DISCUSSION WOULD DISCLOSE THE VALUE OF THE PROPERTY OR PREVENT THE AUTHORITY FROM COMPLETING THE TRANSACTION OF THE BEST POSSIBLE TERMS.

- No Executive Session 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 8:41 PM.

Susan Obray, City Recorder

Kevin Jeppsen, Mayor

Shanna Johnson, Chief Deputy Recorder