

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

OFFICIALS EXCUSED: Esther Montgomery and James Taylor

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder  
Robert Barnhill, City Planner  
Scott Hancey, Chief of Police  
David Freeze, Police Sergeant  
Susan Obray, City Recorder  
James Dunkelberger

OTHERS PRESENT: Nicole Butler, Joshua Julander, Koryann Freeze, Cory Bennion, Chuck Palmer, and David Rogers

**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**

Robert Barnhill 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 Wright, Yes  
Council Member Tueller, Yes                      Council Member Watkins, Yes

**Motion Approved.** 3 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)**

- **Julander Investments**  
Robert Barnhill reviewed this application and stated it is a home based business with no visiting clientele. He explained Planning Commission has recommended this application for approval.
  
- **All Seasons Health Services Company**

Robert Barnhill reviewed this application and stated this company is taking over an existing business (Beehive Homes)

**MOTION:** Council Member Tueller made a motion to approve the Business License for Julander Investments and All Seasons Health Services Company. Council Member Wright seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Tueller, Yes                      Council Member Watkins, Yes

**Motion Approved.** 3 Yes, 0 No.

**D. APPOINTMENTS –**

- **Box Elder County Mosquito Abatement Board**

Mayor Jeppsen requested the appointment of Cory Bennion to the Box Elder County Mosquito Abatement Board.

**MOTION:** Council Member Wright made a motion to accept the appointment of Cory Bennion to the Box Elder County Mosquito Abatement Board. Council Member Tueller seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Tueller, Yes                      Council Member Watkins, Yes

**Motion Approved.** 3 Yes, 0 No.

- **Perry Flood Control Board**  
Tabled.

**ITEM 3: PUBLIC HEARING AND/ OR PUBLIC COMMENT**

**A. PUBLIC HEARING REGARDING RESOLUTION 19-01 DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE OF 0.57 ACRES AT APPROXIMATELY 2450 S 972 W IN PERRY.**

No public comment received.

**B. PUBLIC COMMENTS**

Chief Hancey announced the new selection of David Freeze as Perry City's new Police Sergeant.

**ITEM 4: PRESENTATIONS:**

**A. FISCAL YEAR 2018 FINANCIAL STATEMENT AND AUDIT REPORT**

City Accountant David Rogers of Davis and Bott presented the Fiscal Year 2018 Audited Financial Statement stating that Perry City's finances are in good order. The City's net position increased by \$836,603 or 4.7% from the prior year, and long term debt decreased by 7.5%.

City Auditor Chuck Palmer of Christensen, Palmer & Ambrose, PC reviewed the Fiscal Year 2018 Audit Report stating that there were no instances of noncompliance in regards to internal controls and that the City complied in all material respects with general compliance requirements identified by the state. He noted that Shanna Johnson and the City staff were very helpful in providing information for the audit and said that all submitted financial documents have been found to be correct.

The auditor stated there was one finding of which the City's General Fund Balance exceeded (the

maximum allowed) 25% of the total revenue for the year and recommended additional transfers to the capital project and fleet funds in order to address this finding. Shanna Johnson clarified that the General Fund balance at the end of Fiscal Year 2018 was at 28%.

**B. BCI AUDIT REPORT**

Susan Obray reviewed with the Council the BCI Audit report which takes place every three years. She stated there were a few minor items which the City was out of compliance with which have been corrected. She said she received a letter back stating that the incorporated corrections have been accepted by the BCI and that the City is now in compliance.

**ITEM 5: ACTION ITEMS**

**A. APPROVAL OF THE WARRANTS**

The Council and Staff discussed and clarified the current warrants.

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

**ROLL CALL:** Council Member Tueller, Yes                      Council Member Watkins, Yes  
                    Council Member Wright, Yes

**Motion Approved.** 3 Yes, 0 No

**B. MOTION TO ACCEPT THE FISCAL YEAR 2018 FINANCIAL STATEMENT AND AUDIT REPORT**

**MOTION:** Council Member Wright made a motion to approve the Fiscal Year 2018 Financial Statement and Audit Report. Council Member Watkins seconded the motion.

**ROLL CALL:** Council Member Tueller, Yes                      Council Member Watkins, Yes  
                    Council Member Wright, Yes

**Motion Approved.** 3 Yes, 0 No

**C. RESOLUTION 19-01 DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE OF 0.57 ACRES AT APPROXIMATELY 2450 S972 W IN PERRY**  
Tabled.

**D. FINAL APPROVAL OF ZONE CHANGE FOR LOTS 12,13 AND 14 IN WASATCH HILLS SUBDIVISION PHASE 2**

Robert Barnhill reviewed the application for this zone change of lot's 12, 13, and 14 in the Wasatch Hills Subdivision Phase 2. He expounded the zone change is to make all the lot's an R1 zone, some of which are currently zoned commercial. He said that Planning Commission has recommended this application for approval.

The Council discussed and clarified the zone change noting that many surrounding properties are residential and this will not negatively affect adjacent commercial properties along the highway.

**MOTION:** Council Member Tueller made a motion to approve the Final Approval of the zone change for Lots 12, 13, and 14 in the Wasatch Hills Subdivision Phase 2. Council Member Wright seconded the motion.

**ROLL CALL:** Council Member Tueller, Yes                      Council Member Watkins, Yes  
                    Council Member Wright, Yes

**Motion Approved.** 3 Yes, 0 No

**ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS**

**A. APPROVAL OF CONSENT ITEMS**

- **December 13, 2018 City Council Meeting Minutes**

**MOTION:** Council Member Watkins made a motion to approve the December 13, 2018 City Council Meeting Minutes. Council Member Wright seconded the motion.

**ROLL CALL:** Council Member Wright, Yes                      Council Member Watkins, Yes  
                    Council Member Tueller, Yes

**Motion Approved.** 3 Yes, 0 No

**B. MAYOR'S REPORT**

Mayor Jeppsen stated the meetings he has gone to regarding the Land Exchange the City is negotiating have gone well. He stated things are moving in a positive direction for the Land Exchange.

Mayor Jeppsen stated the City has received an invitation for the Chamber of Commerce Annual Banquet, he stated he would get the Council further details if they would like to attend.

The Council and Staff clarified that this is a funding raising event for the Box Elder Chamber of Commerce and the City plans to participate in the event by purchasing a table and providing gun range passes for the silent auction that will take place that evening. Shanna Johnson stated the Chamber does a lot for the City in terms of economic development, assisting local businesses, and advertising local events. The Council was in support of the City's participation.

**C. COUNCIL REPORTS**

Council Member Wright stated the concrete pad has been completed out on the Gun Range (for the shed which will be installed in the future).

Council Member Tueller stated the Sewer Board has a meeting this Tuesday and requested assistance from Shanna Johnson to put together some budget data for the meeting.

Council Member Watkins reported that Cache Valley Electric Company is in the process of installing the new Perry City Welcome Sign on the South entrance to the city.

**D. STAFF COMMENTS**

Robert Barnhill reported that an Architect has been chosen to draft a conceptual plan for a new building and on January 22<sup>nd</sup>, they will be interviewing the Staff regarding their needs.

Chief Scott Hancey stated that the Police Department is currently working on cleaning up their evidence room and updating procedures regarding evidence in the future.

**E. PLANNING COMMISSION REPORT**

Commissioner Nicole Butler reviewed the goals for the year of the Planning Commission with the Council.

**ITEM 7: EXECUTIVE SESSION**

**MOTION:** Council Member Tueller made a motion to close the regular meeting and open the Executive Session regarding purchase, exchange, lease or sale of real property. Council Member Wright seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Tueller, Yes                      Council Member Watkins, Yes

**Motion Approved.** 3 Yes, 0 No

**The Regular Meeting Closed at 8:02 PM.**

**MOTION:** Council Member Wright made a motion to close the Executive Session and reopen the regular meeting. Council Member Tueller seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Tueller, Yes                      Council Member Watkins, Yes

**Motion Approved.** 3 Yes, 0 No

**The Regular Meeting Reopened at 8:41 PM**

The Council reviewed the pictures of the concrete pad on the Gun Range.

**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 8:44 PM.

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Susan Obray, City Recorder

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Kevin Jeppsen, Mayor

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Shanna Johnson, Chief Deputy Recorder