

PERRY CITY COUNCIL RETREAT
WORK SESSION

PERRY CITY OFFICES
January 18, 2020

8:05 AM

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

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Robert Barnhill, City Planner

OTHERS PRESENT: None.

ITEM 1: CALL TO ORDER

Mayor Jeppsen welcomed everyone and called the City Council Retreat to order.

ITEM 2: DISCUSSION ITEMS

A. Project Workshop (See Attached Slides)

The Council participated in a workshop where there were boxes set up with different projects in the City listed on each box, along with a description of the project. The Council Members were given pretend Perry money and asked to put their money inside the boxes in order of priority to the Council Member regarding each project. The projects listed on the boxes in order of priority and summary of the discussion on each are as follows:

1. Roads (\$119)

The Council discussed how to get funding for roads. Council Member Tueller asked about the UTA tax and how to get it back. The Council talked about it needing ballot action and what the deadline and process would be. It was decided to request more information from City Attorney Bill Morris on the process and deadlines. Shanna Johnson gave information to the Council on what an estimated property tax increase would be versus the utility fee increase and discussed pros and cons. There was discussion among the council regarding the levels and qualities of the roads and which roads may need to be fixed. The Council decided to wait on the fee increase until they meet with Bill in February or March and get more information on ballot initiative.

2. Water (\$102)

The Council mentioned adding additional capacity for water with another well and reservoir on the South side of the city and the need of a bond to accomplish this. There was discussion about estimated cost, what the fees would be, and future growth. They implied the possibility of partnering with Geneva Rock, who will develop the area in the future, to help share the cost. The Council also questioned property location and whether the City should be paying for the needs of development or if that should fall solely onto the developer. The Council discussed future growth and what should be the City's responsibilities.

The Mayor suggested doing a study to make sure there is enough information on whether there is enough existing water capacity, and if it can get where it needs to go. The Council also discussed doing a study on the Impact Fees/User Rate. They talked about increasing the property tax rate gradually to save the City from trouble in the future. Council Member Ostler brought up having a special assessment area on the larger projects and properties. He also brought up not allowing the tax rate to drop during the certified tax rate process, which would keep the rates at a small gradual increase. Shanna Johnson informed the Council that current funding is inadequate to cover future projects. Bob Barnhill verified what the Council is wanting is more information to help them decide where to go with a possible utility rate and impact fee increase, focusing on maintenance and operations, and having adequate distribution on what we have now.

3. City Hall (\$78)

Bob informed the council that the architect estimate for a new City Hall was between \$5-\$6.5 million depending on what services are provided in the building (based on 2019 construction costs). Council Member Watkins talked about he and Bob touring several other city buildings being helpful to look at things expense wise and suggested looking at the benefits and cons of removing police, court, etc. to help reduce the cost of the building. He informed the Council that Nibley wished they had spent \$1 million more and Clearfield wish they had spent less. He discussed the possibility of starting with it as a basic building at \$3 million with room for growth in the future. He also suggested looking at local help to cut more costs, if there are people willing to use their own expertise or design ideas. Shanna suggested looking at what \$3 million would get the city. The Council spent time discussing what was important to the other city buildings they looked at and what they liked and didn't like in their buildings. They also talked about doing renovation on the current City building and what the costs might be like doing that. Mayor Jeppesen brought up the subject of needing to decide on whether to go forward with land purchase for a new City building. He also stated that either way, he feels the current building does need updates/repairs to maintain it. The Council discussed what the citizens might think regarding building a new City building and suggested getting more input from the public. The conversation leaned toward wanting to move forward with the land purchase for future building, looking into budgeting money for maintenance/repairs of current building, in addition to finding out from JRTL what kind of building \$3 million would get.

4. Staff (\$77)

Regarding staffing, Shanna expressed the need for someone specifically to maintain the City building, in addition to other duties, as there are not enough employees in Public Works to accomplish everything they need to do. Shanna commented that in the next few years, there would be a couple of people retiring and that the needs of hours may need to be addressed again at that time. She also expressed appreciation to the Council for the compensation studies that were done to keep pay competitive. The Council considered adding contracted services and discussed if an additional employee for Public Works is needed. They discussed to continue to study compensation to ensure competitive pay and provide facility improvements to provide a good work environment.

5. Parks (\$61)

The Council called attention to the conceptual Trail Head park noting the area needs signage detailing where to locate Perry Canyon. Parking and signs were suggested as being needed or working to clean up the sub-station area which is near it. It was also presented to sell Anderson Park, which is not used as much, and use the money from that sale toward Mountain View Park or other parks that need improvements. Council Member Wright informed the Council of having inquired about what the cost would be to put in pickleball courts at Perry park. He was told it would cost \$100,000 for four courts. They also talked about resurfacing the basketball court and improving the existing court to make it a multi-purpose court. The Council suggested coming up with an updated Master Plan and Capital Improvements Plan concerning parks and prioritizing projects. It was also proposed to possibly charge a fee for use of the Dale Young arena.

6. Cemetery

Council Member Watkins discussed knowing a citizen that is willing to sale his land for a future cemetery at whatever the going rate is and not looking to make a profit. He showed the Council on the map where it was located, and they discussed the purchase of the land and what needs to take place to go forward with plan. The Mayor knows the landowner and will meet with him.

(The remaining items were not discussed due to time, but each had approximately \$40 in their corresponding boxes except library, which had no money associated with it.)

7. Sewer

8. Storm Drain

9. Local Citizens

10. Library

B. Pointe Perry

Mayor Jeppsen summarized the status of the Pointe Perry project area. He noted the city does not want to be a developer. He talked about an offer received for some land, noting the City had made a counteroffer, and that he was awaiting response. He indicated that the city could hire a different broker for the Pointe Perry Commercial area, but the city has not had much success with brokers in the past. Mayor Jeppsen indicated that the Council would discuss this project area further in Executive Session.

C. Volunteer Projects

Council Member Watkins discussed a flyer that he had made with information on it for Youth City Council. There are people that he had in mind already that he thinks would be willing to lead this project and provide service for the city. He stated that he is willing to help mentor this project and coach a couple that would help lead the youth in their service for the community. Council Member Ostler is also willing to help with this project when needed. The focus is mainly for the youth to be involved in learning activities and serving the community.

D. Other Discussion Items

Mayor Jeppsen brought up the Fourth of July and assigned the City Council to get volunteers and contact them within the next two weeks. He stated that City Staff can still

assist but wanted the responsibility to go back to the citizens. The Council will help by reaching out to get a committee together.

ITEM 3: EXECUTIVE SESSION

Approximately 11:42 a.m.

Council Member Tueller made a motion to open the Executive Session to discuss the purchase, exchange, lease, or sale of real property and the professional competency of an individual. Council Member Wright seconded the motion.

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

Motion Approved. 5 yes, 0 No.

Approximately 12:03 p.m.

Council Member Wright made a motion to close the Executive Session at 12:03 p.m. Council Member Montgomery seconded the motion.

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

Motion Approved. 5 yes, 0 No.

ITEM 4: ADJOURNMENT

Council Member Montgomery motioned to close the work session. All Council Members were in favor.

The Meeting adjourned at 12:03 p.m.

Susan Obray, City Recorder

Kevin Jepps, Mayor

Shanna Johnson, Chief Deputy Recorder