

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Esther Montgomery, Blake Ostler, Toby Wright, Andrew Watkins (joined at 7:13 p.m.), and Nathan Tueller (joined at 7:13 p.m.)

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Shanna Johnson, Chief Deputy Recorder
David Freeze, Police Sergeant
Tyler Wagstaff, Public Works Director
Bill Morris, City Attorney

OTHERS PRESENT: Paul Poteet, Melanie Barnhill

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.

ITEM 3: PRESENTATIONS

A. State of the City

Mayor Jeppsen said the City has fared very well considering the adversities of the pandemic and political strife on the state and federal levels. Mayor Jeppsen reviewed the financial state of the City. He talked about the long term debt going down, tax revenue increasing, and an increase of expenses of approximately 10%. He discussed the number of building permits and business licenses issued and noted two new businesses coming to Perry, Crumbl Cookie and Paramount Massage. He discussed Covid-19 and modifying operations to ensure the safety of staff and customers. He also stated that the vaccines are now available for first responders and residents over 70 years of age. The Mayor discussed being fully staffed and the changes that took place in staffing throughout the year in the Police Department, Public Works, and Administration. He discussed refinancing the sewer bond and being able to decrease the amount owed while being able to avoid a larger rate increase. He talked about going through Truth in Taxation and developing a 4-year improvement plan that will provide almost \$300,000 in new tax revenue over the next four years, which along with savings will allow for almost \$2 million of needed project improvements for the City. He talked about a land exchange between DNR, SITLA, and Perry City that gives the City opportunity to make improvements at the gun range and increased city's land values by \$191,000. He discussed a list of goals and needs that the City has focused on including road improvements, corridor preservation, a recent water study (that will be discussed more in upcoming meetings with the Council), efforts to improve the City Hall, updating codes and design standards for the general plan and meeting growth. He talked about researching the process of constructing a City cemetery, development in commercial sectors, and continuing with compliance with city utilities and structure. Mayor Jeppsen thanked the Administration department, Public Works department, Police department, Planning Commission, City Attorney, Jones & Associates and especially the residents for their support.

ITEM 4: ACTION ITEMS

A. Approval of Warrants

The Council discussed the warrants.

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

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

Motion Approved. 5 Yes, 0 No.

B. Resolution 2021-01 Adopting the Municipal Wastewater Planning Program Annual Report for Sewer Collection

Tyler Wagstaff, Public Works Director, discussed the yearly report the City does for the Division of Water Quality. Shanna Johnson said that it looks at the capacity of the system and how much flow can go through the lines. Tyler added that it shows how much infrastructure (how many lift stations) the City has, as well as pressure and gravity flow lines. Shanna said that the report also wants the financial information and explained the requirements to the Council. She said that a similar report will be coming to the Council to discuss the treatment side at a future meeting. Bill Morris, City Attorney, added that this resolution should be seen once every year so that the City Council can see where the sewer is at as far as capacity goes. Council Member Wright said that he did not see anything that shows the capacity rate. Tyler said that they would need to get with Jeff Hollingsworth, WWTP director, to see what the capacity is. Tyler discussed the report detailing how much pipe there is as well as size of pipes and number of lift stations. Council Member Tueller said that he believes capacity wise the sewer is somewhere around 30% capacity but would want to clarify that with Jeff. Shanna added that information would be coming from Jeff in a future meeting when they discuss the treatment side of the report.

Council Member Ostler thanked those that run the sewer system but wondered what staff would like the City Council to take from this, for example, is there a need for new legislation, money, or budget decisions. Mr. Morris said that the sewer system for Perry City is in good shape so there is not really a need for anything from the Council other than passing the resolution. He discussed other cities where the systems are closer to their capacities needing more attention from their City Council members.

Council Member Ostler discussed some concerns he had with the report and Shanna explained that the report is pointing out good practices for the sewer system and what condition it is in. Council Member Ostler also questioned the date of public notice on the report and wanted clarification for what it meant. Shanna said she thinks it just means the date of the meeting and it would need to be edited to show the correct date. Bill confirmed that Shanna was correct. Council Member Ostler asked if the City has taken all appropriate actions necessary to maintain the effluent requirements. Shanna said based on reports provided by Jeff in department head meetings regarding the Wastewater Treatment Plant (WWTP) everything is in order and the answer to that is yes. Council Member Tueller said the water coming from the WWTP is very clean and things look good at the sewer plant.

MOTION: Council Member Montgomery made a motion to pass Resolution 2021-01 adopting the Municipal Wastewater Planning Program Annual Report for Sewer Collection. Council Member Wright seconded the motion.

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

C. Ordinance 21-A Amending Parking Regulations

Robert Barnhill discussed Planning Commission forwarding this to the Council focusing on apartments in the area of Pointe Perry. He said the amendment proposes to take out some language that was contradictory and confusing and add that apartments would be allowed 2 stalls per unit instead of 2.5. He added that Planning Commission wants to revise all parking but to help the developer in this situation to move forward, they are focusing on apartments only. Mr. Barnhill added that the number of units proposed is 240.

Council Member Ostler asked if any arguments can be made on the regulations that exist or if it is a bad piece of regulation. Mr. Barnhill said that in his opinion the number is just too high and that most cities he has studied have said the same. Council Member Ostler said that he can see the logic in the analysis. Council Member Montgomery agreed. Council Member Wright said that he feels in this circumstance, it would be ok to make this change. He added that in the top of the resolution it specifically states 'for Pointe Perry' and wanted to know if it needs to state that, or if it should apply anywhere in Perry that would allow apartments. Mr. Barnhill clarified that it would apply to anywhere in Perry that apartments were allowed.

MOTION: Council Member Montgomery made a motion to pass Ordinance 21-A Amending Parking Regulations. Council Member Tueller seconded the motion.

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

Motion Approved. 5 Yes, 0 No.

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

A. Approval of Consent Items

- January 14, 2021 Work Session Minutes
- January 14, 2021 City Council Meeting Minutes

Mayor Jeppsen said that he thought the word accepted on line 91 in the Council Meeting minutes should be changed to acknowledged. He asked Bill Morris if that would work in this format. Bill said that it would.

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

Motion Approved, All Council Members were in favor.

B. Mayor's Reports

Mayor Jeppsen said that he may have forgotten to mention a thank you to Bill Morris and the City Council in his State of the City presentation, and that he does appreciate working with them.

C. Council Reports

Council Member Wright said that he is looking forward to the Council retreat that is coming up and the items they will be discussing. Council Member Watkins echoed looking forward to the retreat. He also added that his heart goes out to all those that have lost loved ones during the Covid-19 pandemic and other losses of loved ones including a tragic accident that happened in his neighborhood.

D. Staff Comments

Mr. Barnhill expressed appreciation for the State of the City presentation the Mayor gave. He noted that last year City Council approved 18 Ordinance amendments, 12 of which were land use related including the subdivision ordinance and the design standards. He discussed having a few questions with the water rate study and found there were some tweaks in the spreadsheets and number of connections that were different than previously presented. He said that they could have Brett Jones and Emily come back and present that information to the Council before they go to their retreat to discuss this item. Mayor Jeppsen said they would be interested in hearing that now that there have been some adjustments made.

Tyler Wagstaff talked about the upcoming power outage that would be happening that coming weekend and the precautions the public works department had taken to prevent possible problems. Mayor Jeppsen discussed talking to the Rocky Mountain Power regional director and the confusion with the way they broadcasted the outage (stating that the outage was in Willard). He feels that in the future they will pay better attention to that. He added that it was an upgrade to the substation.

Council Member Montgomery asked if having Brett Jones coming back to discuss the water study would require a work session or if they would be able to do it during a council meeting. Mayor Jeppsen hoped that it could be done during a regular council session.

E. Planning Commission Report

None.

ITEM 6: EXECUTIVE SESSION

None.

ITEM 7: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 7:51 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Tyra Bischoff, Deputy Recorder