

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

OFFICIALS EXCUSED: James Taylor

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Bob Barnhill, City Planner and Office Manager
Brett Jones, City Engineer
Scott Hancey, Police Sergeant

OTHERS PRESENT: Planning Commissioner Stuart Grover, Nelson Phillips, Scott Nelson, and Anna Ostler

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

A. INVOCATION

Council Member Montgomery offered the invocation.

B. PLEDGE OF ALLEGIANCE

Shanna Johnson led the audience in the Pledge of Allegiance.

C. REVIEW AND ADOPT THE AGENDA

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

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

Motion Approved. 4 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)

None.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC COMMENT

A. PUBLIC COMMENT

No public comment received.

ITEM 4: PRESENTATIONS

A. POLICE DEPARTMENT REPORT

Sergeant Hancey expressed his thanks to the Council for their support of the Police Department. He reviewed the planned upcoming trainings for the Police Department, the status of the new police vehicles, and the status of the new body armor.

He stated the Police Department received a grant from Niagara Water for a bike patrol program and some other pending grants.

He reviewed the various types of cases for this year up to this point which is just over 3100 cases.

The Council and Staff discussed and clarified the cases this year and how they compare to last year's cases.

Shanna Johnson thanked the Police Department for all they do for the City.

B. CULINARY WATER REPORT (See attached presentation)

Brett Jones reviewed with the City Council the updates and current state of the City's culinary water system. He reviewed the current water supply and demand, the well system production in the City and the upgrades which have taken place on certain wells improving these wells as follows:

- Well #1 was offline and was recently rehabilitated; prior to the work being completed it was pumping about 150 gallons per minute, after the rehabilitation it was pumping 400 gallons per minute and will be put into production at 300 gallons per minute.
- Well #3 was pumping 250 gallons per minute and after the rehabilitation work it now pumps 940 gallons per minute.
- Brett explained that well #2 would be the next candidate for rehabilitation but is not needed at this time. He advised that well number 2 is undergoing some SCADA system upgrades.

Brett reported that the city can produce 1.5 million gallons per day and has a demand of about 1 million gallons per day; the City is sitting much better than was the case a few years ago.

Brett reviewed the current status of the City's water storage and indicated that there is a need for additional storage in the South portion of the City, and recommended that the City plan to put a 2-million-gallon water tank on the South side of the City to address future development needs. Brett advised this would cost \$1.7 million compared to a 1-million-gallon tank at a cost of \$1.2 million.

Brett addressed pressure concerns stating that the new fire demand in order for URRMA to give a community a good rating is 1500 gallons a minute from each fire hydrant. He said this has been difficult for Perry City as it has a lot of small (3-4") lines throughout the City. He recommended looping in the Maple Hills subdivision area and to upsize lines along Highway 89 and in the Southwest region of the City.

The Mayor recommended working with UDOT to increase the water line size to 8" along Highway 89 as they are currently installing a new gas line. Brett agreed it would be worth contacting UDOT and updating lines if possible.

Shanna Johnson asked if water lines were already updated to 8" when UDOT updated the highway and waterlines in the center of town a few years ago. Brett confirmed that they did, but there are still sections of Highway 89 that need to be updated.

Brett said the new SCADA system has been very helpful as it allows us to see how much water is being produced and helps Public Works Director, Greg Braegger, in the management of the water system.

Brett reported that work will be wrapping up on well #1 in the next few months and in the future the City will want to secure the remaining water rights needed for well #5 (the City owns 75% of the rights) as it will feed the needed storage tank on the south side.

Mayor Jeppsen asked if the City owns Stokes Springs. Brett clarified that this is an irrigation water source, not culinary, and is not City owned.

Robert Barnhill asked what the appropriate timeline would be for recommended projects. Brett recommended the City look at working to complete well #5, a reservoir and the south storage tank within the next two years. He said this will help to support future development, as many developers will not be able to afford to fund this upgrade to the infrastructure. He said that impact fees can be used toward these projects and there are also bonds, loans and some grants available.

The Council and staff reviewed the location of wells throughout the community.

Council Member Montgomery asked if \$1.7 Million would pay for all improvements needed on the south side of the city or if this is just for the storage tank. Brett clarified that this was just for the tank it would take approximately \$2.2 Million for all needed improvements.

Brett recommended that the Council review the Culinary Water Capital Facilities Plan, which outlines projects needed for the buildout of the system.

ITEM 5: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

The Council & Staff reviewed and discussed the warrants. Council Member Wright asked how much money is left to be expended on improvements to Well #1. Brett said there will probably be another \$80,000. Shanna stated she believed the total costs are projected to be for \$110,000, which would leave approximately \$60,000.

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

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

Motion Approved. 4 Yes, 0 No

ITEM 6: DISCUSSION ITEMS

A. CITY LOGO

Shanna Johnson inquired about which new City Logo the Council would like to utilize to create consistency throughout the City.

The Council and Staff discussed the desire to be consistent when representing the City. Council Member Watkins advised the sign will have 1 peach in the center as opposed to the other suggested logo with 2. The council discussed using the welcome sign design on the website and letterhead, and using a smaller similar peach logo on merchandise & apparel.

Public Member Scott Nelson reviewed with the Council and Staff Historical facts about Perry City and his idea for the City's County Fair Community Booth. He outlined his vision of using the new City welcome sign design, but making the design from local fruit and produce. He said the booth would also include facts about Perry.

B. CONSERVATION SUBDIVISION ORDINANCE

Bob Barnhill reviewed and discussed with the Council and Staff the proposed updated Conservation Subdivision Ordinance, recommended to the Council from the Planning Commission as a way to incentivize developers to assist in preserving the character of our City (See proposed ordinance). He explained the Planning Commission has reworked and taken the feedback from the Council to update this document to better fit the needs of the City.

Bob prefaced that a question the Council has had in the past was how maintenance of the open space created in the conservation subdivisions would be funded. He said that the ordinance now details that an annual assessment (with inflation) would be billed to each property owner in the development in order to pay for the maintenance and upkeep of the area. Bob said that an analysis of costs to maintain the area would be completed to establish the fee. He added that if approved this assessment would be billed and collected by the City. He originally thought this could be assessed as a tax, but City Attorney, Craig Hall, clarified that it cannot be a tax but could be a fee.

Council Member Tueller asked if a plan is required outlining the use of the preserved land and how the preserved land will be maintained. Bob and Craig agreed that this would be the case. Planning Commissioner Stuart Grover clarified that the preserved land must be an approved use outlined in the ordinance and it must meet City public works standards. Council Member Tueller clarified the reason for this is that the land is deeded to the City. Commissioner Grover agreed.

The Council and staff discussed the minimum acreage required for a development to qualify, which is outlined in the ordinance as 5 acres.

Council Member Montgomery expressed her concern with the allowed use of meadowlands and grasslands. She felt that this would bring weeds and vermin and suggested these uses be removed from the ordinance. Commissioner Grove stated that weeds are expressly prohibited. Bob addressed that many plants considered "weeds" are a matter of opinion and therefore this term is subjective. Council Member Montgomery said that the other uses in the ordinance have a use i.e. park, orchard, trail, etc.

Shanna cautioned that once this is passed as an approved use the City would have to allow it. Bob agreed that this could allow a developer to state that an undevelopable area of marsh land is his preserved land and leave this to the City.

The Council and staff discussed and clarified the waiver section of the ordinance. Council Member Montgomery felt this allowed for the developer to have smaller lots with a fee without conserving land. Commissioner Grover said that this was for very specific circumstances. Bob stated that the ordinance does state that any waiver cannot result in the creation of additional lots. He said that in this case it would only make sense to waive only a small specific provision that wasn't working.

Council Member Montgomery asked for clarification on how the taxation and/or assessment would impact the City. Craig explained how an assessment area works. He said no property owner can back out of the assessment and creating an assessment area gives the city the authority to assess the fee to the property owners. He advised that the City would be required to create a budget to support the assessment. He noted that the city would also have the burden of collecting the assessment and addressing any assessments that are not paid. Craig Hall expressed concern over allowing a 5-acre parcel to participate in the conservation subdivision as the assessments may not be financially feasible.

Shanna Johnson cautioned that assessment areas can be risky noting that if the property owners do not pay the assessment the burden lies with the City and its residents.

Mayor Jeppsen asked Craig Hall if the assessments would be part of the property owner's city bill. Craig stated that generally the assessments are billed annually on a separate bill. The Mayor asked if this could be billed monthly. Craig said he would need to research whether or not the statute allows for this.

The Mayor asked how the office staff would address the assessment billing. Shanna stated that there are multiple ways to do this: adding staff or hiring a financial advisor such as Lewis Young Robertson and Burningham to manager the assessment.

The Council stated they felt comfortable moving forward with the feedback they have given being incorporated into the proposed item.

C. FIRE INSPECTION FEES FOR BUSINESS LICENSES

Mayor Jeppsen stated Brigham City has started to bill Perry City for the inspections they do for business's requiring a fire inspection, as well as, the random and routine fire inspections they do on businesses in Perry. He explained he would like this cost to be transferred onto the applicant needing the fire inspection for their business license.

Bob Barnhill stated he would like to review the contract between Perry City and the Fire Marshall to see what services are being paid for in that contract. He explained he understands having the applicant pay for their initial fire inspection but not the routine and random fire inspections. He clarified he feels these should be included in the contracted services of the Fire Marshall.

The Council agreed to wait until Mr. Barnhill reviews the contract before they make a decision regarding this item.

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **June 28, 2018 City Council Meeting Minutes**

MOTION: Council Member Wright made a motion to approve the June 28, 2018 City Council Meeting Minutes. Council Member Watkins seconded the motion.

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

Motion Approved. 3 Yes, 0 No, 1 Abstain

B. MAYOR'S REPORT

None.

C. COUNCIL REPORTS

Council Member Tueller reported the Wastewater Treatment Plant Board (WTPB) is in the process of setting up the bylaws for the Wastewater Treatment Plant.

D. STAFF COMMENTS

Shanna Johnson stated there is a 4th of July follow up meeting which she emailed out the information for.

Craig Hall stated the City is moving forward with some property work which will hopefully be ready for the Council's review in a couple weeks.

E. PLANNING COMMISSION REPORT

Commissioner Grover stated the Commission is currently working on updating the Business License Ordinance.

ITEM 7: EXECUTIVE SESSION

No Executive Session needed.

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 9:11 PM.

Susan Obray, City Recorder

Kevin Jeppsen, Mayor

Shanna Johnson, Chief Deputy Recorder