

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

OFFICIALS EXCUSED: Esther Montgomery

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder  
Bob Barnhill, City Planner and Office Manager  
Ryan Arbon, Chief of Police  
Craig Hall, City Attorney

OTHERS PRESENT: Robert Brashear, Kathy Commander, Jeannine Jensen, Nelson Phillips, Jim Flint, Nicole Butler, Amber Nielsen, Aaron Nielsen, Brad Wilkinson, and Randy Matthews

**ITEM 1: CALL TO ORDER**

Mayor Jeppsen called the City Council meeting to order.

**A. INVOCATION**

Council Member Tueller 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 Taylor made a motion to approve the agenda. Council Member Tueller seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Taylor, 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)**

- **Notions Inc.**  
Bob Barnhill reviewed the details of this application with the Council and Staff. He stated it will be located in the local Walmart.
- **Right Deal Auto Sales**

Bob Barnhill reviewed the details of this application with the Council and Staff. He stated this business will be located on Highway 89. The current business owner is choosing to close the current antique car business at this site today (which has an outstanding ADA violation) and only do the Right Deal Auto Sales from this location which has historically been used for auto sales.

Applicant Derek Thompson stated they will eventually take over the whole building but, at this time, the current owner will store his antique vehicles on site but will no longer be doing business.

**MOTION:** Council Member Tueller made a motion to approve the business licenses for Notions Inc. and Right Deal Auto Sales. Council Member Watkins seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No.

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

#### **A. PUBLIC COMMENT**

Nicole Butler stated she supports the updating of compensation for City Employees, as well as, implementing firework restrictions.

Jeanine Jensen stated her concerns on the final approval of the ADL Storage (she neighbors this location on the northwest). She explained she would like a City Representative to show her where the future road is going to end up when it is updated. She stated when they were annexed by the City they were told this road would be updated to a 50 ft. road but in the recent Planning Commission conversations it has been stated it will be 66ft. road. She is concerned where this extra footage is going to come from and does not want it to all be taken from her front yard.

Bob Barnhill stated if Ms. Jensen would like to stop by his office he could clarify this matter for her.

### **ITEM 4: ACTION ITEMS**

#### **A. APPROVAL OF THE WARRANTS**

The Council and Staff discussed and clarified the warrants.

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

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

**Motion Approved.** 4 Yes, 0 No

#### **B. MOTION TO APPROVE GIS DATABASE IMPROVEMENTS**

Bob Barnhill stated this would allow more information to be available for land use maps for the City and its citizens. He explained it would be much more accessible and efficient for the

City in various areas, including zoning, planning. Etc. He stated there is money in the budget for this project.

The Council and Staff discussed and clarified these GIS Database Improvements.

**MOTION:** Council Member Tueller made a motion to approve GIS Database Improvements. Council Member Taylor seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

**C. MOTION TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT FOR CLEANING SERVICES**

Mayor Jeppsen explained the City has had an employee doing the cleaning, however, she is leaving on maternity leave, and therefore, this will be a long term solution.

Shanna Johnson clarified when this employee was hired part of her duties were to do light cleaning and this cleaning service would provide in depth cleaning. She reviewed with the Council and Staff the contract and the company the City has chosen to move forward with.

**MOTION:** Council Member Taylor made a motion to approve authorization of the Mayor entering into a contract for cleaning services. Council Member Wright seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

**D. ORDINANCE 18-D ADOPTING A COMPENSATION SCHEDULE FOR STAFF INCLUDING STATUTORY/APPOINTED OFFICIALS AND AMENDING THE MUNICIPAL CODE PERTAINING TO ELECTED AND STATUTORY/ APPOINTED OFFICIALS COMPENSATION**

Council Member Taylor voiced his concerns over voting for this change which will effect himself, however, he feels it is a good update in regards to the City Staff and other Elected Officials.

The Council and Staff discussed their support and concerns regarding this change.

**MOTION:** Council Member Wright made a motion to approve Ordinance 18-D adopting a compensation schedule for Staff including Statutory/ Appointed Officials and amending the Municipal Code pertaining to Elected and Statutory/ Appointed Officials compensation. Council Member Watkins seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Taylor, No                      Council Member Tueller, Yes  
Council Member Watkins, Yes

**Motion Approved.** 3 Yes, 1 No

**E. RESOLUTION 18-07 ADOPTING A CERTIFICATE OF AUTHORIZED INDIVIDUALS FOR PTIF ACCOUNTS**

Shanna Johnson reviewed the PTIF accounts and how they function for the City. She stated the City Treasurer, Jolene (Eddington) has managed these accounts up to this point. She expounded the State Auditor has asked the City to identify at least 2 preauthorized employees to be able to access these accounts. She stated they are presenting 3 Staff members as these preauthorized employees to allow for more flexibility long-term. She explained Ms. Eddington will continue to be the main person handling these accounts, and the others listed will access them only if she is unavailable at a time when a transfer needs to occur.

**MOTION:** Council Member Tueller made a motion to approve Resolution 18-07 adopting a Certificate of Authorized Individuals for PTIF Accounts. Council Member Watkins seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

**F. RESOLUTION 18-08 ADOPTING FIREWORK RESTRICTIONS FOR THE 2018-2019 SEASON**

Bob Barnhill reviewed with the Council and Staff a map which represents the feedback from the Council given at the last meeting. He stated the definition of an aerial firework is by definition one that shoots over 20 ft. therefore, the Council may need to redefine their restriction on aerial fireworks.

The Council and Staff discussed and clarified their concerns and questions regarding what the firework restrictions for the City this year should be.

Chief Arbon gave his insight on the enforcement side of setting firework restrictions.

Council Member Tueller suggested having no aerial fireworks city wide and defined areas where fireworks are and are not allowed.

The Council and Staff agreed.

**MOTION:** Council Member Tueller made a motion to approve Resolution 18-08 adopting fire work restrictions for the 2018-2019 season amending exhibit A with the understanding that there will be no aerial fireworks throughout the City. Council Member Watkins seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

**G. FINAL APPROVAL OF SUNCREST SUBDIVISION PHASE 3**

Bob Barnhill reviewed with the Council and Staff the proposed Phase 3 for Suncrest Subdivision. He read a letter from the Fire Marshall regarding advisement for a secondary access road for this development. Mr. Barnhill advised following the recommendation of the Fire Marshall who is willing to work with the developer.

The Council and Staff discussed and clarified the need and location of the secondary access road for this development.

Jim Flint (applicant's representative and engineer) addressed the Council on this issue of the secondary access road for this development. He recommended approving the subdivision as it is presented to them this evening, as the Council has the authority to do so.

Council Member Taylor inquired about what has changed in this proposed application since the meeting two weeks ago when this item was tabled.

Jim Flint stated they had met with the Fire Marshall and understand his recommendations.

Mayor Jeppsen clarified the Fire Marshall and Developer have met but that there has been no commitment to acting upon the Fire Marshall's recommendations. He stated the Fire Marshall is willing to set up a timeline for the completion of this secondary access road but desires a commitment from the City and the Developer regarding its installation.

Randy Matthews (applicant) reviewed his concerns and frustrations throughout this development, and how neighboring developments have not been required or held to the requirements placed on them by the City in this development process. He also stated the Fire Marshall reviewed this subdivision in phase 2 and did not mention or recommend anything regarding a secondary access road.

Brad Wilkinson (applicant) spoke to the Mayor's inquiry of their timeline of this development and how installing this secondary access road will effect it. He expressed his concerns regarding the new development with the Fire Marshall and how different they would've approached this development, had they been made aware of his recommendations earlier on in the development. He stated he did not feel it was fair for them to have the full responsibility of this secondary access road for all the developments which have been put into this area. He said he understands the need of this secondary access road, however, he does not feel it is right that after they have been totally compliant with the City ordinances, they are now being shut down in their final phase for a situation which has been caused by multiple developments. He reviewed all they have done to comply with City Ordinances and aide the City with their own projects.

Mayor Jeppsen stated he felt the understanding with the Fire Marshall was that the City, the developer, and the property owner of the current dirt road would all be responsible in the installation of this secondary access road.

The Council and Mr. Wilkinson further discussed and clarified their perspectives in this situation with the secondary access road.

Craig Hall reviewed the legality side of this situation in regards to the recommendation of the Fire Marshall.

The Council and Staff discussed and clarified their personal thoughts, concerns, and questions on this situation and how best to move forward with it.

**MOTION:** Council Member Wright made a motion to approve Suncrest Subdivision Phase 3 with the condition that a written agreement be executed stating how the (20ft.) secondary access road will be installed to meet the Fire Marshall's recommendations, prior to signing of the plat. Council Member Tueller seconded the motion.

**ROLL CALL:** Council Member Wright, Yes  
Council Member Taylor, Yes Council Member Tueller, Yes  
Council Member Watkins, No

**Motion Approved.** 3 Yes, 1 No

**H. FINAL APPROVAL OF ADL STORAGE SITE 2**

Bob Barnhill reviewed with the Council and Staff the application for final approval of ADL Storage Site 2. He reviewed the recommendation to the Council from the Planning Commission regarding this application. He stated the City Engineer's corrections to the site plan have been made. He stated the applicant has requested a deferral regarding the curb and gutter due to the expansion of the road in the future. He said the City Engineer reviewed the deferral and was okay with what it states.

The Council and Staff discussed and clarified the requested deferral and if it was in the best interest of the City.

The Council and Staff clarified the zoning of this application location, it was defined as commercially zoned.

The applicants Mr. and Mrs. Nielsen clarified they have incorporated the future expansion of the road in their site plans.

The Council and Staff discussed the public comment regarding the discrepancy between the 50 ft. expanded road (stated by Jeanine Jensen) and the 66ft road being discussed currently.

**MOTION:** Council Member Tueller made a motion to approve the Final Approval of ADL Storage Site 2 with the deferral as presented. Council Member Taylor seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

**I. FINAL APPROVAL OF HEATHER RIDGE PHASE 5**

Bob Barnhill reviewed the application for final approval of Heather Ridge Subdivision Phase 5. He explained this subdivision has already been approved but is seeking to amend their plat from 6 lots to 3 lots. He stated the City Engineer has no issues with this submission.

**MOTION:** Council Member Tueller made a motion to approve the Final Approval of Heather Ridge Phase 5. Council Member Wright seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

Council Member Wright noted that the City needs to look further into water access for all these new developments that are coming in, as water access has been and is an issue in areas in the City.

The Council and Staff discussed this issue of water access in the City.

## **ITEM 5: DISCUSSION ITEMS**

### **A. FOURTH OF JULY: COMMUNITY AWARDS AND EVENTS**

Shanna Johnson reviewed with the Council and Staff the Fourth of July Community Awards and Events.

The Council and Staff discussed the Fourth of July events and celebration in general.

Mayor Jeppsen reviewed who the Community Awards will be going to this year at the Fourth of July celebration as follows:

- Mayor's Award: George Benford
- Grand Marshal: Don & Ruth Andrus
- Citizen of the Year: Brent Tomlinson
- Business of the Year: Perry Ice
- Boyd White Service Award: Boyd Hirschi

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

### **A. APPROVAL OF CONSENT ITEMS**

- **May 24, 2018 RDA Meeting Minutes**
- **May 24, 2018 Work Session Meeting Minutes**

**MOTION:** Council Member Wright made a motion to approve the May 24, 2018 RDA Meeting Minutes and the May 24, 2018 Work Session Meeting Minutes. Council Member Taylor seconded the motion.

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

**Motion Approved.** 4 Yes, 0 No

### **B. MAYOR'S REPORT**

Mayor Jeppsen stated the City has hired an appraiser regarding the gun range/ Sitia land swap.

### **C. COUNCIL REPORTS**

Council Member Tueller reviewed the success of this year's Smith and Edwards Range Day with the Council and Staff.

He then reviewed with the Council and Staff updated information from the Sewer Board regarding the Wastewater Treatment Plant.

Council Member Watkins reviewed the current status of the Welcome to Perry City signs project.

**D. STAFF COMMENTS**

No Staff Comments given.

**E. PLANNING COMMISSION REPORT**

No Planning Commission Report given.

**ITEM 7: EXECUTIVE SESSION**

No Executive Session needed.

**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 9:34 PM.

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Susan Obray, City Recorder

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Kevin Jepps, Mayor

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Shanna Johnson, Chief Deputy Recorder