

OFFICIALS PRESENT: Mayor Karen Cronin presided and conducted the meeting. Toby Wright, Esther Montgomery, Brady Lewis and Nathan Tueller

OFFICIALS EXCUSED: James Taylor

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Greg Westfall, City Administrator
Ryan Arbon, Chief of Police
Craig Hall, City Attorney

OTHERS PRESENT: Clair Canfield, Harlan Taylor, Jeanette Taylor, Lorraine Vernon, Vicki Call, Brandon Cole Hansen, and James Bruce Whiting

ITEM 1: CALL TO ORDER

Mayor Cronin called the City Council meeting to order.

A. INVOCATION

Mayor Cronin offered the invocation.

B. PLEDGE OF ALLEGIANCE

City Administrator, Greg Westfall led the audience in the Pledge of Allegiance.

C. REVIEW AND ADOPT THE AGENDA

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

ROLL CALL: Council Member Wright, Yes Council Member Lewis, Yes
 Council Member Tueller, Yes
 Council Member Montgomery, 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)

- **Yesterdays Treasures & Old Car Museum**

Mayor Cronin stated this business application is from Harlan and Jeanette Taylor and their business will have visiting clientele.

Harlan Taylor stated he has many antique cars which will be on display at the museum, and they will have an antique shop in the front part of the shop. He stated the business will most

likely be a nonprofit business (the money will go to Shriners Foundation) but this aspect of the business is still in progress.

Jeanette Taylor stated the hours of operation would be from 10 am – 5 pm, Tuesday – Saturday and they would be closed Sunday and Monday.

Council Member Wright inquired if all the cars would be on display.

Mr. Taylor explained most of them would be on display, he may sell a few of them so that he can properly maintain those on display.

Council Member Wright inquired if they would be displaying cars inside and outside the building.

Mr. and Mrs. Taylor affirmed they would be showing them both inside and outside. They explained they will charge a small fee for entrance once everything is ready to go.

They stated they hope to have a small scale grand opening at some point in the near future.

MOTION: Council Member Montgomery made a motion to approve the business license for Yesterdays Treasures & Old Car Museum. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Lewis, Yes
 Council Member Tueller, Yes
 Council Member Montgomery, Yes
Motion Approved. 4 Yes, 0 No.

- **Canfield Conflict & Collaboration Consulting**

Mayor Cronin explained this business application is from Clair Canfield and the business will have no visiting clientele.

Clair Canfield stated he runs a consulting business, which assists other businesses in running their business better. He explained he would be working mostly in the Cache Valley area.

Council Member Montgomery inquired how long Mr. Canfield had been consulting.

Mr. Canfield stated around 15 years.

Mr. Canfield stated he is a Certified Mediator but does more trainings and workshops than actual mediating.

MOTION: Council Member Lewis made a motion to approve the business license for Canfield Conflict & Collaboration Consulting. Council Member Wright seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Lewis, Yes
 Council Member Tueller, Yes
 Council Member Montgomery, Yes
Motion Approved. 4 Yes, 0 No.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC COMMENT

A. Public Comment

Loraine Vernon stated she lives at 2506 S. 400 W. She explained she is here to persuade the Council to pass an ordinance which gives the City recourse for enforcing maintenance requirements for residual properties and vacant lots, as well as, an ordinance for enforcing covenants for the approval of subdivision development.

Ms. Vernon stated when she first moved to Perry 20 years ago, her home was one of the first to be built in her subdivision with 10 other lots available. She explained four homes have since been built and one of the homes built (used as a rental) has never had a yard installed. She stated the lots which have not been developed were sold to the developer's parents, and she said they have no intention of selling them.

Ms. Vernon said the covenants of the subdivision state homes are to be built within two years of purchase of the lots, yards should be installed within the year of purchase (as the home was being built), and housing materials should consist of 75% brick. Ms. Vernon said none of these covenants have been enforced and that 75% of the subdivision lacks sidewalks.

Ms. Vernon said the vacant lots have become eyesores, and one of these lots neighbors her home. She stated the owners have done nothing to maintain the lots and keep the weeds down. She said these lots are full of construction debris along with noxious weeds.

Ms. Vernon stated she installed a vinyl fence to separate her home from the noxious weeds. She said in 20 years the owners have done nothing to alleviate the weed problem on their lots, and said these lots are a fire hazard. She said she believes their failure to maintain their lots has created a fire hazard and lessened the value of their home and the other homes in the subdivision, (making it more difficult to sell their home if they were to choose to).

Ms. Vernon stated having an ordinance which allows enforcement of maintenance and the keeping of covenants will alleviate this issue, and increase the beautification of the City. She expressed her thanks to the Council and hoped they will take her words under consideration.

Cameron Hansen stated he lives at 435 W. 2825 S. and his concern regards the gravel pit. He stated he would like the City to enforce the hours of operation of the gravel pit. He said the gravel pit is starting around 5:15 am when their hours indicate they start at 6 am.

Mr. Hansen also said the dust is a difficulty for those who neighbor the gravel pit, and the gravel pit is supposed to water down their dirt to help keep the dust down.

Mr. Hansen also stated he would like to have the gravel pit away from the residents and not keep the buildings up and have a conveyor belt going over the canyon and creek.

Mr. Hansen said he would like to see some more enforcement when it comes to the gravel pit and thanked the Council.

Bruce Whiting stated he lives on 2824 Peach St. and he expressed he agrees with Mr. Hansen on the dust issue from the gravel pit.

Mr. Whiting explained (the abandoned home) 2760 Peach St. has some issues and has been broken into. He said the sidewalk in front of the home is hazardous, with a three inch gap. He said kids going to school have to walk on the street because of this side walk. Mr. Whiting said he believed this home is a fire hazard and neighbors are moving, due to the many issues surrounding this home. Mr. Whiting feels it needs to be torn down and rebuilt, and said he would like the City to enforce the City codes regarding such matters.

Mr. Whiting thanked the Council for all their work.

Mayor Cronin thanked the public for their comments.

ITEM 4: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

MOTION: Council Member Montgomery made a motion to approve the warrants. Council Member Lewis seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Lewis, Yes
 Council Member Tueller, Yes
 Council Member Montgomery, Yes
Motion Approved. 4 Yes, 0 No.

B. RESOLUTION 17-16 ADOPTING A FISCAL YEAR 2017-2018 FINAL BUDGET

Mayor Cronin explained the City has been working on their budget over the last three months for the upcoming Fiscal Year 2017-2018.

Mayor Cronin reviewed the process of the building the City's budget with the public and council. She then presented an overview of the City's budget with the public and Council and served a treat to commemorate the many hours of hard work.

The Council, Staff, and Public discussed and clarified sections of the City Budget in greater detail.

MOTION: Council Member Wright made a motion to adopt Resolution 17-16 Fiscal Year 2017-2018 Final Budget. Council Member Montgomery seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Lewis, Yes
 Council Member Tueller Yes
 Council Member Montgomery, Yes
Motion Approved. 4 Yes, 0 No.

C. RESOLUTION 17-17 ADOPTING A FISCAL YEAR 2016-2017 FINAL AMENDMENT

Mayor Cronin explained this amendment is for the (current) Fiscal Year 2016-2017 budget. She explained when the City receives a grant the City must make an amendment to the budget to be able to use the grant. She also stated the amendment also regards the Mass Transit Tax which the State now requires to be part of the City budget, though the City doesn't receive money from this tax.

Mayor Cronin stated Ms. Johnson has done a great job in tracking the grants the City has received throughout the year.

Ms. Johnson explained the Mass Transit Tax is used by the UTA and is used towards bringing the Front Runner to this area.

Mayor Cronin stated the City held a Public hearing at the last City Council Meeting and there was no comment from the public.

MOTION: Council Member Lewis made a motion to adopt Resolution 17-17. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Lewis, Yes

Council Member Tueller Yes
Council Member Montgomery, Yes
Motion Approved. 4 Yes, 0 No.

ITEM 5: DISCUSSION ITEMS

A. CODE ENFORCEMENT

Mayor Cronin noted the task force members who assisted in creating the flow chart for this document: Bruce Whiting, Brandon Hansen, Blake Ostler, Ben Ashcroft, Randy Matthews, and Devin Miles. She explained from the flow chart, Blake Ostler, Greg Westfall, and herself then strived to put the flow chart into a verbal document. She recognized and thanked Mr. Ostler and Mr. Westfall for their great efforts in formulation this document.

Mayor Cronin also thanked City Attorney, Craig Hall for his incredible efforts in this process as well.

Mayor Cronin then turned the time over to Blake Ostler to comment on this document with the Council.

Mr. Ostler stated he felt those who have worked on it feel it is an excellent representation of the flow chart agreed upon by the task force. He explained that this document will allow a civil pathway for code enforcement, whereas, presently the only option for code enforcement is a criminal pathway.

Mayor Cronin then reviewed the civil pathway presented in the Code Enforcement document. She explained this document is not up for action tonight because she desires the Council to review it individually, thoroughly and completely over the next couple of weeks, and then pass on their suggestions, this way the document is as comprehensive as possible.

The Council and Staff discussed the cost/budget options for funding this proposed ordinance. Mayor Cronin encouraged funding it more at a future time, however, currently there has not been increased budget for code enforcement.

Mr. Ostler explained a future option could be the use of code officers which are used by larger cities to enforce the City Codes.

Mayor Cronin reiterated the City wants to encourage being neighborly but also must protect the community from noncompliant property owners.

Mayor Cronin explained those citizens who have reported the issue can follow up with the City if they so desire.

Craig Hall stated he felt the City needs to reach out to the public and instruct them on what the City will now be expecting with these changes. He felt it would be unwise to start enforcing without prepping the community and allowing them the opportunity to comply with the City Codes.

Council Member Lewis thanked all those who have worked on this document.

B. FOURTH OF JULY AWARDS

Council Member Montgomery, Yes
Motion Approved. 4 Yes, 0 No.

B. MAYOR'S REPORT

Mayor Cronin stated the City has received a resignation from the Wastewater Treatment Plant Assistant Operator. She explained the City will be posting this position on their website.

Mayor Cronin stated the City has received an invitation from the Boys and Girls Club to their Summer Luau and Auction on June 23rd at the Fair Grounds. She said there will be a buffet and Hawaiian Knife Dancers, and said if any Council Members would like to attend to let her know.

Mayor Cronin said the 4th of July T-Shirts are being designed and asked the Council Members who would like to give their thoughts on the design to get with her.

Mayor Cronin stated the Guns N Grits Invitational is next Friday and the City has received a sizable response for this event. She explained the Smith & Edwards Range Day is on Saturday and is open to the public. She said there will also be food trucks in attendance. She reminded the Council Members they will need to help coordinate parking during the Range Day.

Mayor Cronin noted Joe Morgan, Public Works, and the Boy Scouts have been busy in getting things ready at the gun range for these events.

C. COUNCIL REPORTS

Council Member Tueller expressed he would like to spend some time with the different City departments in preparation for the budget next year, to get a better idea of what the needs are for the City.

Council Member Wright stated he would like to do the same.

Council Member Montgomery reported she has decided to run for re-election.

Commissioner Vicki Call reported the Commission is currently working on the proposed Conversation Subdivision Ordinance.

Mayor Cronin thanked the Commission for their efforts and stated Tresa Peterson will be taking part as an alternate Commissioner.

D. STAFF COMMENTS

Greg Westfall stated the time for declaring candidacy has passed, and those declared candidates are listed on the website. He explained there are four candidates running for the two available Council seats and two running for the Mayor seat. He stated there is not a need for a Primary Election due to this.

Shanna Johnson thanked the Council on their efforts on the budget.

Craig Hall reported in July he will not be at the Council meeting and Mr. Tracy will be providing assistance for the City of the month of July in lieu of Mr. Hall's absence.

ITEM 7: 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 8:53 PM.

Susan Obray, City Recorder

Karen Cronin, Mayor

Shanna Johnson, Chief Deputy Recorder