

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

OFFICIALS EXCUSED: Esther Montgomery

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Craig Hall, City Attorney

OTHERS PRESENT: Planning Commissioner Tresa Peterson, Greg and Joshua Monson,
Jan Kerr, Kim Peterson, Amie Coburn, and Tylie Coburn

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 Taylor led the audience in the Pledge of Allegiance.

C. REVIEW AND ADOPT THE AGENDA

MOTION: Council Member Wright 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)

None.

D. APPOINTMENTS – UTOPIA BOARD

Tabled.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC

COMMENT A. PUBLIC COMMENT

No public comment received.

ITEM 4: PRESENTATIONS: FY2019 BUDGET UPDATE

Shanna Johnson reviewed the Fiscal Year 2019 Budget Update for the month of September 2018. She advised that 25% of the fiscal year has elapsed and 16% of General Fund revenue shows as collected. She explained most of revenue collected in the General Fund is made up of taxes and property taxes and should be received by January 2019. She reported that 22% of Utility Fund Revenues have been collected. Ms. Johnson stated that the Sewer Fund has received 26% of its revenues and reported that the City has collected 30% of non-operating revenues, which are comprised of impact and connection fees.

Ms. Johnson reviewed expenses stating that the General Fund has spent 17.5% of its budget. She stated that 34.9% of the Enterprise Funds show expended, but this number still includes expenses that belong to Fiscal Year 2018, and the Sewer Fund has spent 13.1% of its budget.

She advised that some revenues and expenditures listed in this report belong to the prior fiscal year and are subject to adjustments. She continued, these adjustments would be completed upon the close of Fiscal Year 2018 (FY2018).

Ms. Johnson reported sales tax received for the month of October (which reflects taxes collected in August) came in 3.06% higher than the prior year and 6.77% YTD as compared to the prior year. She reviewed that Mass Transit Tax collected in October was 8% higher than the prior year and 4.94% higher YTD as compared to the prior year.

She expressed that the City is doing well with staying in budget and is trending to continue to do so.

The Council thanked Ms. Johnson.

ITEM 5: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

The Council and Staff discussed and clarified the current warrants.

MOTION: Council Member Watkins made a motion to approve the warrants. 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. ORDINANCE 18-G AMENDING TITLE 15 LOT FRONTAGE REQUIREMENTS

Robert Barnhill reviewed this proposed ordinance amendment, which came to light with the proposed Wasatch Hills Lot Line Adjustment. He stated the Planning Commission has recommended approval of this amendment to measure 30 ft. back from the lot frontage. He stated if this were not approved today, it would affect the Wasatch Hills Lot Line Adjustment application, as they are depending on the approval of this amendment.

Mr. Barnhill clarified with the Council that the 30 ft. began after the utility easement, where the property owner’s land begins and not from the curb. He explained this amendment would assist with curved subdivisions being able to meet City Codes. He stated this 30 ft. measurement has already been the precedent in the City for these curved subdivisions but it was realized this was not written in the City Codes.

MOTION: Council Member Tueller made a motion to approve Ordinance 18-G Amending Title 15 Lot Frontage Requirements. 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

C. ORDINANCE 18-H (FORMERLY 17-J) CREATING A CONSERVATION SUBDIVISION

Robert Barnhill reviewed this ordinance regarding creating a Conservation Subdivision option for subdivision development in the City. He stated if this is approved today, it will not immediately be updated online due to technical difficulties with the coding program, but will still go into effect.

He explained that this ordinance allows developers to have smaller lots in exchange for conserving certain outlined open space.

MOTION: Council Member Tueller made a motion to approve Ordinance 18-H formally Ordinance 17-J Creating a Conservation Subdivision. 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. FINAL APPROVAL FOR KERR SUBDIVISION

Robert Barnhill reviewed the Kerr Subdivision application with the Council. Mr. Barnhill stated the applicant is seeking Final Approval from the Council. He stated the Planning Commission has recommended approval for this subdivision to the Council. He expounded that the applicant is seeking to turn one lot into two parcels, with the smaller parcel for a currently installed billboard.

Jan Kerr clarified they are in negotiations with the bill board company to purchase the Kerr property that the bill board sign is currently located on, but currently the billboard company only leases the property.

MOTION: Council Member Wright made a motion to grant Final Approval for the Kerr Subdivision Lot Line Adjustment. 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

E. FINAL APPROVAL FOR WASATCH HILLS LOT LINE AMENDMENT

Robert Barnhill reviewed the Wasatch Hills Lot Line Amendment application with the Council. He stated the applicant is seeking final approval from the Council. He reviewed the current layout of the lots, and the proposed change, which make lot 11 smaller. He stated the original subdivision was approved with lot 11 being smaller but was later amended, and the applicant is now seeking to have it approved back to its original layout. He reviewed all the setbacks, which would all comply to City Codes with this change.

MOTION: Council Member Taylor made a motion to grant Final Approval for Wasatch Hills Lot Line Amendment. Council Member Watkins seconded the motion.

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

Council Member Taylor, Yes
Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

ITEM 6: DISCUSSION

A. PERRY-WILLARD SEWER FACILITY BOARD BYLAWS

Mayor Jeppsen stated he has sent the Perry-Willard Sewer Facility Board Bylaws to the City Attorney for his review. He explained the City Attorney has proposed some minor changes to these Bylaws after reviewing them. He stated the Council needs to take action on these Bylaws and need to decide whether to include the proposed amendments from the City Attorney. He explained Willard's City Council has already approved the Bylaws without the proposed amendments. He asked if the Council would like to approve the Bylaws with the amendments and then ask Willard's City Council to readdress them.

Council Member Tueller inquired about clarification of the proposed changes and if they were significant enough to go back to the Perry-Willard Sewer Facility Board.

Shanna Johnson reviewed the proposed changes with the Council, which were mostly language adjustments.

The Council discussed and clarified these proposed changes. They decided it would be beneficial that the amended bylaws be re-reviewed by the Perry-Willard Sewer Facility Board and that Mayor Jeppsen should discuss them with Willard's Mayor.

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **October 25, 2018 City Council Meeting Minutes**

MOTION: Council Member Wright made a motion to approve the October, 25 2018 City Council Meeting Minutes. Council Member Taylor seconded the motion.

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

Council Member Montgomery, Yes
Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

B. MAYOR'S REPORT

Mayor Jeppsen stated three COG Grants have been approved for Perry City to utilize on the East Corridor project.

He stated they have met with the broker handling the Pointe Perry project and things are moving in a positive direction with that project.

He said they will be interviewing the narrowed down applicants next week for the Chief of Police position.

A. COUNCIL REPORTS

Council Member Watkins reviewed the current expenditures of the Welcome Signs for the City with the Council, as a new bid has brought costs higher than anticipated.

Council Member Wright stated he and the Mayor met with a possible donor for fill dirt at the gun range (in preparation for the new storage building). He explained they will know by Saturday if this donor will be able to fill or not.

D. STAFF COMMENTS

None.

E. PLANNING COMMISSION REPORT

Planning Commissioner Peterson thanked the Council for passing the Commission's items recommended for approval. She stated Stuart Grover will be electing a Vice Chairman (to be appointed by the Mayor and Council) and they have a vacant seat, which needs to be filled.

She stated they would be working on Titles 14 and 15 in their next meetings.

ITEM 7: EXECUTIVE SESSION

None Required.

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 8:53 PM.

Susan Obray, City Recorder

Kevin Jeppsen, Mayor

Shanna Johnson, Chief Deputy Recorder