

PERRY CITY COUNCIL RETREAT
WORK SESSION
PERRY CITY OFFICES
February 3, 2024

8:06 AM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Nathan Tueller, Council Member Toby Wright, Council Member Blake Ostler, Council Member David Walker, and Council Member Ashley Young (left at 11:50 a.m.)

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Shanna Johnson, City Recorder

OTHERS PRESENT: Melanie Barnhill (on-line)

ITEM 1: CALL TO ORDER

Mayor Jeppsen welcomed everyone and called the City Council Retreat to order.

ITEM 2: DISCUSSION ITEMS

A. Projects Update

Mayor Jeppsen announced that the city received a \$600,000 grant. Mr. Barnhill commented that our contracted lobbyist continued to do their lobbying job and put pressure on the state officials to get it for us. He said he was still coordinating with them on the uses for the final budget but that it will basically be the original submittal. Mayor Jeppsen said the city will need to have a 10% match and that this will come from storm drain impact fees.

Mr. Barnhill gave his project slide presentation update to the council. It highlighted the Highway 89 masterplan, The Lodge, corridor preservation, impact fee updates, and additional grant projects. He mentioned that the consultants for the Highway 89 masterplan will take all the comments given by the public during the open house and compile them in a report to present to us. Council Member Walker said he wants to hear the consultants' comments about the look of the buildings and plant life along the highway along with their scope of implementation. Council Member Tueller remarked that it would be nice to create an (inviting) downtown area in Perry. They discussed the highway statistics from the study report and that having a plan might help in getting grants money for further development of the area.

B. Priorities Review

Mayor Jeppsen gave a recap of the meeting he had with the Range Safety Officer (RSO). He said in the meeting they discussed RSO training, how to upgrade payment options, how to reduce paperwork, if we can have a once in a lifetime gun range waiver, and if we may change the length requirement on background checks. He reported that the RSO's biggest concerns were to develop the range and offer matches. He said that he wants to push to develop the corridor road from the freeway exit at Willard Bay through to the right-of-way road at the bird refuge. He noted that this road will go past the gun range and a straight shot from the freeway. He relayed what he had

learned to get this road developed then named several of the many parties (County Commissioners, Wasatch Front Regional Council (WFRC), and Department of Transportation (DOT)) that would be involved with a road expansion of this size. He said that if we could get them interested in this road development, we might be able to get those groups to help with the funding. Council Member Ostler suggested that we put together a gun range board to create a (master) plan for this project. Mayor Jeppsen shared more information about the gun range, possible options for additional development, and some planned improvements.

Ms. Johnson gave a slide presentation in which she reported on the road budget and mentioned a few proposed road maintenance or repair plans for the fiscal year. She noted that the recently approved tax change will put more money into the road fund. The focus this year, she said, will be the 1200 West Road project and will take most of this road fund. She added that they are looking into purchasing a road monitoring software system. Council Member Wright asked if the lack of money or time was the main issue with roads. Ms. Johnson responded that it was the difference between the budget and actual cost in the bids received.

She then touched on the city infrastructure master plans and that the City Council will discuss it in more detail at their next work session. Council Member Wright inquired about the purchase of the land for the Nielson Well and Mr. Barnhill said most of the deeds are in the process of being completed. He explained that after the deeds are done, they will need to get everything settled with the state on the water rights and that the storage tanks will be down the road. Ms. Johnson reminded them that the ARPA Funds needed to be committed and have a contract in place by December 2024, then they must spend the funds by 2026.

Ms. Johnson talked about city operations in regard to The Lodge facility and the city being fully staffed. She went into having community citizen engagement through social media, TextmyGov, and on the city website. Council Member Wright commented that a digital marquee would help us to get communication (notifications) out to our residents. He expressed that the new grant money might be used to get this sign. Council Member Young suggested because of the recent issue with past due utility bills that the city send text messages to the residents on their past due utility bill. Ms. Johnson said we could do it if we had everyone's cell numbers, then said we should also utilize the text option for other city-wide events.

Mr. Barnhill recommended that they create a detailed plan for all the parks and trails so they can start prioritizing improvements needed. He also indicated that he was going to try and get funding to use for creating these master city parks plans to submit to get (state or federal) grant money.

We have received very positive comments from the people who have booked The Event Center at The Lodge, said Ms. Johnson. She elaborated on the renters' comments along with what type of events were being booked and the revenue received. Council Member Ostler recommended we do an after-the-fact survey. Council Member Wright said he had a hard time finding The Lodge information on our city website and asked that we make it easier access.

C. Utility & Tax Rates

Ms. Johnson said she wanted to touch on a few things with the budget outlook. She asked the council their thoughts about the city tax rate, and she explained the need for a change. The main question she had for them was if they preferred to use the certified rate or follow their previous set general policy to look at maintaining the current city tax rate creating an annual incremental tax rate increase. They talked about how the city budget projections will affect the decision of this percentage rate. She then mentioned that some of the utilities will need to be increased and mentioned that the state recommended that each city automatically increase them each year. She suggested increasing the different utilities charges by 3% this year or creating a set incremental fee increase rate. Council Member Ostler explained the need for utility increases and different ways they might be able to determine the correct percentage the city will need. They then continued to discuss the sewer, water, garbage, and storm drain fees. (See slides)

Ms. Johnson touched on the previous compensation changes and asked the council what compensation approach they want to use this year to create their budget. Contracted Services for fire and animal control was the next discussion. Mayor Jeppsen noted that the fire contract might likely increase by 10% or more this year. He then explained the emergency/fire service process and why it would increase. He mentioned the pending county fire study and discussed the possibility of being part of a fire district instead of having an interlocal agreement.

D. Council Discussion

Ms. Johnson asked the council to create their top priorities for the year. Council Member Ostler mentioned redoing the city website. Council Member Tueller recommended that it be simple to use and user friendly. Mayor Jeppsen suggested we get a more professional look. They discussed the purpose of our website and how they might want to update the look and navigate it better. Ms. Johnson mentioned that because our website was built from a template it was not Americans with Disabilities Act (ADA) compliant and suggested we include this in our website update plans. Ms. Johnson said we can look into different web development options.

The conversation turned back to the roads and comments of hopefully developing a future community commercial area along 2000 South. Mayor Jeppsen was curious what it would take for the city to get the properties in along the 2000 South area. Mr. Barnhill mentioned the city owns the property on both ends of the (proposed) street but the property owners in the middle of that area are not interested in selling. Council Member Tueller explained more of this vision and his dealings with the property owners and citizens when he proposed this idea to them.

Ms. Johnson pointed out that the Public Works building (the old city hall) needs improvements to be more aesthetically pleasing and Occupational Safety and Health Administration (OSHA) compliant and she recommended that the council consider remodeling it as one of their priorities. Mayor Jeppsen said that we should not make it a top priority but a project. He mentioned that the Community Emergency Response Team (CERT) and First Responders also use the old building for storage and meetings. He said he offered the use of the facility to the local Boy Scout groups.

In narrowing down the top priorities of the council, Ms. Johnson asked their thoughts on a road software program to help with creating the road master plan. Council Member Ostler gave his

thoughts on the usefulness of this software. Council Member Tueller said if there was technology that helped improve the efficiency of what the crew was already doing then he was all for it. Council Member Walker said he would like to set an achievable goal with these master plan improvements and create a metrics to gauge/measure their progression. They discussed the maintenance on the roads and then the parks. Council Member Tueller said the large trees at the park needed bug control maintenance this year. Ms. Johnson mentioned the fence for the baseball diamond at (Perry Park) needs to be higher for safety. They discussed the possibility of Public Works using automatic or electronic monitor controls to help in maintenance of the city and how it would require internet access to them.

The Highway 89 Master Plan was brought up again and there were concerns with valuable potential commercial property being used for multi-family housing. They talked about the housing density grid map and that some areas are already tapped or maxed out. There was a discussion on the look of the townhomes recently built along the highway and the affordability of them. Council Member Young commented on the tight parking of these units. Council Member Tueller mentioned that to get more business in Perry we would need a higher population matrix. He also mentioned that he doesn't see Highway 89 as a (gathering) place with a nice walkway. Council Member Walker said that in twenty years from now will these tall townhouses along the highway be out of place or if they will fit in with the commercial businesses around them. If they will stand out, then the council should make changes now. Ms. Johnson commented on the increased traffic with this housing growth.

Council Member Young requested that the council revisit the action items sent back to the Planning Commission last year. Mr. Barnhill also suggested putting on the upcoming Planning Commission meeting agenda that they look at the vacant properties along the highway and what allocations are still available.

E. Other Discussion

Mr. Barnhill recapped the multi-family subdivisions in Perry City with a slide presentation. He pointed out that the Mount Pleasant Estates on the east side was only half permitted but was done. He mentioned there was Perry Landing on the south side, Davis Creek and Orchard Hill on the west side, Perry Canyon on the north side, and Perry Townhomes on the east side of the highway. He said over the past few years there were 214 total approved units/lots built or allocated to be developed.

He showed the pending developments and mentioned there had not been any building progress on Bear River Landing and their escrow will expire this year. He noted that West Meadows and Capener Development were developing very slowly. Also, the new Perry Springs subdivision had not given an update on their development. He then showed the annual building permit statistics. (See Development Update Feb 2024 slides)

ITEM 3: EXECUTIVE SESSION

None.

ITEM 4: ADJOURNMENT

Mayor Jeppsen thanked the council members for their service and asked for a motion to adjourn the meeting.

MOTION: Council Member Wright made a motion to adjourn.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 12:14 p.m.

Kevin Jeppsen, Mayor

Shanna Johnson, City Recorder

Anita Nicholas, Deputy Recorder