

PERRY CITY WORK SESSION  
PERRY CITY OFFICES  
February 8, 2024

6:11 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Blake Ostler, Council Member Nathan Tueller (arrived at 6:14 p.m.), Council Member Dave Walker, Council Member Toby Wright, and Council Member Ashley Young

OFFICIALS ABSENT:

CITY STAFF PRESENT: Bob Barnhill, City Administrator  
Shanna Johnson, City Recorder  
Scott Hancy, Chief of Police  
Zach Allen, Public Works Director  
Bill Morris, City Attorney (arrived at 6:51 p.m.)  
City Accountant, Brett Jones

OTHERS PRESENT: None

#### **ITEM 1: WELCOME TO ORDER AND WELCOME**

Mayor Jeppsen welcomed everyone and called the meeting to order.

#### **ITEM 2: WORK SESSION**

##### **A. Water & Park Impact Fees**

Mr. Barnhill welcomed and introduced Fred Philpot from Lewis, Roberts & Burningham (LRB Public Finance Advisors) and Bret Jones from Jones & Associates. He said they will present the Perry City water and parks impact fee study. He said this process is required by state statute and the city was expected to update these from time to time.

Mr. Philpot introduced impact fees and explained the impact fee study process. He mentioned that Mr. Jones was included to consider all revenue resources and other information for this study. Council Member Ostler asked if there was a way to (simplify the process) by showing if growth is this then the impact fee is that. Mr. Philpot responded that the fundamental principle of impact fees is proportionality on a per unit basis and should stay that way, but inflation causes unbalances. Based off the study he showed two scenarios and gave a proportionate share analysis for the proposed water impact fee.

- Scenario 1 (indoor water only) = \$10,800
- Scenario 2 (indoor and outdoor water) = \$21,858

Council Member Walker asked how Perry City compared to other cities and Mr. Jones responded with the amount of growth taking place some neighboring cities need to increase. He said the proposed impact fee is what is needed to cover the cost of infrastructure, additional wells, and growth just to get water to the residents. The reason for the large increase is because the city did not incrementally adjust the impact fee and local construction has inflated so much in the past two-three years.

Mr. Philpot explained what they looked at for the park study survey. He presented their findings in a proportionate share analysis and suggested what needs to be done next. The park impact fee proposed is \$1,944 times the estimated population unit (EPU) or \$6,493 per household.

Council Member Wright asked why a developer for multifamily unit impact fees might be lower. He said these residents will probably use the parks more than a single-family home with a backyard. Mr. Philpot said the analysis is based on population and household size.

Council Member Ostler asked if the city would have two different water impact fees depending upon availability of secondary water. Mr. Jones explained the reason for these two charges and suggested the city establish an Impact Fee Adjustment Committee to work with developers who challenge the large impact fees. (See LRB Public Finance Advisors, Perry, Utah Water Impact Fees, February 2024 Slides)

## **ADJOURNMENT**

Mayor Jeppsen closed the work session.

The meeting adjourned at 6:56 p.m.

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Kevin Jeppsen, Mayor

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Shanna Johnson, City Recorder

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Anita Nicholas, Deputy Recorder