

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
February 08, 2024

7:01 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Nathan Tueller, Council Member Blake Ostler, 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
City Accountant, Brett Jones

OTHERS PRESENT: Anna Ostler, Cali Ostler, Trinity Glover, Kristy Glover, Mark Haywards, Jana Haywards, Addison Haywards, Jeremiah Allen, Kari Allen, Zach Young, Marley Young, Dominic Cefalo, Kyden Cefalo, Annaliese Christensen, David Roberts, and Trevor Cefalo

ON-LINE: Enk Xiao

ITEM 1: CALL TO ORDER

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

ITEM 2: PROCEDURAL ISSUES

A. Conflict of Interest Declaration

None.

B. Appointments

• **Planning Commission**

Mayor Jeppsen presented the Planning Commission appointment of Paul White to the Council and recommended the council approve the appointment. Council Member Tueller asked if this was to fill a vacant position. Mr. Barnhill replied that it was for the vacancy of Julie Jones whose term expired. Council Member Walker commented that he knew Paul (Mr. White) and he was a good person.

MOTION: Council Member Walker motioned that they approve the appointment of Paul White to the Planning Commission. Council Member Tuller seconded the motion.

ROLL CALL: Council Member Young, Yes
Council Member Walker, Yes
Council Member Ostler, Yes

Council Member Wright, Yes
Council Member Tueller, Yes

Voting was unanimous and the appointment approved.

ITEM 3: PRESENTATION

A. Youth City Council

Council Member Young showed some of the things the youth city council had done in the past two years. She said the council wanted to present a leadership recognition certification to the members of the (Perry City) Youth Council. Before the awards were given the youth members were asked to state their name, school grade, and why they joined the (Perry City) Youth Council group.

Dominic Cefalo, 9th grade, wanted to help the community.

Kyden Cefalo, a high school senior, wanted to have fun and make friends.

Miley Roberts, 10th grade, wanted to know what was going on in the community/world.

Marley Young, 9th grade, being involved in the community.

Trinity Glover, 9th grade, to help the community.

Anna Christensen, high school junior, loves serving others and making Perry the best place it can be.

Emma Meyers, 9th grade, good opportunity to serve others and fun activities.

Addison Haywards, 9th grade, likes doing service projects.

Cali Oster, 9th grade, to learn more about local government and get involved in the community.

Logan Cefalo, Gracie Lilywhite, and Bryson Singleton were not in attendance to get their certificate but will receive them.

Council Member Ostler explained that there will be some organizational changes in this youth council program. He said the Youth Council will now have two City Council members sponsoring them and two parent volunteers to lend organizational support. For now, the two council members will be Council Member Young and Council Member Ostler and the parent volunteer will be Anna Ostler. He mentioned they still need another parent volunteer. They also put a limit of twelve to serve in this youth leadership position and they are to have 1-3 activities per month. He said they already had a kick-off meeting to discuss what the youth council leadership wanted to accomplish this year. Some of their ideas were the annual Easter Egg Hunt, creating and presenting a budget, interacting with the Planning Commission, Police Department, and Public Works Department, helping at the Fourth of July festivities, service activities at the Beehive Home, and honoring the community veterans.

Mayor Jeppsen thanked the Youth Council for their service, and they all applauded them for a job well done. A group picture with the City Council and the Youth Council was then taken.

B. Training: Open Meetings Act

City Attorney Bill Morris gave the annual Open and Public Meetings Act training. He noted that because the council members were the same as last year, they do not need to have the ethics training this year. He gave the presentation using PowerPoint slides. (See Open and Public Meeting Act Utah code Annotated Title 52 Chapter 4 2024 Annual Training)

C. Training: Harassment & Discrimination Prevention

City Attorney Bill Morris then gave the annual Workplace Conduct training. He told the council and staff to recognize what was occurring in the workplace to prevent unlawful discrimination, avoid complaints and costly lawsuits. He gave the presentation using PowerPoint slides. (See Workplace Conduct 2024 Training slides)

ITEM 4: ACTION ITEMS (Roll Call Vote)

A. Resolution 2024-02 Lodge Lease Agreement

Mr. Barnhill explained that the proposed lease agreement was for a tenant to use the approximately 1300 available square feet space in The Lodge. He said the renters proposed a time frame to allow them to increase their business and how they will work into the full leased space. He mentioned that the rental rate will be \$1.80 per square foot. He further explained that the lease outlined for the renter will pay a deposit with the first month's rent then not pay rent as they begin their business, but that amount will be amortized over the last several months of the agreement. He noted that it will be at the end of the proposed 18-month lease term when the tenants will pay the full rental amount. He said this agreement starts as an 18-month lease but will become an annual agreement at the first renewal. He indicated that it was the same template that he used for the other tenants in The Lodge.

Council Member Ostler requested the legal business entity name be updated on the resolution to match the name on the lease agreement. He also questioned in section 3.2 the time frame for the annual increase. He then suggested in the second paragraph of section 3.2 they add the year after April, May, and June. He proposed they strike the narrative description of the rental payment and create an Exhibit A with a table showing all payment amounts and dates. He pointed out that section 12.1 contained language that the city was going to build a wall and he did not think this was correct. Mr. Barnhill said the first three sentences and the word "other" in the fourth sentence will be removed. Council Member Ostler asked to go through the default provisions if the proposed tenant leaves in one year and Mr. Morris responded to his question and explained it to the council. Council Member Wright commented that the date in section 22.2 should be updated.

MOTION: Council Member Tueller made a motion to approve Resolution 2024-02 Lodge Lease Agreement with the changes discussed in the resolution and allowing the mayor to clean up any clerical wording. Council Member Wright seconded the motion.

ROLL CALL: Council Member Young, Yes
Council Member Walker, Yes
Council Member Ostler, Yes
Council Member Wright, Yes
Council Member Tueller, Yes

Motion Approved. 5 Yes, 0 No

ITEM 5: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

- January 25, 2024 City Council Meeting Minutes

MOTION: Council Member Walker made a motion to approve the consent items listed. Council Member Wright seconded the motion.

Motion Approved. All Council Members were in favor.

B. Mayor's Reports

Mayor Jeppsen said that he and Mr. Barnhill recently met with Bear River Bird Refuge management. He said both groups discussed their concerns with the road right-of-way and the fencing in the area. To be good neighbors both agencies will be exchanging information and working together on those issues.

C. Council Reports

Council Member Young said she was proud of the Youth Council. Council Member Walker commended Council Member Young for the work she had done with the Youth Council. Council Member Ostler thanked the other council members and staff for their work.

D. Staff Comments

Ms. Johnson said she sent out budget proposals noting the Fiscal Year 2025 budget process has begun. She thanked Mr. Morris for his training.

E. Planning Commission Report

None.

ITEM 6: EXECUTIVE SESSION

None needed.

ITEM 10: ADJOURNMENT

MOTION: Council Member Wright made a motion to adjourn the meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 7:57 p.m.

Kevin Jeppsen, Mayor

Shanna Johnson, City Recorder

Anita Nicholas, Deputy Recorder