

1 PERRY CITY COUNCIL MEETING  
2 PERRY CITY OFFICES  
3 June 27, 2024

7:00 PM

6 OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council  
7 Member Nathan Tueller, Council Member Blake Ostler, Council  
8 Member Toby Wright, and Council Member Ashley Young

10 OFFICIALS ABSENT: Council Member Dave Walker

12 CITY STAFF PRESENT: Bob Barnhill, City Administrator  
13 Shanna Johnson, City Recorder  
14 Dave Freeze, Sergeant  
15 Bill Morris, City Attorney

18 OTHERS PRESENT:

20 ON-LINE: None.

22 **ITEM 1: CALL TO ORDER**

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

25 **ITEM 2: PROCEDURAL ISSUES**

26 **A. Conflict of Interest Declaration**

27 None.

29 **ITEM 3: PRESENTATIONS**

30 **A. Fiscal Year 2023-2024 Budget Amendment**

31 Shanna Johnson, City Recorder provided an update on the Fiscal Year 2023-2024 budget  
32 amendment. The amendment featured a minor adjustment, specifically regarding a transfer  
33 switch for a generator that is not going to be completed this year, leading to moving \$75,000  
34 from the current year equipment budget to the next fiscal year.

36 **ITEM 4: PUBLIC HEARINGS**

38 **A. Resolution 2024-13 Adopting a Fiscal Year 2023-2024 Budget Amendment**

39 Mayor Jeppsen opened the public hearing for the Fiscal Year 2023-2024 budget amendment. As  
40 there were no comments from the public or online attendees, the public hearing was closed.

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43 **Open Public Hearing 7:04 p.m.**

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45 **Closed Public Hearing 7:05 p.m.**

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**ITEM 5: ACTION ITEMS (Roll Call Vote)**

**A. Resolution 2024-10 Adopting a Fiscal Year 2024-2025 Budget**

Mayor Jeppsen introduced the resolution to adopt the fiscal year 2024-2025 budget. Ms. Johnson clarified certain points, noting an addition of \$80,000, making it a total of \$120,000 to the park's budget as directed by the council in a previous meeting.

**MOTION:** Council Member Wright made a motion to approve Resolution 2024-10 Adopting a Fiscal Year 2024-2025 Budget with the amendment of an additional \$80,000 in the capital projects fund. Council Member Tueller seconded the motion.

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

**Motion Approved. 4 Yes, 0 No**

**B. Resolution 2024-13 Adopting a Fiscal Year 2023-2024 Budget Amendment**

Mayor Jeppsen moved to the budget amendment for the fiscal year 2023-2024 discussed priorly during the public hearing session.

**MOTION:** Council Member Tueller made a motion to approve Resolution 2024-11 Adopting a Fiscal Year 2023-2024 Budget Amendment. Council Member Wight seconded the motion.

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

**Motion Approved. 4 Yes, 0 No**

**C. Ordinance 24-E Development Overlay Zone with a Development Agreement for Bob Anderson**

Mayor Jeppsen introduced the ordinance for a development overlay zone with a development agreement. Mr. Barnhill provided an overview of the zoning changes that the developer was requesting and the reasoning behind the request. He explained that the developer would like to group the townhouses together to make them more contiguous and to avoid the need to build a temporary retention pond. He also shared that the developer wanted to move to building phase 3 of the project before phase 2, leaving an open space between the two phases. Mr. Barnhill recounted planning commission feedback, which was a vote against the proposal. He noted that there were a couple of commissioners that were in favor of the proposal at the first meeting but

92 were not present for the 2<sup>nd</sup> meeting when the vote took place. He also shared some of  
93 the public comments from the hearing. Council Member Young asked for clarification  
94 on the order of the building phases being due to the retention ponds. Mr. Barnhill  
95 explained that building phase 3 first would be more efficient for the builders because it  
96 helps them avoid having to build a retention pond with each phase. Council Member  
97 Ostler stated that he was fine with the proposal. He later explained that he was trying  
98 to be open minded and look at things from all sides and could understand why the  
99 developer was requesting the zone change. He added he did not think that moving the  
100 townhouses down 7 houses was that big of a deal. Mayor Jeppsen reminded the council  
101 of an email that Council Member Walker had sent before the meeting with his concerns.  
102 Mr. Barnhill provided a summary of those concerns about departing from the density  
103 map. Council Member Tueller stated that he was inclined to stay with the density map.  
104 He said that he felt that what the developer brought to the table was weak and that he  
105 was not inclined to approve the proposal when they are 2.5 years into the project.  
106 Council Member Wright shared that he had similar feelings and that he worried that  
107 there would be more problems down the road if they shifted lines in the grid. Mayor  
108 Jeppsen noted concerns that he had about switching up the phases and having a mess  
109 with dirt roads because of the builder not connecting to the main road. Council Member  
110 Young added her concern that the developer did not talk at with the neighborhood to  
111 get their thoughts. Council Member Ostler also shared his concern that the builder was  
112 not at the meeting to represent the proposal.

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115 **D. MOTION:** Council Member Wright made a motion to approve Resolution 2024-E  
116 Development Overlay Zone with a Development Agreement for Bob Anderson  
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118 **ROLL CALL:** Council Member Young, No  
119 Council Member Walker, ABSENT  
120 Council Member Ostler, Yes  
121 Council Member Wright, No  
122 Council Member Tueller, No  
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124 **Motion Failed. 1 Yes, 3 No**  
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127 **Item 6: DISCUSSION ITEM**  
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130 **ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)**

131 **A. 4<sup>th</sup> Of July**

132 Ms. Johnson outlined the plans and activities for the upcoming Fourth of July celebrations,  
133 including the community awards dinner, movie in the park, DJ dance, ice cream social,  
134 fireworks, and other events. Staff and council members discussed final logistics and volunteer  
135 needs.  
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137 **B. Approval of Consent Items**

138 • June 13, 2024 City Council Meeting Minutes  
139 The approval of consent items was tabled as the minutes were still being worked on.

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141 **MOTION:** Tabled

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143 **B. Mayor's Reports**

144 Kevin Jeppsen provided an update on negotiations with a squadron from Hill Air Force Base  
145 regarding use of the gun range for training, highlighting a proposed yearly contract amounting to  
146 \$24,000.

147 **C. Council Reports**

148 Each council member provided their reports; no specific items were elaborated upon during the  
149 session, other than the council members expressing gratitude towards outgoing employees.

150 **D. Staff Comments**

151 Several members, including Council Member Walker, Mayor Jeppsen and Ms. Johnson, expressed  
152 gratitude for Robin Matthews's 20.5 years of service, reflecting on her contribution to the city's  
153 administration.

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155 **E. Planning Commission Report**

156 None.

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158 **ITEM 8: EXECUTIVE SESSION**

159 No Executive Session was conducted during the meeting.

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161 **ITEM 9: ADJOURNMENT**

162 **MOTION:** Council Member Wright

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164 **Motion Approved. All Council Members were in favor.**

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166 The meeting adjourned at 8:09 p.m.

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171 Kevin Jeppsen, Mayor

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171 Shanna Johnson, City Recorder

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Misty Moesser, Deputy Recorder