

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
June 27, 2024

7:00 PM

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

OFFICIALS ABSENT: Council Member Dave Walker

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

OTHERS PRESENT: None

ON-LINE: None

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.

ITEM 3: PRESENTATIONS

A. Fiscal Year 2023-2024 Budget Amendment

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

ITEM 4: PUBLIC HEARINGS

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

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

The Public Hearing was opened at 7:04 p.m.

The Public Hearing was closed at 7:05 p.m.

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 was added to the parks capital projects transfer, making the total transfer to the Parks Capital Projects Fund \$120,000 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, which was discussed prior in the meeting during the public hearing.

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

Robert 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 detention 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 the planning commission's 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 were not present for the 2nd meeting when the vote took place. He also shared some of the public comments from the hearing. Council Member Young asked for clarification on the order of the building phases

being due to the detention ponds. Mr. Barnhill explained that building phase 3 first would be more efficient for the builders because it helps them avoid having to build a detention pond with each phase. Council Member Ostler stated that he was fine with the proposal. He later explained that he was trying to be open minded and look at things from all sides and could understand why the developer was requesting the zone change. He added he did not think that moving the townhouses down 7 houses was that big of a deal. Mayor Jeppsen reminded the council of an email that Council Member Walker had sent before the meeting with his concerns. Mr. Barnhill provided a summary of those concerns about departing from the density map. Council Member Tueller stated that he was inclined to stay with the density map. He said that he felt that what the developer brought to the table was weak and that he was not inclined to approve the proposal when they are 2.5 years into the project. Council Member Wright shared that he had similar feelings and that he worried that there would be more problems down the road if they shifted lines in the grid. Mayor Jeppsen noted concerns that he had about switching up the phases and having a mess with dirt roads because of the builder not connecting to the main road. Council Member Young added her concern that the developer did not speak with the neighborhood adjacent to the development to get their thoughts. Council Member Ostler also shared his concern that the builder was not at the meeting to represent the proposal.

MOTION: Council Member Wright made a motion to approve Resolution 2024-E Development Overlay Zone with a Development Agreement for Bob Anderson

ROLL CALL: Council Member Young, No
Council Member Walker, ABSENT
Council Member Ostler, Yes
Council Member Wright, No
Council Member Tueller, No

Motion Failed. 1 Yes, 3 No

Item 6: DISCUSSION ITEM

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. 4th Of July

Ms. Johnson outlined the plans and activities for the upcoming Fourth of July celebration, including the community awards dinner, movie in the park, DJ dance, ice cream social, fireworks, and other events. Staff and council members discussed final logistics and volunteer needs.

B. Approval of Consent Items

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

C. Mayor's Reports

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

D. Council Reports

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

E. Staff Comments

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

F. Planning Commission Report

None.

ITEM 8: EXECUTIVE SESSION

No Executive Session was conducted during the meeting.

ITEM 9: ADJOURNMENT

MOTION: Council Member Wright

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:09 p.m.

Kevin Jeppsen, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder

Commented [SJ1]: Was this Robin if so we will want to elaborate on that