

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
August 28, 2025

7:00 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen, Council Member Dave Walker, Council Member Blake Ostler, Council Member Nathan Tueller and Council Member Ashley Young (online)

OFFICIALS ABSENT: Council Member Toby Wright

CITY STAFF PRESENT: City Recorder/Finance Director Shanna Johnson, City Administrator Bob Barnhill, Chief Scott Hancey, Sergeant Mark Jordan, Officer Tiana Navarrete, and Deputy Recorder Misty Moesser

OTHERS PRESENT: Erik Matoter, Francia Navarrete, Marco Navarrete and Carlye Navarrete

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

B. Oath of Office- Police

Chief Scott Hancey introduced the department's newest officer, Tiana Navarrete, who comes from the Weber State Police Academy.

City Recorder Shanna Johnson administered the oath of office, noting that the oath dates back to colonial times in 1789 and represents a public commitment that binds officials to the people they serve. Officer Navarrete took the oath, and her parents were present to pin her badge following the oath ceremony.

ITEM 3: PUBLIC HEARINGS

A. Resolution 2025-18 Amending Fiscal Year 2025-2026 Budget

Finance Director Shanna Johnson provided a presentation outlining the proposed budget amendments. She explained that many of the amendments were to clean up items and move funds forward from the prior fiscal year, including:

- Perry Park tree maintenance (\$11,000) planned in the previous fiscal year but not completed until July

- Street sweeper purchase (\$99,000) budgeted in FY25 but not completed until July, affecting both the general fund under streets and the storm drain fund (with \$49,500 being moved forward in each of the funds).
- Addition of \$2,000 from an ICAC grant (Internet Crimes Against Children)
- Addition of \$72,000 for the Hemco contract under community development, which continues through April 2026
- Park impact fees for Mountain View Park, showing the transfer from general fund as a cleanup item
- Transfer of restricted transit district funds to UTA, as Perry City is part of the transit district
- Additional \$24,044.26 for the wastewater treatment plant lead operator position after the first candidate declined the offer

Ms. Johnson explained the revenue sources for these amendments:

- \$180,294 from unrestricted fund balance in general fund, with \$94,500 being money not spent in FY25 (She noted that even after using this fund balance, the city would still maintain 23% in unrestricted fund balance).
- \$49,500 in storm drain available cash rolled from FY25
- \$24,044.26 in sewer fund available cash, with a note that rates would need to be raised in FY27 to ensure debt coverage

The Public Hearing was opened at 7:11PM.

No public comments were made.

The Public Hearing was closed at 7:12PM.

ITEM 4: ACTION ITEMS

A. Resolution 2025-18 Amending the Fiscal Year 2025-2026 Budget

Following the public hearing, the Council discussed the budget amendments. Council Member Ostler asked for clarification about the UTA funds, expressing concern about money passing through the city's accounts that wasn't the city's tax. Ms. Johnson explained that the city annexed into the transit district long ago, therefore district related tax is due to the UTA. She explained that when the county passed the transit tax, those funds were distributed to the City, to be transferred to the transit district. Because of this the funds need to be shown coming into the city and then transferred to UTA.

The Council discussed at length their discomfort with the UTA tax flowing through city accounts. Mayor Jeppsen suggested they could still negotiate with the county to have the tax commission distribute the funds directly to UTA. The Council agreed to pass the budget amendment but directed staff not to transfer the UTA funds until after the city receives its expected \$250,000 reimbursement from UTA for a road project. The Council noted that UTA hasn't requested the \$322,000 of their funds the city currently holds and suggested using this as leverage to ensure UTA processes the city's reimbursement request promptly.

Ms. Johnson clarified that the budget amendment would show the funds being transferred to UTA during the fiscal year, but that the actual transfer could wait until the reimbursement was received, as long as the transfer occurs by the end of the fiscal year in June.

City Administrator Bob Barnhill explained that Hemco was contracted primarily to obtain a million-dollar water grant, which they accomplished, and they are now working on obtaining additional land around the gun range and exploring a west side frontage road from Willard Bay through Perry and Brigham to the Golden Spike Monument and bird refuge.

MOTION: Council Member Tueller made a motion to approve Resolution 2025-18- Amending the Fiscal Year 2025-2026 Budget. Council Member Walker seconded the motion.

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

Motion Approved. 4 Yes, 0 No

B. Ordinance 25-F Zone Change Request from NC2 to R1 located at approximately 405 W 1850 S Parcel #03-157-0015, Applicant: Irv Maddox

Mr. Barnhill presented a zone change request from Irv Maddox for property located at approximately 405 W 1850 S. The property is currently zoned Neighborhood Commercial 2 (NC2) and contains the Maddox restaurant as well as two existing single-family residences. The request would change the zoning of only the area around these two homes to Residential 1 (R1).

Mr. Barnhill explained that the purpose of the zone change was to allow the property owner to subdivide the two homes onto their own lots, potentially for separate ownership or sale. The current NC2 zoning doesn't have standards for single-family homes because such uses aren't permitted in that zone. The R1 zone would require 10,000 square foot lots, which the two existing home sites meet.

The Planning Commission held a public hearing with no public comments and recommended approval with a 5-0 vote.

Council Members discussed concerns about "spot zoning," with Mr. Barnhill explaining that while spot zoning is generally not best practice, this situation is unique because the residential use already exists as a grandfathered, non-conforming use. The zone change would simply accommodate the existing use and bring it into compliance.

Council Member Walker asked if approving the zone change would require the property owner to immediately fix any non-conforming issues. Mr. Barnhill clarified that the property would be allowed to continue as-is until the owner applies for new land use applications.

MOTION: Council Member Tueller made a motion to approve Ordinance 25-F. Council Member Young seconded the motion.

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

Motion Approved. 4 Yes, 0 No

**C. Ordinance 25-M Zone Change Request from NC3 to R1/3 located at 989 W 3450 S
Parcel #02-077-0006, Applicant: Nathan Erickson**

Mr. Barnhill presented a second zone change request from Nathan Erickson for property located at 989 W 3450 S. The property is currently zoned part Neighborhood Commercial 3 (NC3) and part Commercial, and the request was to change it to Residential 1/3 (R1/3).

Mr. Barnhill explained that the property is a flag lot with an existing accessory building. The owner wishes to convert this building to a residential use, which requires the zone change. The property is approximately two-thirds of an acre, which meets the R1/3 zone requirements.

Mr. Barnhill noted that this zone change aligns with the city's general plan update, which moved away from commercial zoning in the south end of the city in favor of residential uses. He explained that while the property is on a gravel road with water service available, there is no sewer in the area, so the owner is working with the city engineer on the feasibility of a septic system.

Council Member Ostler asked if there was a clear path for the applicant to achieve their goal of creating a residence from the existing building. Mr. Barnhill confirmed that there were no significant roadblocks, and the owner has already received approval for some renovations pending the zone change. The nearest sewer line is 900 feet away, beyond the 300-foot connection requirement, so a septic system would be allowed.

MOTION: Council Member Walker made a motion to approve Ordinance 25-M. Council Member Tueller seconded the motion.

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

Motion Approved. 4 Yes, 0 No

ITEM 4: Discussion Items

A. Fiscal Year 2025-2026 Budget Update- July 2025

Ms. Johnson provided a budget update for July 2025, noting the city was 8% through the fiscal year. Key points included:

- General Fund: 3% of revenues collected and 10.3% of expenses spent, with some expenses that will be moved to FY25 and some annual payments made upfront (like the fire contract at 88% spent)
- Sewer Fund: 7% of revenues collected and 7.5% of expenses spent
- Water Fund: 18% of revenues collected (high due to summer water usage) and 5.5% of expenses spent
- Storm Drain Fund: 6% of revenues collected and 29% of expenses spent (high due to annual cleaning contract that will be moved to FY25)
- Garbage Fund: 8% of revenues collected and 1.8% of expenses spent

Ms. Johnson also reported that the final FY25 sales tax collections were 3.82% higher than the previous year, which was \$10,322 more than budgeted and \$70,953 more than the prior year.

ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

- July 10, 2025, City Council Meeting Minutes
- August 14, 2025 City Council Meeting Minutes

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

All Council Members were in favor.

Motion Approved.

B. Mayor's Report

None

C. Council Reports

Council Member Tueller reported on the sewer board meeting with the new treatment plant manager, Ruben Van Tassell. The board took a tour of the plant and were impressed with the improvements made. Council Member Tueller praised the work of the staff, particularly Zach who had managed the plant until Tanner Sears was hired in July, followed by Ruben on August 1st. He noted that Ruben has already read about 50% of the operations and maintenance manuals and scheduled meetings with equipment suppliers to better understand the plant operations.

D. Staff Comments

Ms. Johnson thanked the Mayor for supporting her attendance at a law enforcement funeral and commended the city's officers for their support of Tremonton and representation at important community events.

Chief Scott Hancey reported that outside agencies would be covering the entire county during the second (Tremonton officer's) funeral, allowing local officers to attend.

Mr. Barnhill provided an update on the 1200 West construction with the trail, acknowledging it has been challenging for residents but noting that increased crews are on site and they are working with utilities to move forward with the project. He also mentioned that Brigham City would be taking over building services from Jones and Associates starting the following week.

E. Planning Commission Report

None

ITEM 7: CLOSED SESSION

Not needed.

ITEM 8: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:21PM.

Kevin Jeppsen, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder