

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
December 22, 2025

6:31PM

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

OFFICIALS ABSENT: Council Member Toby Wright

CITY STAFF PRESENT: City Recorder/Finance Director Shanna Johnson, City Administrator Bob Barnhill, Chief Scott Hancey and Deputy Recorder Misty Moesser

OTHERS PRESENT: Jeannine Jensen, Chad Braegger, James Settlemyre, Nathan Combs, Pat Burns and Tesla Hancey

ON-LINE: Melanie Barnhill

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: PUBLIC HEARINGS

A. Ordinance 25-X Boundary Adjustment with Willard

City Administrator Bob Barnhill provided background on the boundary adjustment with Willard City. The ordinance would move properties from Willard City into Perry City, straightening out the boundary between the two cities and allowing property owners to have access to utilities already in the adjacent roadway. He noted that the process was initiated by Lync Construction, which owns three large parcels in the area.

Mr. Barnhill explained that as these properties come into Perry City, they would need to be assigned zoning districts. Lync Construction had requested R-1/3 zoning, but there were other property owners whose preferences needed to be considered. Mr. Barnhill displayed a map showing the current city boundary and the proposed adjustment.

B. Resolution 2025-25 Amending the Fiscal Year 2025-2026 Budget

Financial Director Shanna Johnson presented a budget amendment to add \$63,225 for police dispatch services. She explained the annual total for these services is \$101,885 with an automatic 3.5% increase each year, but the city would only pay for about half of it this year plus some transmitters and transitional items. This would bring the budget to \$6,804,353.86.

The public hearing was opened at 6:42PM.

James Settlemire stated he was in favor of the boundary adjustment as it would clean up the boundary line. However, he noted that his property is almost 2 acres and requested zoning that would allow him to have animals. He expressed concern about being arbitrarily zoned for third-acre residential.

Chad Braegger clarified that the properties are currently zoned for 3-5 acres in Willard. He suggested R-1A zoning to allow for some agricultural use, noting he plans to keep his property in Greenbelt. He mentioned he was working with the developer on a land swap to create a buffer behind his house.

Jeannine Jensen expressed concern about approving the annexation without identifying lot sizes, noting there were already 75 townhomes being constructed nearby. She wanted to preserve the rural feel of the area.

The public hearing was closed at 6:50PM.

ITEM 4: ACTION ITEMS

A. Ordinance 25-X Boundary Adjustment with Willard

The Council discussed zoning options for the properties being moved into Perry. Council Member Young supported zoning the entire area with R-1A. Council Member Walker suggested R-1/2 as appropriate for most of the area but supported R-1A for the Settlemire, Braegger, and Barker properties. Council Member Tueller agreed with this approach and recommended maintaining 8 units of multifamily housing in the density map for the area.

Mr. Barnhill clarified that the Council had complete discretion in determining zoning for these properties. Council Member Ostler raised questions about animal rights in different zones and ensuring the exhibits were properly attached to the ordinance.

MOTION: Council Member Tueller made a motion to approve Ordinance 25-X with the Settlemire, Braegger, Barker and UTA properties zoning at R-1A and the Lync properties zoning at R-1/2 with 8 multifamily units available in the density map and ensuring that all exhibits and dates are properly attached. Council Member Walker seconded the motion.

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

Motion Approved. 4 Yes, 0 No.

B. Resolution 2025-25 Amending the Fiscal Year 2025-2026 Budget

Ms. Johnson clarified that the projected fund balance after the amendment would remain at 21 percent.

MOTION: Council Member Tueller made a motion to approve Resolution 2025-25. Council Member Walker seconded the motion.

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

Motion Approved. 4 Yes, 0 No.

C. Ratify Resolution 2025-24 Police Dispatch Services

Mr. Barnhill explained that this resolution had already been approved, but they noticed afterward that when the agenda was amended, it was updated on the state public notice website but not on the Perry City website. To ensure all procedural requirements were met, they brought it back for ratification.

MOTION: Council Member Walker made a motion to ratify Resolution 2025-24. Council Member Tueller seconded the motion.

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

Motion Approved. 4 Yes, 0 No.

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

A. Approval of Consent Items

None.

B. Mayor's Report

Nothing to report.

C. Council Reports

Council Member Walker reported that they had put out a request for proposals for a concept design of Phase 2 of the Mountain View Bike Park and received bids from three contractors. The concept design would serve as the basis for future grant applications and evaluations.

Council Member Tueller indicated that he had reason for a closed session.

D. Staff Comments

Mr. Barnhill wished everyone a Merry Christmas.

E. Planning Commission Report

Nothing to report.

ITEM 6: CLOSED SESSION

MOTION: Council Member Tueller made a motion to close the public meeting and open a closed session to discuss strategy regarding pending or reasonably imminent litigation. Council Member Walker seconded the motion.

Closed Session opened at 7:23PM.

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

Motion Approved. 4 Yes, 0 No.

MOTION: Council Member Tueller made a motion at 8:12PM to close the closed session and move back into the public meeting. Council Member Walker seconded the motion.

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

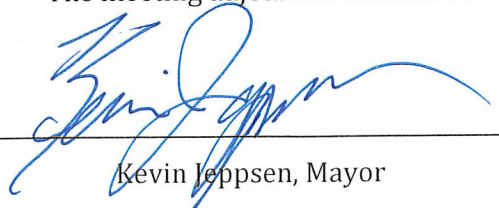
Motion Approved. 4 Yes, 0 No.

ITEM 8: ADJOURNMENT

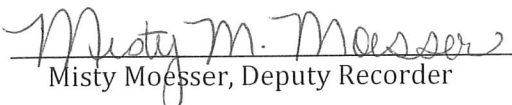
MOTION: Council Member Walker made a motion to adjourn the meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:12PM.


Kevin Jepps, Mayor


Shanna Johnson, City Recorder


Misty Moesser, Deputy Recorder