

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
January 8, 2026

6:59 PM

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

OFFICIALS ABSENT: None

CITY STAFF PRESENT: City Recorder/Finance Director Shanna Johnson, City Administrator Bob Barnhill, Chief Scott Hancey, City Attorney Bill Morris, Public Works Director Zach Allen, and Deputy Recorder Misty Moesser

OTHERS PRESENT: Jacob Andrew, TaNesha Andrew, Jill Jeppsen, Erica Smuin, Rob Smuin, Adam Lang, Boyd Malan, Trudy Malan, Robin Matthews, Randy Matthews, Travis Moesser and Zach Young

ON-LINE: Nelson Phillips (BENJ) and Samuel Strickland

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

The oath of office was administered to Mayor Kevin Jeppsen, Council Member Ashley Young and Council Member Dave Walker.

City Recorder Shanna Johnson noted that this ceremony represented both continuity and renewal, as these officials had already served the community and had been re-elected to continue their service. She emphasized the solemn responsibility they were accepting to uphold foundational laws and faithfully serve the people of Perry City with integrity and accountability. She also acknowledged the sacrifice their families make to support their public service.

Mayor Jeppsen thanked the Council, Planning Commission, and administration for their contributions during the previous term, noting that the city was headed in a good direction due to their efforts and the support of residents.

Council Member Walker expressed gratitude to the administrative staff and other city staff, stating he was honored to serve the people of Perry again.

Council Member Young shared that she was happy to continue to serve.

C. Appointments

a. Flood Control Board

Mayor Jeppsen proposed Jake Andrew for appointment to the Box Elder County/Perry City Flood Control Board. He noted that Mr. Andrew is a previous Perry City employee, a local farmer and rancher, and a resident.

Mr. Andrew addressed the Council, mentioning that his family has been in Perry City since 1855, and his great-grandmother had served on the Board. He explained his familiarity with the city from his previous employment and his professional experience as a roadway project inspector, which has given him knowledge of stormwater management.

MOTION: Council Member Tueller made a motion to appoint Jake Andrew to the Box Elder County/Perry City Flood Control Board. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

b. Planning Commission

Mayor Jeppsen proposed Travis Moesser for an alternate position on the Planning Commission, noting that there would be some changes on the Commission over the next few months. He mentioned that Mr. Moesser has a good engineering background and education and has supported the community through the years.

Mr. Moesser addressed the Council, explaining his interest in serving on the Planning commission. He expressed particular concern about growth management, traffic situations as the city expands, and proper land use. He acknowledged that while he doesn't have detailed construction or land use experience, he is a quick learner and believes his independent background would benefit the commission.

MOTION: Council Member Walker made a motion to appoint Travis Moesser as an alternate on the Planning Commission. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

ITEM 3: ACTION ITEMS

A. Resolution 2026-01 Interlocal Agreement for Fire & Emergency Medical Services

The council discussed the interlocal agreement with Brigham City for fire and emergency medical services. Council Member Ostler identified several issues with the agreement, including:

1. Outdated references to 2025 dates that should be changed to 2026
2. A need to define the "effective date" mentioned in Section 1
3. Questions about the necessity of a 3-year term versus an annual agreement with guaranteed pricing
4. Concerns about the language in Section 2 regarding paramedic-level ambulance services and licensing requirements
5. Questions about payment terms, which weren't clearly specified
6. Inconsistencies in Sections 5.2 and 5.3 regarding indemnification
7. A reference to Summit County that seemed out of place
8. Absence of service level agreements or performance metrics

After extensive discussion, the Council decided to table the resolution until the agreement could be revised to address these concerns.

The item was tabled by consensus to allow for revision of the agreement.

B. Resolution 2026-02 Interlocal Agreement with Box Elder County to Act as Addressing Authority

City Administrator Bob Barnhill explained that Box Elder County has historically handled addressing for Perry City but recently stopped doing so because there was no formal interlocal agreement authorizing them to do this work. The County has now provided an agreement for approval.

Council Member Ostler identified some issues with the agreement document:

1. References to building permits and inspections that need to be removed
2. Incorrect reference to Perry as a "town" rather than "city"
3. Typographical errors, including "part" instead of "party" and "insurers" instead of "inures"

MOTION: Council Member Tueller made a motion to approve Resolution 2026-02 with corrections. Council Member Young seconded the motion.

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

Motion Approved. 5 Yes, 0 No

ITEM 4: Discussion Items

A. FY2026 Budget Update

Financial Director Shanna Johnson gave an update for fiscal year 2026 as of November 2025 (42% through the fiscal year):

- General Fund revenues were at 22%, primarily because property tax revenues had not yet been received (expected in January)
- Sewer Fund revenues were at 40% of operation
- Water Fund revenues were at 48% for operations and 336% for non-operations due to impact fees from West Meadows development
- Stormwater revenues were at 39% for operations
- Garbage Fund revenues were at 42%

On the expense side:

- General Fund expenses were at 30%
 - Community Development expenses were high at 58.9% due to subdivision billing
 - Fire expenses were at 88.6% due to a one-time fire fee payment
- Sewer Fund expenses were at 32.9%
- Water Fund expenses were at 38.9%
- Storm Drain expenses were at 38.3%
- Garbage Fund expenses were at 34.8%, though expected to increase due to garbage can purchases

Sales tax collections were 3.67% higher than the previous fiscal year, with projections showing \$58,000 more than planned, and \$48,000 more than the prior year.

Regarding the fiscal year audit, she reported that the auditor had moved to a new accounting firm, causing delays. The audit is expected to be completed by the end of January and presented at the first meeting in February.

B. Conflict of Interest Disclosures due January 31

Council members were reminded that their annual conflict of interest disclosure forms must be completed by January 31st.

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

A. Approval of Consent Items

- December 11, 2025 City Council Meeting Minutes
- December 22, 2025 City Council Meeting Minutes

A needed correction was noted on line 158.

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

All Council Members were in favor.

Motion Approved.

B. Mayor's Report

Nothing to report.

C. Council Reports

Council Member Walker reported that American Ramp Company had been selected as the contractor for the concept design of phase 2 of the Mountain View Bike Park. He noted that it provides good continuity since they are also doing the build for phase 1.

Council Member Wright provided an update on the Flood Control Board, reporting that they had completed their project for 2025 (a debris pond) and would be presenting a report to the Council. He also mentioned that the board was finalizing bylaws and would address board leadership positions at their upcoming meeting.

D. Staff Comments

Chief Scott Hancey presented the annual police department statistics for 2025:

- Cases increased by approximately 10% to 7,800
- Crime increased by about 25% from the previous year
- Property crimes remained consistent with previous years
- Violent crime decreased compared to previous years
- Sex offenses technically increased, though 63 cases were proactive prostitution investigations
- 15 drug distribution cases were handled
- 6 sex offender registration investigations resulted in 29 felony charges

He noted that the department's proactive prostitution enforcement has given them a regional reputation. He also mentioned that the department remains an accredited agency.

E. Planning Commission Report

None.

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 Wright seconded the motion.

Closed Session opened at 8:20PM.

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

Motion Approved. 5 Yes, 0 No.

MOTION: Council Member Tueller made a motion at 9:53PM to close the closed session and move back into the public meeting. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No.

ITEM 7: Additional Action Item

A. Action to Approve Settlement Agreement with UTA

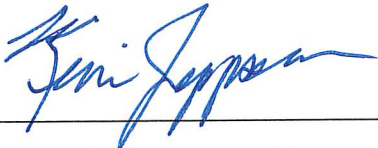
No action taken.

ITEM 8: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

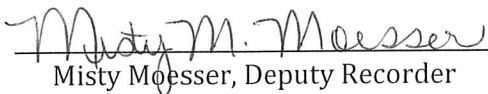
The meeting adjourned at 9:54PM.



Kevin Jeppsen, Mayor



Shanna Johnson, City Recorder



Misty Moesser, Deputy Recorder

SWORN STATEMENT SUPPORTING CLOSURE OF MEETING

I, the presiding member of the Perry City Council, which met on January 8, 2026.

Appropriate notice was given of the Council's meeting as required by '52-4-202.

A quorum of the Council was present at the meeting and voted by at least a two-thirds vote, as detailed in the minutes of the open meeting, to close a portion of the meeting to discuss the following:

- ☐ 52-4-205(1)(a) regarding the character, professional competence, or physical or mental health of an individual
- ☐ '52-4-205(1)(b) regarding strategy sessions to discuss collective bargaining
- ☒ '52-4-205(1)(c) regarding strategy regarding pending or reasonably imminent litigation
- ☐ '52-4-205(1)(d) regarding strategy sessions to discuss the purchase, exchange, or lease of real property
- ☐ '52-4-205(1)(e) regarding strategy sessions to discuss the sale of real property
- ☐ '52-4-205(1)(f) regarding deployment of security personnel, devices, or systems
- ☐ '52-4-205(1)(g) regarding investigative proceedings regarding allegations of criminal misconduct

The content of the closed portion of the Council meeting was restricted to a discussion of the matter(s) for which the meeting was closed.

With regard to the closed meeting, the following was publicly announced and recorded, and entered on the minutes of the open meeting at which the closed meeting was approved:

- a) the reason or reasons for holding the closed meeting;
- b) the location where the closed meeting will be held; and
- c) the vote of each member of the public body either for or against the motion to hold the closed meeting.

The recording and any minutes of the closed meeting will include:

- a) the date, time, and place of the meeting;
 - b) the names of members present and absent; and
- the names of all others present except where such disclosure would infringe on the confidentiality necessary to fulfill the original purpose of closing the meeting.

Pursuant to '52-4-206(5), a sworn statement is required to close a meeting under '52-4-205(1)(a) or '52-4-205(1)(f), but a record by tape recording or detailed minutes is not required:

- ☐ A record was not made. (52-4-205(1)(a) and (f))
- ☒ A record was made by: ☒ Audio recording ☐ Detailed written minutes (52-4-502(1)(c))

Pursuant to '52-4-206(1), a recording is required for a meeting closed under '52-4-205(1)(b), 52-4-205(1)(c), '52-4-205(1)(d), '52-4-205(1)(e), and '52-4-205(1)(g) was made:

- ☐ Detailed written minutes of the content of a closed meeting although not required, are permitted and were kept of the meeting.

I hereby swear or affirm under penalty of perjury that the above information is true and correct to the best of my knowledge.


Presiding Member

1-22-26
Date of Signature

ATTEST:


City Recorder

1-22-2026
Date of Signature