

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
May 14, 2026

7:06 PM

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

OFFICIALS ABSENT: Council Member Nathan Tueller

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

OTHERS PRESENT: Ben Ashcroft and Brian Moser

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. Appointments

• **C.E.R.T. Chairman**

This item was tabled for a future meeting, as the officers of the C.E.R.T. program had recently changed. The matter will be addressed at a later date.

• **Planning Commission**

City Administrator Bob Barnhill presented a recommendation to reappoint Commissioner Beth Thompson to the Planning Commission. He noted that Commissioner Thompson had served a full four-year first term, had remained active and engaged throughout her service, and was willing to continue for an additional term. Mr. Barnhill also noted that one other opening on the Planning Commission exists, as two other first-term members chose not to continue, and that the City would be seeking applicants to fill the vacancy.

MOTION: Council Member Walker made a motion to reappoint Beth Thompson as a commissioner on the Perry City Planning Commission. Council Member Wright seconded the motion.

ROLL CALL: Council Member Walker, Yes
Council Member Wright, Yes

Council Member Young, Yes
Council Member Ostler, Yes
Council Member Tueller, Absent

Motion Approved. 4 Yes, 0 No

ITEM 3: PRESENTATIONS

A. Recognition of Paula Smith for C.E.R.T. Volunteerism and Leadership Efforts

This item was tabled along with the C.E.R.T. Chairman appointment and will be addressed at a future meeting.

B. Water-Wise Landscaping Incentive Program- Presented by Ben Ashcroft

Perry City Resident Ben Ashcroft presented information to the Council regarding the Weber Basin Water Conservancy District's water-wise landscaping rebate program. He explained that the program offers \$2.00 per square foot in rebates to property owners who remove high-water-use landscaping and replace it with approved, low-water-use alternatives, provided the city has adopted the corresponding landscaping ordinance standards. He noted that Perry City had not adopted those standards, which prevents residents from accessing the rebate program.

The key ordinance standards, as summarized by Mr. Ashcroft, include: no lawn on parking strips, no lawn in areas less than eight feet in width, and no more than 50 percent of front and side yard landscaped area in new residential developments may be lawn. The 50 percent limitation does not apply to backyards. Similar requirements exist for commercial, industrial, institutional, and multifamily developments. Mr. Ashcroft stated his primary request was for the Council to consider adopting these standards, noting the dual benefit to existing residents seeking the rebate and to future residents who may not otherwise have sufficient water allocation for traditional grass lawns.

Mr. Barnhill provided supplementary context regarding Pineview Water allocations. He noted that water allocations for new development have decreased substantially over time — from 0.75 acre-feet per quarter-acre lot in 2000, to 0.50 in 2014, to 0.38 acre-feet per property (regardless of lot size) under the most recent standards implemented the prior year. He expressed concern that new residents installing traditional grass landscapes under current Pineview allocations would likely face water shut-off notices, and that the ordinance could serve an educational function for new homebuilders in addition to an enforcement role.

The Mayor acknowledged that the Council had previously considered and declined to adopt the ordinance due to restrictions it would place on property owners but indicated that changing water availability circumstances warranted revisiting the matter. Several council members expressed openness to reviewing the ordinance again.

Council Member Wright noted that applicants must have their plans approved before removing existing lawn, or the rebate will not be paid.

The Mayor directed Ms. Johnson to place the water-wise landscaping ordinance on a future agenda for formal discussion and consideration.

C. Fiscal Year 2026-2027 Tentative Budget Presentation which includes a proposed tax increase

City Recorder/Finance Director Shanna Johnson presented the Fiscal Year 2026-2027 Tentative Budget. She explained that recent changes in state law (specifically House Bill 236 and Senate Bill 238) have significantly altered the truth-and-taxation process, requiring greater transparency and an earlier commencement of budget and property tax discussions. She explained that the new process requires the tentative budget, including any proposed property tax increase, to be formally presented at the first Council meeting in May. She noted that several entities had their tax increases denied the prior year for failing to follow the updated process and emphasized the importance of adherence.

Ms. Johnson presented the 2026-2027 Tentative Budget. She noted the General Fund tentative budget is \$7,046,510, representing a 4 percent increase of \$242,157 from the Fiscal Year 2026 amended budget. Key drivers of increased expenditures include approximately \$230,669 in contract services increases, \$89,050 in professional services increases, \$70,091 for server upgrades, \$1,800,000 for road projects (substantially funded by Class C and transit road funds), \$112,669 in one-time projects, and \$35,000 in contributions to the City Hall capital projects fund. The budget includes a proposed property tax increase. Ms. Johnson also briefly summarized the capital project fund transfers and enterprise fund planned expenditures for water, storm drain, garbage, sewer, and fleet.

The budget timeline was outlined as follows: tentative budget presentations in April and May; budget review discussions in May and June; a public hearing on the budget at the first June Council meeting; Council action on the tax rate by June 11 or before June 22; if a property tax increase is pursued, a Truth in Taxation hearing in August; and final budget adoption before June 30 (if using the certified tax rate) or before September 1 (if electing Truth in Taxation with an interim budget).

D. Budget Officer Statement Regarding Proposed Tax Increase for Fiscal Year 2026-2027

As required by the new state process, the Mayor, serving as the Budget Officer, read the following statement into the record: Perry City is considering levying a tax rate that exceeds the Fiscal Year 2027 certified tax rate. The proposed tax increase would generate approximately \$164,354 in additional revenue, representing an approximately 13.33 percent increase in the property tax rate. If the City proceeds, a public hearing will be held at which members of the public may comment. The hearing date and time would be set later in the evening.

E. Presentation of Proposed Property Tax Impact Fee Schedule

Ms. Johnson presented the proposed property tax impact schedule, as now required by state law to be made available as a separate public document at all meetings where the budget is discussed. The schedule contemplates an increase in Perry City's property tax rate from an estimated certified rate of 0.001801 to a proposed rate of 0.002041, generating an additional \$164,354 in revenue (total projected property tax revenue of \$1,345,291, up from \$1,180,937 assuming 2 percent growth at the current rate).

The estimated impact on a primary residence valued at \$454,737 would be approximately \$60.02 per year (13.33 percent increase from Perry City's portion of the tax bill). The estimated impact on a commercial property valued at \$867,875 would be approximately \$208.28 per year (13.33 percent increase from Perry City's portion of the tax bill). The estimated increase to a resident's

combined tax rate across all taxing entities was noted at approximately 2.23 percent, based on prior-year rates for all other entities.

The three departments identified as affected by the proposed increase are: Police (\$28,600 — for competitive compensation adjustments and enhanced IT support), Administration (\$10,754 — for enhanced IT support and necessary legal counsel), and Fire (\$125,000 — to fully fund the fire services contract, the loss of which would result in a reduction of fire services).

Johnson clarified that the tax impact schedule and the identified department needs can be modified up until the Council formally adopts a tax rate, which must occur before June 22. Council Member Ostler noted that because property valuations and the certified tax rate from the county are not yet available, all figures in the schedule are estimates, and the final certified tax rate could change the picture substantially — potentially eliminating the need for an increase altogether. Johnson confirmed this, noting that the purpose of these steps is to keep the option open while providing the public with early transparency.

ITEM 4: ACTION ITEMS

A. Motion to Accept Receipt of the Tentative Fiscal Year 2027 Budget with Proposed Tax Increase

Ms. Johnson noted that a new whereas clause was added to Resolution 2026-08 to reflect the Council's formal acceptance of receipt of the Fiscal Year 2027 budget, as now required by the updated state process.

MOTION: Council Member Wright made a motion to accept receipt of the Tentative Fiscal Year 2027 Budget with Proposed Tax Increase. Council Member Walker seconded the motion.

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

Motion Approved. 4 Yes, 0 No

B. Resolution 2026-08 Setting a Property Tax Hearing

Ms. Johnson explained the requirements for setting the truth-in-taxation hearing, noting it must be held as a standalone meeting — not on the same date or time as any other public meeting. She proposed Tuesday, August 11, 2026, with the meeting convening at 7:00 PM and the hearing commencing at 7:15 PM. She noted the resolution must be submitted to the county and state tax commission by May 31, 2026, and that the Council retains the option to cancel the hearing if it ultimately adopts the certified tax rate.

MOTION: Council Member Wright made a motion to approve Resolution 2026-08 Setting a Property Tax Hearing. Council Member Young seconded the motion.

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

Motion Approved. 4 Yes, 0 No

ITEM 5: DISCUSSION ITEMS

A. Fiscal Year 2026-2027 Budget Proposals

The following department budget proposals were presented.

First Responders: Ms. Johnson presented the FY 2027 budget proposal of \$53,950, a decrease from the prior year. Key changes included zeroed professional and technical expenses, reduced medical supplies, and an increase in certifications to \$6,000 to support expanded training. Chief Brian Moser answered questions about radios that are needed, call numbers and pay. Council Member Wright suggested using available budget buffer to purchase two replacement radios immediately rather than waiting. Council Member Ostler raised the possibility of billing for first responder services to offset costs; Moser indicated he believed state law likely prohibits billing absent patient transport, and that no nearby first responder agencies were currently doing so, though he offered to look into it further.

Administration: Ms. Johnson presented the administration budget proposal of \$1,186,704, a 10 percent increase over the prior year. Key increases included \$59,350 in professional and technical services (primarily \$54,350 for legal fees and \$5,000 for a marketing firm to promote the lodge, event center, and gun range), \$35,696 in compensation and benefits (including a current employee enrolling in city health benefits for the first time), \$21,770 for server upgrades and enhanced IT services, and \$18,245 for a 5 percent property and liability insurance increase from Utah Local Government Trust. Mr. Barnhill introduced a proposed "Perry University" initiative — a public outreach program where residents could attend courses to learn about city departments — budgeted at \$3,000. Notable decreases included \$28,000 in building and grounds maintenance (brought back to FY 2025 levels) and \$3,000 in telephone expenses. The Council discussed the possibility of soliciting competing insurance quotes to use as a bargaining tool, which staff agreed to pursue. Council Member Ostler proposed that the \$70,091 server cost — which recurs approximately every five years — be funded from fund balance in the current year and then budgeted in annual installments going forward, which could reduce the revenue need driving the proposed property tax increase.

Community Development: Ms. Johnson presented the community development budget of \$399,183, a 1.7 percent decrease. Increases included \$53,500 in subdivision development expenses (reflecting growth in development activity and a transition to the AR billing system), \$17,696 in compensation and benefits, \$4,000 for holiday events (including a potential timing chip system for the July 4th race), and \$500 for travel and training. These were offset by a reduction of \$83,106 in professional and technical services, as the consulting contract that had

been in place is ending and will not be renewed. The Council discussed whether to pursue a replacement consulting engagement for grant or project pursuits.

Gun Range: Ms. Johnson presented the gun range budget of \$42,919, a 14 percent decrease, noting the budget was built primarily from spending trends. Major changes included reductions to compensation, grounds and target maintenance, and professional and technical services. She noted that while she reduced line items to trend, she preserved the building and grounds maintenance budget due to recurring weed control obligations. Council Member Ostler suggested any unspent gun range operating budget be directed to the capital projects fund rather than lapsing.

Capital Project Funds: Ms. Johnson reviewed balances and planned expenditures across all capital project funds, including city hall (\$244,582 available, no planned FY 27 expenses), 1200 West North (\$249,889 toward road/trail match), 1200 West Central (\$392,107, with \$299,315 planned to complete the project in FY 27), parks improvements (\$103,872, with FY 27 contributions building toward the Mountain View Bike Park Phase 2 grant match), first responders equipment (\$26,953), public works facility (\$182,693, with \$50,000 planned for facility work), and gun range improvements (\$192,790, no current planned expenses). She noted that additional transfers to capital project funds could be made from fund balance if the Council desired.

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

A. Approval of Consent Items

- April 14, 2026 City Council Meeting Minutes

The Council agreed to defer action on the consent items, including the April 14, 2026 City Council Meeting minutes, to the next meeting to allow adequate review time.

B. Mayor's Report

None.

C. Council Reports

Council Member Walker reported that construction of the Kiwanis Gravity Bike Park is progressing well, with new features — including jumps, banks, and berms — being added regularly to positive community feedback. The grand opening is scheduled for June 13 at 10:00 AM, with raffle prizes sponsored by local businesses. The public was encouraged to attend.

Council Member Wright shared highlights from a recent conference, including a tour of the Toquerville Reservoir project, a major water storage initiative that he hopes could inspire similar efforts by the Weber-Box Elder Water Conservancy District. He also reported on preparations for the 2034 Winter Olympics, noting significant infrastructure planning and funding efforts already underway, and expressed confidence that Perry City's existing codes and development standards will help the city successfully manage anticipated growth leading up to the event.

D. Staff Comments

Public Works Director Zach Allen reported that the bike park contractors have been on-site nearly every day and noted that the soil conditions at the site are excellent. He also reported that a Perry City police officer had assisted his crew during a short-staffed situation and expressed appreciation for the support.

E. Planning Commission Report

Commissioner Travis Moesser reported on the May 7 meeting, at which two action items were considered. The first involved a proposed amendment to the city code related to beehives (City Code 2016), brought forward following an incident involving Council Member Osler. The Commission discussed the matter and concluded that the proposed language as written was unlikely to address the root cause of the problem and appeared to be an isolated incident.

Mr. Barnhill added that after the meeting, coordination with the City Attorney revealed that the state has adopted rules that would preclude the city from limiting the number of beehives — meaning a restrictive ordinance would be preempted by state law. Council Member Ostler suggested the city consider simply aligning its local code with state code or removing conflicting local provisions.

Commissioner Moesser added that the second item involved a discussion on development agreements and integration subdivisions related to ongoing development activity.

ITEM 6: CLOSED SESSION

Not needed.

ITEM 7: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:59PM.

Kevin Jepps, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder