PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
May 28, 2026 7:06 PM

OFFICIALS PRESENT:	Mayor Kevin Jeppsen, Council Member Toby Wright, Council Member Blake Ostler, Council Member Ashley Young, Council Member Nathan Tueller and Council Member Dave Walker
OFFICIALS ABSENT:	None
CITY STAFF PRESENT:	City Administrator Bob Barnhill, Chief Scott Hancey (online), Public Works Director Zach Allen, City Attorney Bill Morris, Perry/Willard WWTP Manager Ruben Van Tassell and Deputy Recorder Misty Moesser
OTHERS PRESENT:	Doug Christensen, Bill Bowden and Michele Bowden
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**

The Mayor proposed the appointment of Jim Kern as the new C.E.R.T. Chairman, replacing outgoing chairperson Paula Smith. The Mayor noted that Mr. Kern has served as an RSO at the city's gun range, has been involved with the C.E.R.T. program for some time, and is recently retired. Council Member Walker described Mr. Kern as a community-minded individual. The Mayor also noted that a separate Emergency Manager position remains to be filled, with at least one application on file, and that the C.E.R.T. Chairman would report to that Emergency Manager once appointed.

ITEM 3: PRESENTATIONS

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

The Mayor noted that Paula Smith was to be recognized for her volunteerism and leadership with C.E.R.T. He added that Ms. Smith has accumulated two pending awards and expressed intent to complete the recognition at the earliest opportunity. The recognition will be moved to a later meeting.

B. Douglas Christensen for Sheriff

Douglas Christensen introduced himself to the Council as an unaffiliated candidate for Box Elder County Sheriff. He provided a brief biographical overview, noting that he is a lifelong Box Elder

County resident, a graduate of Bear River High School, and has been employed with the Utah Highway Patrol for nearly 20 years, the majority of which has been spent serving Box Elder County. Mr. Christensen stated his purpose in attending was to put a face to his name in the community and to encourage public engagement with the electoral process. He invited questions from the Council and expressed willingness to return for a more in-depth conversation. The Mayor thanked him for his attendance, remarking that candidate choice is what makes the democratic system work.

C. Budget Officer Intends to State the Following

City Administrator Bob Barnhill presented the budget officer's intended as required by state statute, noting that the process was being carefully followed to comply with all required steps outlined by the State of Utah. Mr. Barnhill read the following into the record: Perry City is considering a tax rate that exceeds the certified tax rate; the proposed tax increase will generate approximately $164,354; the new tax revenue will be used to fund a fire contract increase, market-based pay increases for the police department, enhanced IT support for the City, and funding for necessary legal counsel; the proposed property tax increase is approximately 13.33%; and Perry City shall provide notice of and conduct a public hearing where members of the public will have an opportunity to comment on the proposed increase, scheduled for Tuesday, August 11, 2026 at 7:15 PM.

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

Mayor Jeppsen, in his capacity as Budget Officer, formally repeated the statement read by Mr. Barnhill, confirming each element for the record as required by state law.

E. Presentation of Proposed Property Tax Impact Fee Schedule

Mr. Barnhill presented the proposed property tax impact schedule. The schedule provided the following estimates: the proposed increase to the Perry City tax rate is approximately 13.33%; when considered alongside all other taxing entities, the overall impact to a resident's total property tax bill would be approximately 2.23%. For a primary residence valued at $454,000, the estimated annual increase would be $60.02. For a commercial property valued at approximately $867,000, the estimated annual increase would be $208.28. The breakdown by department identified $28,600 to the Police Department for competitive pay and enhanced IT support; $10,754 to Administration for enhanced IT and legal counsel; and $125,000 to the Fire budget for the contracted increase in fire services.

ITEM 4: ACTION ITEMS

A. Ordinance 26-E Code Amendment Regarding Beehives

Mr. Barnhill provided background on this item, explaining that a serious incident had occurred in a residential neighborhood involving an agitated beehive that swarmed and stung multiple residents on two separate occasions. Planning Commission subsequently reviewed a potential ordinance to regulate beehives in residential areas. During that review, staff identified a state-adopted rule (R68-21) that precludes Perry City from regulating the number of beehives on private property. As a result, the existing city beehive regulations could not legally be maintained. After coordination with City Attorney Bill Morris, the appropriate course of action was determined to be the removal of Perry City's beehive regulations and a reference to state code, with language specifying that beehives shall be permitted and managed in conformance with Utah state statute and adopted state rules. Planning Commission recommended approval of the amendment 5-0, with no public comment received.

MOTION: Council Member Tueller made a motion to approve Ordinance 26-E Amendment Regarding Beehives. 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, Yes

Motion Approved. 5 Yes, 0 No

B. Ordinance 26-F Zone Change Request from NC2 to R1 Located at 2180 S Highway 89, Parcel #03-158-0172; Applicant: William Bowden

Mr. Barnhill presented the zone change request submitted by applicant William Bowden for a horseshoe-shaped parcel of approximately 1.5 acres located at approximately 2210 South Highway 89. The parcel currently carries a Neighborhood Commercial (NC2) zoning on the highway-facing portions and a small strip of R1 zoning at the rear. The request sought to change the back portion of the property from NC2 to R1 to permit construction of a single-family residence. Mr. Barnhill noted that the front commercial portions would be retained in the NC2 zone, that the surrounding properties are predominantly residential, and that there is established precedent for similar zone changes in the area. The City's general plan supports retaining highway frontage as commercial, and the applicant's proposal is consistent with that intent by preserving the front strips. Planning Commission reviewed the application in a public meeting, received no public comment, and recommended approval 5-0.

Council Member Walker inquired about the approximate acreage and highway frontage of the two remaining commercial portions, which Mr. Barnhill estimated at roughly one-third of an acre on the north and one-quarter of an acre on the south, with approximately 100 and 86 feet of frontage respectively. Council Member Ostler raised a question regarding the applicant's intent relative to zoning designation, asking whether there was a reason to assign R1 rather than R1-half or R1-third. Mr. Barnhill indicated there was no compelling reason to choose one over the other, as no subdivision was anticipated, and that R1 is consistent with adjacent parcels.

Applicant Michele Bowden addressed the Council to clarify that the property visible on the map as commercial includes their current residence, noting it should already reflect a prior zone change made approximately 38 years ago when their home was built. Mr. Barnhill acknowledged the apparent discrepancy and suggested it likely resulted from the city's subsequent application of the blanket NC2 zone approximately 15 years ago. Applicant Bill Bowden further clarified that their intent is to divide the parcel into two residential portions, with the existing rental home's property merging with the adjacent commercial strips and the rear half becoming the site of their new home. Mr. Barnhill confirmed that no subdivision would be required for this arrangement.

MOTION: Council Member Tueller made a motion to approve Ordinance 26-F Zone Change Request from NC2 to R1 Located at 2180 S Highway 89. 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, Yes

Motion Approved. 5 Yes, 0 No

C. Ordinance 26-G City Trails

Mr. Barnhill introduced a new city code section governing the use of city trails, drafted to apply broadly to all city trail systems — including the Historic Orchard Pathway and the Kiwanis Gravity Mountain Bike Park — as well as any future trail systems. The ordinance was developed in coordination with City Attorney Bill Morris, drawing on input from Council Member Walker and the Police Chief.

Key provisions of the ordinance include: definitions for terms such as trail, trail improvement, downhill trail, and e-bike classifications; a prohibition on Class 2 and Class 3 e-bikes on designated trails, with Class 1 e-bikes (pedal-assist only, up to 20 mph) permitted; a 20 mph posted speed limit on the Historic Orchard Pathway; a requirement for helmets and working brakes on the bike park trails; rules prohibiting pedestrians on downhill bicycle-only trails; a 20-second gap between riders on downhill trails; and provisions addressing negligent collisions, excessive speed, civil penalties, and equipment impoundment. An exception for persons with disabilities was also included. Council Member Ostler confirmed that the e-bike class designations reference state statute.

Council Member Ostler asked whether the e-bike class designations are well-established and unlikely to change. Mr. Barnhill confirmed that the classes are currently a well-recognized industry standard increasingly codified across cities and states, and that because the ordinance references state code, any future changes at the state level would be automatically incorporated. Council Member Walker noted that all rules, and more, would be posted at the bike park and referenced on the park's website, with key rules also posted on the Historic Orchard Pathway. Discussion also touched on enforcement, with Mr. Barnhill acknowledging a practical, education-first approach for unintentional violations.

Council Member Walker also noted that construction workers at the bike park have already observed instances of children riding what are essentially electric dirt bikes on the trails, underscoring the need for the ordinance before the formal opening.

A minor correction to a typographical error in the civil penalty section (a duplicate "a") was identified and noted for correction prior to final publication.

MOTION: Council Member Tueller made a motion to approve Ordinance 26-G City Trails. 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, Yes

Motion Approved. 5 Yes, 0 No

ITEM 5: DISCUSSION ITEMS

A. Fiscal Year 2026-2027 Budget Proposals

Wastewater Treatment Plant — Ruben Van Tassell, Plant Manager

Ruben Van Tassell, Manager of the Perry-Willard Regional Wastewater Treatment Plant, presented the proposed equipment and operating budget for the plant, held flat at $250,000 — consistent with the prior year. Expenditures presented included: annual replacement of UV disinfection system bulbs at $25,000, plus a $7,000 service fee; a screw press rebuild at $33,871, which has not been performed in several years; IFAS system support rod replacements at $10,000 (though a manufacturer-provided workaround may reduce this need); critical probe upgrades for the SCADA system at $40,000, which Mr. Van Tassell described as essential for accurate biological process monitoring; variable frequency drives (VFDs) for influent pumps 3 and 4 at approximately $89,000, to bring two currently idle pumps into automated operation consistent with pumps 1 and 2; and a new SCADA software service agreement at approximately $16,450, which Mr. Van Tassell explained would reduce the cost of future software upgrades by 30–40% compared to purchasing them individually.

Council Member Tueller commended Mr. Van Tassell's diligence in maintaining the $250,000 budget while improving operational efficiency. Council Member Ostler asked why pumps 3 and 4 were never fitted with VFDs originally. Mr. Van Tassell explained that the original design may have anticipated continuous full-speed operation for a single pump, and that VFDs were likely omitted as a cost-saving measure at construction, with the expectation that a Phase 2 upgrade would address them. Council Member Tueller confirmed that VFDs were added to pumps 1 and 2 approximately 10 years ago. The Council noted the operational and cost benefits of VFDs, including energy savings and extended pump life through smoother starts.

Public Works — Zach Allen, Public Works Director

Public Works Director Zach Allen presented budget proposals for Parks, Sewer, Stormwater, Streets, and Water.

Parks: The mowing budget increased modestly by approximately 7%, from $26,000 to $28,000, to account for potential contractor fuel surcharges or extended seasons. Fertilizer costs were held flat after the contractor honored last year's pricing and agreed to treat additional properties at no increase. The tree trimming and miscellaneous services budget was proposed to increase from $10,000 to $20,000 to support ongoing tree maintenance, removal of invasive species, and new plantings. Mr. Allen noted the city's interest in pursuing Tree City USA designation, which requires an active tree budget. The Perry Park improvement budget was reduced from the prior year's elevated level now that a major tree overhaul has been completed.

Sewer: The sewer cleaning and CCTV inspection contract entered its second of three years, with the scope of this year's work being the smallest of the contract period, resulting in a cost reduction from $97,000 to $65,000. Mr. Allen highlighted the contractor's use of GIS-integrated reporting, which has proven valuable in identifying needed pipe repairs and in one instance helped document contractor liability in a backup incident.

Stormwater: Following last year's purchase of a street sweeper (shared between Streets and Stormwater), the stormwater management line item was substantially reduced. A modest increase in the equipment budget was proposed to cover first-year sweeper maintenance. Mr. Allen reported that summer street sweeping would commence the following Monday and noted plans to track mileage swept during the season.

Streets: The streets equipment budget returned to approximately $26,000 after the elevated prior-year budget that included the shared cost of the street sweeper. The capital streets budget was proposed at $1,800,000 — significantly higher than the prior year — reflecting the rollover of funds previously held in reserve pending completion of the 1200 West project, which is now nearing conclusion. Mr. Allen presented a map showing the areas treated during the current year, totaling over 1,000,000 square feet of road surface treated via slurry seal at an approximate cost of $700,000 (including a $100,000 full road replacement on 425 West following a water main break). He noted the slurry seal product, while more expensive per square foot than traditional chip seal, proved superior in durability, filling minor cracks in a single pass and performing well through the winter plowing season. Council Member Ostler requested that Mr. Allen work with the engineers to provide the Council with the baseline road condition index score from Street Logics, along with an estimated trajectory based on the current maintenance plan. Mr. Allen confirmed the three-year maintenance program would conclude before a rescanning was warranted but agreed to obtain and share available estimates.

Water: The power budget for wells was increased by $25,000 to account for the anticipated addition of Well No. 5 to operations this summer. Mr. Allen explained that with Well 5 online and all wells now equipped with VFDs and soft starts, he anticipates being able to run wells at reduced continuous capacity rather than in high-draw on/off cycles, which should reduce energy costs and extend pump life — though the savings are not yet confirmed. The water monitoring budget was increased by approximately $1,000 to cover two additional required monthly chlorine test sites, necessitated by a state-mandated correction to Perry City's reported population. The lead and copper monitoring budget was reduced given that no further required action is anticipated before 2028. Mr. Allen also noted upcoming maintenance needs on the south storage tank standpipes and an additional valve on the north tank, for which quotes are pending. He indicated these items may fit within the existing budget or may require a future Council approval.

Council Member Ostler asked about the availability of leak detection technology. Mr. Allen explained that while pressure-sensing meters on hydrants and advanced metering infrastructure are available, they remain costly and not yet broadly practical. He noted that the city's newest meters are pre-programmed to support future leak detection subscription services, and that two-tower AMI systems capable of continuous meter reading are being reviewed internally. He characterized the trajectory as similar to early cell phone technology — likely to become standard and affordable within five to ten years. He further noted that the city's primary current alert mechanism remains low-level tank alarms and reports from attentive residents.

Capital Projects Overview — Bob Barnhill, City Manager

Mr. Barnhill presented a forward-looking overview of several significant capital projects not yet affecting the current budget but warranting long-term planning.

Dale Young Park: An engineering cost estimate for a portion of the master plan — including trail connections, bridges, an overlook structure, restroom, and a trailhead parking lot — came to approximately $940,000. Mr. Barnhill indicated that a combination of West Meadows fee-in-lieu contributions, impact fees from continued residential growth, and grant funding could feasibly fund this project within four to five years, without requiring direct general fund appropriation. Council Member Ostler asked whether a current funding deficiency analysis had been completed; Mr. Barnhill confirmed he had reviewed the numbers informally but deferred hard figures pending clarity on growth rates.

Centennial Park: Improvements to the parking area, stormwater management, road widening, and streetscape were estimated at approximately $300,000.

New Water Storage Tank: Engineers evaluated nine potential tank sites near Well No. 5 and the Geneva gravel pit area, analyzing factors such as grading, power easements, floodplains, fault lines, and potential impact to Geneva Rock operations. Sites were estimated to cost between $5,000,000 and $9,000,000 for a two-million-gallon tank. Mr. Barnhill indicated the next step is to identify top candidate sites and open a conversation with Geneva Rock regarding potential joint interest, given the company's historical development considerations in the area. Funding strategies discussed included incremental land acquisition, grant applications, and eventual bonding.

Sewer Capital Facilities Plan Update: Mr. Barnhill noted the need for an updated sewer capital facilities plan and impact fee analysis, with particular focus on the northwest area of the city where a regional lift station will be needed. The study, estimated at approximately $65,000 (including required financial advisory services), would be brought back to the Council following a grant application intended to cover half the cost.

Public Works Building: An architect reviewed three options ranging from basic interior improvements ($325,000) to a comprehensive remodel with yard storage bays ($6,000,000) to a full facility replacement optimized for public works, C.E.R.T., and first responders ($11,000,000). Mr. Barnhill indicated a conceptual site plan would be prepared and presented to the Council in the future to help orient long-term planning decisions on the facility.

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

A. Approval of Consent Items

- April 14, 2026 City Council Meeting Minutes
- May 14, 2026 RDA Meeting Minutes
- May 14, 2026 City Council Meeting Minutes

MOTION: Council Member Tueller made a motion to approve the consent items. Council Member Wright seconded the motion.

All Council Members were in favor.

B. Mayor's Report

The Mayor offered general observations about the financial pressures facing municipalities across the region, noting that several neighboring cities are grappling with similar budget challenges. He also raised a concern regarding the Historic Orchard Pathway, noting that blind driveways and obstructed sight lines along the trail present a safety risk to both trail users and residents attempting to exit their driveways. He acknowledged the legal right-of-way protections for pedestrians and cyclists but expressed hope the situation is not as hazardous in practice as it appears. The Mayor also indicated he would monitor the timeline for receiving the county's certified tax rate assessment, and that the need and timing for a potential budget work session prior to the June 11 Council meeting would be determined upon that information becoming available.

C. Council Reports

Council Member Young commented positively on the new trail and road improvements, while noting the high volume of pedestrian and bicycle traffic on the pathway and some close calls requiring behavioral adjustment from users.

Council Member Walker reminded attendees of the upcoming grand opening events on June 13, 2026: the Historic Orchard Pathway ribbon cutting at 8:30 AM, beginning at the Old City office building; and the Kiwanis Gravity Mountain Bike Park grand opening at 10:00 AM at the Bowery at Mountain View Park, including a raffle for a bicycle and informational stations.

Council Member Wright encouraged residents to stay engaged with Box Elder County commissioner candidates, noting significant political activity in the county at present.

Council Member Tueller offered general appreciation for Perry City's long-term infrastructure planning, noting that surrounding communities are currently struggling with problems that Perry addressed years ago, and expressing gratitude to city staff and elected officials for their forward-thinking approach.

D. Staff Comments

None.

E. Planning Commission Report

Mr. Barnhill reported that Planning Commission members conducted a field trip to tour townhome developments constructed in Perry City over recent years. The purpose was to evaluate, with the benefit of hindsight, whether adopted design regulations achieved their intended outcomes. Planning Commission is continuing work on development agreement policies to be brought forward to the Council.

ITEM 6: CLOSED SESSION

Not needed.

ITEM 7: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 9:23PM.

Kevin Jeppsen, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder