

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
July 23, 2026

7:02 PM

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

OFFICIALS ABSENT: Council Member Dave Walker and Council Member Ashley Young

CITY STAFF PRESENT: City Administrator Bob Barnhill, City Recorder/Finance Director Shanna Johnson, Sergeant Dave Freeze, Public Works Director Zach Allen, and Deputy Recorder Misty Moesser

OTHERS PRESENT: Tristan Hart, Keith Witt, Kajessa Witt and Jason Burningham

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

ITEM 3: PUBLIC HEARINGS

A. Ordinance 26-M Vacating a Portion of Hargis Hill Right of Way

City Administrator Bob Barnhill presented the proposed vacation of a portion of the Hargis Hill right of way. He explained that the action was initiated by UDOT, which determined that the existing Hargis Hill access point onto Highway 89 was at a less-than-ideal angle, creating sight distance and safety concerns. As the adjacent subdivision was developed, UDOT required that the access be removed entirely rather than simply realigned. Under the proposal, Hargis Hill Road would continue northward rather than turning east onto the highway, with future connections to 3600 South and 1200 West providing alternate access routes for area residents.

Mr. Barnhill noted that pursuant to state law, the vacated right of way would be split into two parcels and deeded to the two adjacent property owners — the developer (Lync Construction) to the north and the property held under William Flint. He confirmed that no city sewer or water utilities are present within the area to be vacated, as those utilities run along Highway 89. The developer will be responsible for removing the existing asphalt from the vacated section.

Mr. Barnhill emphasized that the ordinance was specifically written so that the vacation would not become effective until it is recorded in conjunction with the subdivision plat, ensuring that alternate road connections are formally dedicated and that escrow funds are in place to guarantee their construction.

The Public Hearing was opened at 7:10PM.

Tristan Hart appeared, representing the Flint family. He indicated that he had seen similar plans previously and noted that the vacation appeared to affect a portion of the property's north driveway. Mr. Barnhill acknowledged this and encouraged Mr. Hart to coordinate directly with Lync

Construction to work through any access and driveway adjustments. Mr. Barnhill noted that Lync Construction is the developer and that Lennar Homes will be purchasing the project for home construction.

Keith Witt, a Willard City resident, expressed concern about traffic impacts on Hargis Hill Road, noting that the road had never been fully improved and that area residents had not received advance notice of the subdivision approval proceedings. Mr. Barnhill walked through the overall development plan, explaining that the majority of residents would use the new fully improved interior roads to access 3600 South and 1200 West, and that the Perry City side of Hargis Hill Road would be widened with asphalt, curb, gutter, and sidewalk as part of the development. He acknowledged that Willard residents would not have the same improvements on their side in the near term, describing it as a typical growing-pain situation.

Mr. Barnhill clarified that notification requirements applied to all property owners within 300 feet of the development, regardless of which city they resided in, and that such notices had been sent approximately one and a half years prior during the zone change and development agreement process.

The Public Hearing was closed at 7:18PM.

ITEM 4: ACTION ITEMS

A. Resolution 2026-14 Ballot Question to Repeal Public Transit Tax

MOTION: Council Member Tueller made a motion to approve Resolution 2026-14 Ballot Question to Repeal Public Transit Tax. Council Member Wright seconded the motion.

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

Motion Approved. 3 Yes, 0 No

ITEM 5: PRESENTATION

A. 2026 Municipal Wastewater Survey

Public Works Director Zach Allen presented the annual Municipal Wastewater Program Survey (MWPP), which Perry City is required to submit to the state each year. He noted the survey covers the physical and financial condition of the city's sewer collection system, operating status, and any reportable incidents. Mr. Allen summarized that over the past year there were no sewage backups, the system is being cleaned on a rolling one-third basis to meet the state's three-year cleaning requirement, and all new infrastructure is being inspected both by city staff and through professional air and video testing.

Mr. Allen confirmed that the survey is compiled jointly with Willard City and the shared wastewater treatment plant operator. Perry City submits a single comprehensive report that includes Perry's collection system, Willard's collection system, the treatment plant section, and a combined financial section prepared by City Recorder/Finance Director Shanna Johnson and Willard's financial staff.

The primary concern Mr. Allen identified was the need for an updated sewer impact fee and capital facilities study. The last such study was completed in approximately 2006. He noted that as development expands beyond the reach of gravity-fed systems, the city will eventually need to plan for regional lift stations. He also highlighted improvements in trenchless pipe-lining technology as a cost-effective option for addressing aging infrastructure without full excavation, noting that six-foot sectional repairs had already been used successfully on deteriorating concrete pipe sections in older parts of town.

Mr. Barnhill indicated he plans to pursue grant funding to help cover the cost of the study. He proposed that once cost information is obtained, the city would engage Willard City and the treatment plant board regarding proportional participation. Council Member Ostler endorsed moving forward with the study and suggested involving Willard sooner rather than later to avoid any friction over cost-sharing. He also noted that the survey included a question about whether the city was setting aside two percent of asset value for capital replacement, to which the answer was currently no, and expressed support for addressing that gap as part of the broader study process.

B. Perry City RDA Annual Report

Jason Burningham of LRB Public Finance Advisors presented the annual RDA report covering the period through June 30, 2026. The Point Perry Community Development Area (CDA) project area has seen assessed value grow from approximately \$1 million at baseline to nearly \$22 million in tax year 2025, a roughly 2,000 percent increase. The city retains 90 percent of property tax increment, while the county participates at 75 percent and the school district no longer participates. In fiscal year 2026, the RDA received approximately \$54,000 in property tax increment and \$245,000 in sales tax increment. The agency's accumulated shortfall—stemming from the city assuming the original developer's assessment obligations—now stands at approximately \$500,000, with one additional sales tax payment of approximately \$167,000 anticipated to satisfy the remaining interlocal obligation. After that payment, all future sales tax revenue will flow directly to the city's general fund with no further RDA obligation.

The Council discussed the possibility of programming the remaining fund balance prior to dissolution of the project area, which is required by recent legislation within one year of the project area's expiration in 2029. Permissible uses discussed included public infrastructure that benefits the project area and affordable housing. Mr. Burningham also noted that a gateway monument or signage within the project area could be an eligible use.

Regarding the inactive 1100 South CDA, staff recommended initiating a dialogue with Brigham City to determine whether a viable project—such as a regional sewer lift station—could be defined to activate the area before potential legislative dissolution.

ITEM 6: DISCUSSION ITEMS

A. Perry 4th of July Celebration

Ms. Johnson facilitated a debrief of the 2026 Fourth of July celebration. The drone show was well received by attendees, with the primary driver for the switch from fireworks being fire safety concerns raised by the fire marshal regarding proximity to nearby homes. The show's 13-minute duration was noted as a constraint of drone battery life. Staff indicated the drone show is the preferred format going forward, with a potential upgrade of approximately \$5,000 for additional units. Feedback identified areas for improvement including audio/speaker coverage, parking logistics for food trucks, and road closure on 2410 South during the drone show. The food truck component was regarded positively, with at least one vendor selling out of food.

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

- June 25, 2026 City Council Meeting Minutes
- June 25, 2026 RDA Minutes
- Fiscal Year 2026 Fraud Risk Report

Ms. Johnson briefly summarized the Fiscal Year 2026 Fraud Risk Assessment, noting a score of 370 out of 395. The two areas not checked off were a formal credit/purchase card policy and an audit committee. She indicated a written credit card policy could be developed with minimal effort to improve the score.

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

Mayor Jeppsen reported that at the city's quarterly employee recognition luncheon was held the prior day, the Fourth of July celebration was the occasion for recognizing all city administration and employees for their contributions. Each employee received a commemorative coin, and Mayor Jeppsen noted that he presented the formal quarterly award itself to City Recorder Shanna Johnson in recognition of her leadership and the multiple roles she filled in organizing the celebration. He expressed that the celebration continues to grow in quality and attendance despite the transition away from an all-volunteer model.

C. Council Reports

Council Member Wright reported on behalf of the Flood Control Board, noting that in light of recent significant flooding events in southern Utah (Beaver area), the board reviewed Perry City's flood mitigation infrastructure. He indicated that while Perry could face some of the same challenges given a comparable event, the infrastructure investments made in past decades — particularly following the 1982 floods — and the recently completed debris basins on the east side of the city would substantially reduce risk. He characterized Perry's flood preparedness as being in good standing.

D. Staff Comments

None.

E. Planning Commission Report

None.

ITEM 8: CLOSED SESSION

Not needed.

ITEM 9: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:50PM.

Kevin Jeppsén, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder