

**Thursday, June 10, 2021**  
**PERRY CITY COUNCIL MEETING AGENDA**

**This meeting will be open to the public with capacity set at eight (8) people maximum.**  
**The Meeting will also be held online.**  
**“Electronic Meeting” Web/Teleconferencing will be used to participate.**

The Perry City Council will hold an electronic meeting on the Thursday identified above, starting at approximately 7:00 PM, following a 6:00 PM Work Session. Members of the public attending the meeting online may view the meeting via Zoom using a link and instructions on the web page at: <https://www.perrycity.org/whats-new.htm.htm>. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearings will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

**Approx. 6:00 PM – Work Session**

**1. Fiscal Year 2021-2022 Budget Planning**

**Approx. 7:00 PM – Regular City Council Meeting**

**1. Call to Order**

**2. Procedural Issues**

- A. Conflicts of Interest Declaration(s), If Any

**3. Presentation**

- A. Fiscal Year 2021–2022 Budget  
B. Water Rate Increase Proposal

**4. Public Hearings**

- A. Regarding Resolution 2021-10 Amending Fiscal Year 2020-2021 Budget  
B. Regarding Resolution 2021-11 Adopting a City Provisional or Final Budget for Fiscal Year 2021-2022  
C. Regarding RDA Resolution 2021-01 Adopting a Perry City Redevelopment Agency Final Fiscal Year 2021-2022 Budget  
D. Regarding Proposed Ordinance 21-I Adopting a Culinary Water Rate Increase, increasing the monthly rate from \$15.00 to \$19.50, with automatic annual increases

**5. Action Items (Roll Call Vote)**

- A. Approval of Warrants  
B. Resolution 2021-10 Adopting a Fiscal Year 2020-2021 Budget Amendment  
C. Resolution 2021-11 Adopting a City Provisional or Final Budget for Fiscal Year 2021-2022  
D. Resolution 2021-12 Adopting a Final Tax Rate for Tax Year 2021  
E. Ordinance 21-I Adopting a Culinary Water Rate Increase, increasing the monthly rate from \$15.00 to \$19.50, with automatic annual increases

**6. Discussion Items**

- A. Fourth of July

**7. Minutes & Council/Mayor Reports (Including Council Assignments)**

No Council Action May be Taken if an Item is not specifically on the Agenda

- A. Approval of Consent Items  
    ▪ May 20, 2021 Work Session Minutes  
    ▪ May 20, 2021 City Council Meeting Minutes  
B. Mayor’s Report  
C. Council Reports  
D. Staff Comments  
E. Planning Commission Report

**8. Executive Session (if needed)**

- A. Discussion of the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction of the best possible terms.  
B. Strategy session to discuss the character, professional competence, or physical or mental health of an individual.  
C. Strategy session to discuss collective bargaining.

- D. Strategy session regarding pending, or reasonably imminent litigation.
- E. Strategy session to discuss the deployment of security personnel, devices, or systems.
- F. Discussion of investigative proceedings regarding allegations of criminal misconduct.

**9. Approx. 9:00 PM - Adjournment**

**Certificate of Posting**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member of the City Council and was posted in three locations: the Perry City Offices, Centennial Park, Perry City Park; and was emailed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Public Meeting Notice Website on this 4<sup>th</sup> day of June, 2021. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

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Shanna S. Johnson, City Recorder

**PERRY CITY  
RESOLUTION 2021-10**

**A RESOLUTION OF PERRY CITY, UTAH, ADOPTING THE FISCAL YEAR  
2020-2021 AMENDED BUDGET FOR PERRY CITY, UTAH, FISCAL YEAR  
ENDING: JUNE 30, 2021.**

**WHEREAS**, Perry City (hereafter referred to as the “City”) is a municipal corporation duly existing under the laws of the state of Utah;

**WHEREAS**, Title 10, Chapter 6 of the *Utah Code Annotated* establishes the “Uniform Fiscal Procedures Act for Utah Cities” and requires a public hearing before the adoption of the final budget for the upcoming Fiscal Year or amendment of the current Fiscal Year budget;

**WHEREAS**, the City adopted its Fiscal Year budget previously and desires to amend that budget according to the terms of the amended budget presented herein, with the referenced changes;

**WHEREAS**, the proposed amendments have been duly noticed and a public hearing held on June 10, 2021 as required by applicable Utah Statutes; and

**WHEREAS**, all conditions precedent to the amendment of the budget have been accomplished; and

**WHEREAS**, the Perry City Council determines that amending the fiscal year 2020-2021 budget is in the best interest of the health, safety, and welfare of the citizens of the Perry City, Utah.

**NOW, THEREFORE**, be it resolved by the City Council as follows:

**Section 1. Budget Amendment.**

That the City Council amends the budget for FY 2020-2021 as per the attached budgetary forms incorporated herein by this reference, with the changes indicated therein.

**Section 2. Compliance and Submission.**

That staff is authorized to make any modification to said budget to conform with the submission requirements of state law, and file a certified copy with the State Auditor within thirty (30) days.

**Section 3. Effective Date.**

This Resolution shall be effective immediately upon passage and approval.

PASSED AND ADOPTED by the City Council on this \_\_\_\_ day of June, 2021.

\_\_\_\_\_  
KEVIN JEPPSEN, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**PERRY CITY  
RESOLUTION 2021-11**

**A RESOLUTION OF PERRY CITY, UTAH, ADOPTING THE FISCAL YEAR  
2021-2022 FINAL BUDGET FOR PERRY CITY, UTAH, FISCAL YEAR  
ENDING: JUNE 30, 2022.**

**WHEREAS**, Perry City (hereafter referred to as the “City”) is a municipal corporation duly existing under the laws of the state of Utah;

**WHEREAS**, Title 10, Chapter 6 of the *Utah Code Annotated* establishes the “Uniform Fiscal Procedures Act for Utah Cities” and requires a public hearing before the adoption of the final budget for the upcoming Fiscal Year or amendment of the current Fiscal Year budget;

**WHEREAS**, *Utah Code Annotated* §10-6-118 requires the adoption of a final budget as follows:

- (1) Before June 30 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter.
- (2) The budget officer of the governing body shall certify a copy of the final budget and file the copy with the state auditor within 30 days after adoption.

**WHEREAS**, the City desires to adopt its budget in conformity with state law;

**WHEREAS**, the City Council is the governing body, and, in accordance with state law, approved a motion on May 20, 2021, to adopt the Tentative Budget and did hold the required Public Hearing on June 10, 2021, to take public comment regarding the Final Budget for the above referenced fiscal year and such budget was presented as substantially contained herein;

**NOW, THEREFORE**, be it resolved by the City Council as follows:

**Section 1. Adoption of Budget.**

That the City Council adopts the final budget for FY 2021-2022 as per the attached budgetary forms incorporated herein by this reference, and without any real property tax increase. This Resolution shall be effective immediately upon being passed and approved.

**Section 2. Compliance and Submission.**

That staff is authorized to make any modification to said budget to conform with the submission requirements of state law, and file a certified copy with the State Auditor within thirty (30) days.

PASSED AND ADOPTED by the City Council on this \_\_\_\_ day of June, 2021.

\_\_\_\_\_  
KEVIN JEPPSEN, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**PERRY CITY  
RESOLUTION 2021-11**

**ADOPTING A PROPOSED TAX RATE & PROVISIONAL BUDGET FOR  
FISCAL YEAR 2021-2022**

**A RESOLUTION OF PERRY CITY, UTAH, ADOPTING A PROPOSED  
TAX RATE/PROVISIONAL BUDGET AND INITIATING TRUTH IN  
TAXATION**

**WHEREAS**, Perry City (hereafter City”) is a municipal corporation duly organized and existing under the laws of the state of Utah;

**WHEREAS**, the City Council is proposing to adopt a Tax Rate of \_\_\_\_\_ for the ensuing FY 2021-2022;

**WHEREAS**, the City has numerous expenses for public services and facilities that have been under-funded or require extensive maintenance;

**WHEREAS**, the City Council finds that implementing a general policy of maintaining the Tax Rate of 0.002175 from year-to-year may be an effective method to maintain public services and infrastructure;

**WHEREAS**, the City desires public input regarding the proposed increase through the Truth in Taxation process;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Perry City, Utah, that the Tax Rate of 0.002175 is hereby adopted as a Proposed Tax Rate.

PASSED AND APPROVED by the Perry City Council this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**REDEVELOPMENT AGENCY OF PERRY CITY  
RESOLUTION 2021-01**

**ADOPTION OF FINAL BUDGET FOR FISCAL YEAR 2021-2022**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF PERRY CITY,  
UTAH, ADOPTING THE FISCAL YEAR 2020-2022 FINAL BUDGET FOR  
FISCAL YEAR ENDING: JUNE 30, 2022**

**WHEREAS**, Perry City adopted Ordinance 00-02 on February 24, 2000, creating the Redevelopment Agency of Perry City;

**WHEREAS**, the City Council is the Board of the Redevelopment Agency of Perry City;

**WHEREAS**, Utah Code Annotated §17C-1-601.5 requires the Board to adopt an annual budget;

**WHEREAS**, the Redevelopment Agency of Perry City has prepared a budget to be adopted by the Board;

**WHEREAS**, the Board previously approved the Tentative Budget in accordance with state law and did hold the required Public Hearing on June 10, 2021, to take public comment regarding the Final Budget for the above referenced fiscal year, and such budget was presented as substantially contained herein;

**NOW, THEREFORE**, be it resolved by the Board of the Redevelopment Agency of Perry City as follows:

**Section 1. Adoption of Budget.**

That the Board adopts the final budget for Fiscal Year 2021-2022 as per the attached budgetary forms incorporated herein by this reference. This Resolution shall be effective immediately upon being passed and approved.

**Section 2. Compliance and Submission.**

That staff is authorized to make any modification to said budget to conform with the submission requirements of state law, and file a certified copy with the State Auditor within thirty (30) days.

PASSED AND ADOPTED by the Board on this \_\_\_\_ day of June, 2021.

\_\_\_\_\_  
KEVIN JEPPSEN, Board Chair

ATTEST:

\_\_\_\_\_  
Secretary

**PERRY CITY  
ORDINANCE NO. 21-I**

**CULINARY WATER RATES**

**AN ORDINANCE OF PERRY CITY, UTAH, AMENDING THE CULINARY  
WATER RATES AND ADOPTING A RATE SCHEDULE; SEVERABILITY;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Perry City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §10-8-84 and §10-8-60 allows municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, *Utah Code Annotated* §10-8-22 allows the City to impose culinary water rates;

**WHEREAS**, the City finds it necessary to update culinary water rates as recommended by the Water Rate Study conducted by Jones & Associates Consulting Engineers dated February 2021;

**WHEREAS**, the City provided the requisite notice of the public meeting where all culinary retail water customers were afforded the same opportunity to appear and participate in a public meeting addressing culinary water rates;

**NOW, THEREFORE**, be it ordained by the City Council of Perry City as follows:

**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Culinary Water Rate Schedule.** Section 4.09.030 of the Perry Municipal Code shall be amended for those with and without secondary water as follows:

| Culinary Water Rate        | Annual Increase                                             |
|----------------------------|-------------------------------------------------------------|
| Monthly Base Rate: \$19.50 | Annual increase applied July 01, starting July 01, 2022: 3% |

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

*(Remainder of this page is left blank intentionally)*



Report Criteria:

- Detail report.
- Invoices with totals above \$2000.00 included.
- Paid and unpaid invoices included.

| Vendor                   | Vendor Name       | Invoice Number | Description                     | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  | Voided |
|--------------------------|-------------------|----------------|---------------------------------|--------------|--------------------|-------------|------------|--------|
| <b>Lync Construction</b> |                   |                |                                 |              |                    |             |            |        |
| 12731                    | Lync Construction | 5/26/2021      | Bldg Permit Deposit Returned MH | 05/24/2021   | 2,500.00           | 2,500.00    | 05/26/2021 |        |
| Total Lync Construction: |                   |                |                                 |              | 2,500.00           | 2,500.00    |            |        |
| <b>Robert Anderson</b>   |                   |                |                                 |              |                    |             |            |        |
| 12084                    | Robert Anderson   | 5/25/2021      | Bldg Permit Deposit Returned PH | 05/24/2021   | 2,500.00           | 2,500.00    | 05/25/2021 |        |
| Total Robert Anderson:   |                   |                |                                 |              | 2,500.00           | 2,500.00    |            |        |
| Grand Totals:            |                   |                |                                 |              | 5,000.00           | 5,000.00    |            |        |

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

|                                                                                                                    |                                  |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Utah State Tax Commission - Property Tax Division</b><br><b>Resolution Adopting Final Tax Rates and Budgets</b> | <b>Form PT-800</b><br>Rev. 02/15 |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------|

**County: BOX ELDER**

**Tax Year: 2021**

It is hereby resolved that the governing body of:

**PERRY CITY**

approves the following property tax rate(s) and revenue(s) for the year: **2021**

| 1.<br>Fund/Budget Type     | 2.<br>Revenue    | 3.<br>Tax Rate  |
|----------------------------|------------------|-----------------|
| 10 General Operations      | 769,033          | 0.001854        |
| 190 Discharge of Judgement |                  |                 |
|                            | <b>\$769,033</b> | <b>0.001854</b> |

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

**Signature of Governing Chair**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

|                                                                                                                             |                                     |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Utah State Tax Commission - Property Tax Division</b><br><b>Tax Rate Summary (693)</b><br><b>ENTITY: 3110 PERRY CITY</b> | <b>Form PT-693</b><br><br>Rev. 2/15 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

**BOX ELDER COUNTY**

**Tax Year: 2021**

The Board of Trustees for the above special district has set the current year's tax rates as follows:

| Purpose of Tax Rate<br>(Code from Utah Code Annotated) | Auditor's<br>Tax Rate | Proposed<br>Tax Rate | Maximum<br>By Law    | Budgeted<br>Revenue |
|--------------------------------------------------------|-----------------------|----------------------|----------------------|---------------------|
| 10 General Operations<br>§10-6-133                     | 0.001854              | 0.001854             | .007                 | 769,033             |
| <b>Total Tax Rate</b>                                  | <b>0.001854</b>       | <b>0.001854</b>      | <b>Total Revenue</b> | <b>\$769,033</b>    |

**Certification by Taxing Entity**

I, \_\_\_\_\_, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

|                                                                                                                             |                                     |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Utah State Tax Commission - Property Tax Division</b><br><b>Tax Rate Summary (693)</b><br><b>ENTITY: 3110 PERRY CITY</b> | <b>Form PT-693</b><br><br>Rev. 2/15 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

**BOX ELDER COUNTY**

**Tax Year: 2021**

The Board of Trustees for the above special district has set the current year's tax rates as follows:

| Purpose of Tax Rate<br>(Code from Utah Code Annotated) | Auditor's<br>Tax Rate | Proposed<br>Tax Rate | Maximum<br>By Law    | Budgeted<br>Revenue |
|--------------------------------------------------------|-----------------------|----------------------|----------------------|---------------------|
| 10 General Operations<br>§10-6-133                     | 0.001854              | 0.001970             | .007                 | 817,344             |
| <b>Total Tax Rate</b>                                  | <b>0.001854</b>       | <b>0.001970</b>      | <b>Total Revenue</b> | <b>\$817,344</b>    |

**Certification by Taxing Entity**

I, \_\_\_\_\_, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

|                                                                                                                             |                                     |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Utah State Tax Commission - Property Tax Division</b><br><b>Tax Rate Summary (693)</b><br><b>ENTITY: 3110 PERRY CITY</b> | <b>Form PT-693</b><br><br>Rev. 2/15 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

**BOX ELDER COUNTY**

**Tax Year: 2021**

The Board of Trustees for the above special district has set the current year's tax rates as follows:

| Purpose of Tax Rate<br>(Code from Utah Code Annotated) | Auditor's<br>Tax Rate | Proposed<br>Tax Rate | Maximum<br>By Law    | Budgeted<br>Revenue |
|--------------------------------------------------------|-----------------------|----------------------|----------------------|---------------------|
| 10 General Operations<br>§10-6-133                     | 0.001854              | 0.002175             | .007                 | 902,182             |
| <b>Total Tax Rate</b>                                  | <b>0.001854</b>       | <b>0.002175</b>      | <b>Total Revenue</b> | <b>\$902,182</b>    |

**Certification by Taxing Entity**

I, \_\_\_\_\_, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

1 PERRY CITY COUNCIL  
2 MEETING PERRY CITY OFFICES  
3 May 20, 2021

7:00 PM

6 OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council  
7 Member Nathan Tueller, Council Member Blake Ostler, Council  
8 Member Andrew Watkins, Council Member Toby Wright and Council  
9 Member Esther Montgomery.

10  
11 OFFICIALS ABSENT: None

12  
13 CITY STAFF PRESENT: Robert Barnhill, City Administrator  
14 Shanna Johnson, City Recorder  
15 Scott Hancey, Chief of Police  
16 Tyler Wagstaff, Public Works Director  
17 Bill Morris, City Attorney

18  
19 OTHERS PRESENT: Nelson Phillips, Melanie Barnhill, David Walker, Nate Mueller

20  
21 **ITEM 1: CALL TO ORDER**

22 Mayor Jeppsen called the electronic City Council meeting to order.

23  
24 **ITEM 2: PROCEDURAL ISSUES**

25 **A. Conflict of Interest Declaration**

26 None.

27  
28 **ITEM 3: PRESENTATION**

29 Shanna Johnson presented the tentative budget for Fiscal Year 2021-2022 (FY2022) that was  
30 submitted to the City Council noting the following details:

- 31 • The FY2022 General Fund Budget is proposed at \$4,236,439
  - 32 ○ She noted additions to the budget since the last review from the council for (\$3,500
  - 33 added for a soccer net , which increased the use of fund balance to \$108,360)
- 34 • A FY2021 Budget amendment is proposed increasing the budget (to \$4,270,893)
  - 35 ○ Adding money to Community Development to address professional and technical
  - 36 costs related to buidling; and
  - 37 ○ Adding money to Mass Transit Tax to account for projected tax revenue
- 38 • She reviewed various budgets within the State Form i.e. the Debt Service fund, and Capital
- 39 projects including 1200 West North Project (money for environmental study) and Parks
- 40 Equipment (for Mt. View Park).
- 41 • The Utility Fund Budget for operations in FY2022 is projected at \$908,857, we also plan to
- 42 do some capital improvements totaling \$1,093,482
  - 43 ○ She noted that revenues in the proposed water budget does include a rate increase.
- 44 • The Sewer Fund Budget is proposed at \$1,187,764, which includes {operations,
- 45 depreciation and bond interest}.
  - 46 ○ She noted that we did do a bond refinance in the last year and the City is now
  - 47 providing cash to the fund in the amount of \$141,860

48 Ms. Johnson recommended they set a public hearing for the June 10<sup>th</sup> meeting. She said they will  
49 have another meeting on May 27<sup>th</sup> and a Work Session on June 10<sup>th</sup>. She explained that at the June  
50 10<sup>th</sup> meeting they will be considering a tax rate and budget. If they choose to select a tax rate higher  
51 than the certified tax rate, it will move them into a truth in taxation with the budget deadline  
52 moving to August. If they choose to accept, the certified tax rate then that has to be done by June  
53 22<sup>nd</sup> and the budget must be approved by June 30<sup>th</sup>. She suggested they either approve the final

54 budget at the June 10<sup>th</sup> meeting or create a special meeting for June 17<sup>th</sup> in order to meet the  
55 deadline for the tax rate, and approve the budget at the same time. Shanna clarified that the budget  
56 they have been reviewing considers a tax rate increase – the growth and increase values projects a  
57 7% increase in property tax as compared to only growth, which is projected to generate an increase  
58 of only 3%. She explained this would involve truth in taxation. She said the tax rate is not available  
59 yet but that it should be available the first week of June.

60  
61 **ITEM 4: ACTION ITEMS**

62 **A. Approval of Warrants**

63 The Council reviewed and discussed the warrants.

64  
65 Council Member Ostler questioned the warrant for the detention pond/Stokes. Tyler Wagstaff,  
66 Public Works Director, explained that the City is trying to sod all of the ponds that they can (that  
67 have secondary water available to them) to keep them looking nice. Stokes said they would keep it  
68 mowed and maintain it. Robert Barnhill explained that Ryan Stokes said he would help maintain it,  
69 but this has no relationship to his development. Typically the developer would be responsible for  
70 this improvement but for whatever reason, it was not done (as this is an old retention pond) and  
71 has looked like a weed patch. Council Member Tueller added that it was not required previously as  
72 now it is.

73  
74 Council Member Watkins asked if the Dale Young Park warrant is for the fence that was installed  
75 and Tyler said it was.

76  
77 **MOTION:** Council Member Wright made a motion to approve the warrants. Council Member  
78 Tueller seconded the motion.

79  
80 **ROLL CALL:** Council Member Montgomery, Yes Council Member Tueller, Yes  
81 Council Member Ostler, Yes Council Member Wright, Yes  
82 Council Member Watkins, Yes

83  
84 **Motion Approved.** 5 Yes, 0 No.

85  
86 Mayor Jeppsen said that the fence was put in place at the Dale Young Nature Park because in  
87 winter time or when it rained, there seemed to be vandalism with people cutting cookies on the  
88 grass. He added that cars can still get back there for the car show (July 4<sup>th</sup>).

89  
90 **B. Resolution 2021-08 Approving a Contract with Box Elder County for Election Services**

91 Ms. Johnson said that Council Member Ostler had suggested a few items that could be cleaned up  
92 on the contract, including some statements saying “in agreement with Box Elder County” and  
93 others stating “Box Elder County Clerk”. She had discussed dropping the word Clerk with Marla  
94 Young from the County and said Marla was fine with dropping the word Clerk. Shanna explained  
95 the contract with Box Elder County and discussed the benefits to contract with them. She said that  
96 we could run our own election as a City but it would cost more. She explained that the City still has  
97 responsibilities with proper noticing, following the election laws, accepting declarations and write  
98 ins correctly, gathering financial disclosures within the due dates, and informing the County and  
99 Lieutenant Governor’s office of candidates. The actual mailing of the ballots, collecting the ballots  
100 and counting of the ballots would be contracted with the County. They also help make sure we are  
101 meeting all of our legal requirements and become a partner with us. She discussed adding the  
102 word neglect to the section discussing their (the County) liability. She explained the cost for the  
103 contract is just an estimate and that it will depend on how many registered voters there are, as  
104 well as if there is a Primary election or not. Council Member Ostler said that he noticed the Perry

105 City Council resolution refers to this contract as Exhibit A and the contract refers the cost schedule  
106 as Exhibit A. He proposed for this contract to refer to the cost schedule as Schedule A.

107  
108 **MOTION:** Council Member Ostler made a motion to approve Resolution 2021-08 Approving a  
109 Contract with Box Elder County for Election Services with the following modifications; Exhibit  
110 A in the contract for election services agreement be renamed as schedule A, that we add the  
111 word neglect in the paragraph as described and that the contract be modified to drop the word  
112 clerk so that it is between Box Elder County and Perry City. Council Member Tueller seconded  
113 the motion.

114  
115 **ROLL CALL:** Council Member Montgomery, Yes Council Member Tueller, Yes  
116 Council Member Ostler, Yes Council Member Wright, Yes  
117 Council Member Watkins, Yes

118  
119 **Motion Approved.** 5 Yes, 0 No.

120  
121 **C. Discussion/Action on Adoption of a Tentative Fiscal Year 2021-2022 Budget for Perry**  
122 **City in Accordance with UCA 10-6-113, and Setting a Public Hearing on a proposed Final**  
123 **Budget.**

124 Mayor Jeppsen said at this point the discussion is how comfortable the Council feels with the  
125 budget and if they want to make any changes. Ms. Johnson said to keep in mind that this is a  
126 tentative budget and that approving this makes it available for the public to review before the  
127 public hearing. It is not set as final, it is still a moving document and can still have changes  
128 made to it.

129  
130 Council Member Ostler said that he feels it is in a good place right now, the items he feels may  
131 need further discussion are the compensation items talked about, tax rate numbers when they  
132 become available, and the water rate. As a tentative budget he feels that it is good. The other  
133 Council Members agreed with Council Member Ostler.

134  
135 **MOTION:** Council Member Tueller made a motion to approve the Adoption of a Tentative  
136 Fiscal Year 2021-2022 Budget for Perry City in Accordance with UCA 10-6-113, and setting a  
137 public hearing for a proposed final budget for June 10<sup>th</sup>. Council Member Wright seconded the  
138 motion.

139  
140 **ROLL CALL:** Council Member Montgomery, Yes Council Member Tueller, Yes  
141 Council Member Ostler, Yes Council Member Wright, Yes  
142 Council Member Watkins, Yes

143  
144 **Motion Approved.** 5 Yes, 0 No.

145  
146 **D. Discussion and/or Action Regarding Setting a Public Hearing for Proposed Water User**  
147 **Rates**

148 Mayor Jeppsen said that with the previous discussions and study that have been had on this  
149 topic already, he feels that it should be close to being ready to set up the public hearing. Ms.  
150 Johnson said that the date and proposed utility rate need to be outlined and made part of the  
151 public hearing notice and sent out in the newsletter. Council Member Wright reviewed that  
152 the proposed rate previously discussed being set at \$19.50, so a \$4.00 increase to the base rate,  
153 and no change to the quantity (allotment that goes with the base rate). Mr. Barnhill asked if  
154 the contemplated increase each year should be included information as well. Shanna said they  
155 would need to clarify that with Bill Morris, City Attorney, but that she believes the public

156 hearing would still need to be held each year the rate increases. The Council Members  
157 discussed including that information being beneficial regardless of having to have a public  
158 hearing each year the rate increases, to be transparent with the public. They also discussed  
159 having the date for the public hearing be June 10<sup>th</sup>, as there would not be enough time to notice  
160 the meeting if they did it in May. Council Member Ostler added that the tier rates that go along  
161 with the allocations would go unchanged as well. He asked Council Members Tueller and  
162 Wright if this is where they wanted to go with the allocations to refresh his memory. Council  
163 Member Tueller said he was not comfortable with the reduction of the allocations because of  
164 the community members that are unable to have secondary water. He is comfortable where it  
165 is but is not opposed to discussing the upper tiered section to prevent waste (if you use more  
166 you pay more). The Council Members discussed the subtle increases being easier for the  
167 citizens to get the rate where it needs to be rather than a large increase all at once.

168  
169 **MOTION:** Council Member Montgomery made a motion to set the Public Hearing for June 10<sup>th</sup>  
170 for the Proposed Water User Rate of \$19.50. Council Member Watkins seconded the motion.

171  
172 **ROLL CALL:** Council Member Montgomery, Yes Council Member Tueller, Yes  
173 Council Member Ostler, Yes Council Member Wright, Yes  
174 Council Member Watkins, Yes

175  
176 **Motion Approved.** 5 Yes, 0 No.

## 177 178 **ITEM 5: DISCUSSION ITEMS**

### 179 **A. Design Standards**

180 Mr. Barnhill explained that a bill was passed at the legislature with one aspect stating that they  
181 cannot regulate design standards for single family, twin homes or townhomes. He said this  
182 would affect the design standards that the City has adopted. This bill was vetoed due to some  
183 conflicts with some FEMA regulations but it is supposed to be coming back and be passed with  
184 the change. He explained that there are a few ways this could be handled; the City could do  
185 nothing, they could undo what they have approved and not allow townhomes in Perry  
186 anymore, a moratorium could be passed for 6 months while they figure out what they would  
187 like to do going forward, or they could make it be a development agreement (done legislatively  
188 with zoning) that is negotiated with the developers (this can cost more for the developer, but  
189 he has had a few developers tell him they prefer it that way). Council Member Ostler said that  
190 every larger, nicer development that he has seen (in his occupation in the banking industry)  
191 has been done under a development agreement. Mr. Barnhill explained how a development  
192 agreement process might look. Council Member Tueller asked if the limit and scatter that they  
193 put in place would be invalid. Mr. Barnhill said they could still use limit and scatter, they just  
194 wouldn't be able to require the design standards. Council Member Tueller said he does not  
195 have as many concerns with the design standards as some of the other Council Members do, he  
196 feels that the limit and scatter is more important and trusting the builders will build things  
197 with quality. It has more to do with how it is taken care of by the individual. The Council  
198 Members discussed how a development agreement would work and the options that Mr.  
199 Barnhill presented. Mr. Barnhill discussed some of the conversations he has had with  
200 developers and some of the ideas that they have had. Council Member Ostler expressed his  
201 being disappointed with the legislature, his inclination would be to remove the types of uses  
202 as permitted uses and allow for people to come in and develop under a development  
203 agreement with the policy statements of design standards and limit and scatter as part of that.  
204 His opinion is that laws should be made to the lowest common denominator because the laws  
205 are there to enforce or bring the lowest common denominator up to a higher level. He feels it  
206 would be easier to make it nice from the beginning rather than trying to enforce it later. Mr.

207 Barnhill said that if everyone is in consensus of moving in that direction they can go that route,  
208 or suggested if needed, it could go to Planning Commission. The Council Members said they  
209 would like Bill Morris, City Attorney's, input as well.  
210

211 **B. Zoning Districts**

212 Mr. Barnhill said that the Planning Commission is in the process of trying to update the land use  
213 chart and clean up some of the zoning by combining some of the zones (ones that are similar)  
214 to reduce the size of the land use chart. Before they do that, they want to make sure they are  
215 going in the direction the City Council is wanting to take things. This would include sending  
216 letters out to property owners that their zones would be changing, which is not always viewed  
217 positively. Mr. Barnhill shared some examples from the zoning map of possible combinations  
218 and discussed trying to give the property owner the benefit of the changes. He said that the  
219 Planning Commission would want the City's Council approval before going forward with this.  
220 Council Member Watkins said that his initial thought is to just deal with the requests as they  
221 come and wanted to understand the reasoning behind the idea. Council Member Wright said  
222 he is ok with a proposal of the idea. Council Member Watkins said that he is ok with the idea of  
223 combining mixed uses but proactively changing code may create more problems than good.  
224 Council Member Tueller said that if it gives people more options he is ok with that but he does  
225 not want to give more restrictions. Mr. Barnhill explained how the noticing would work if they  
226 did have to send letters to the property owners. He said that he could get Planning Commission  
227 recommendation on the land use chart and accompanying recommendation on which zones  
228 that they would want to see changed. Council Member Ostler said that he would not want to  
229 cause damage to property values but that generally speaking simplification is good and  
230 something to look at with the general plan.  
231

232 **C. Proposed Development**

233 Mr. Barnhill explained that this stemmed from the fact that Perry City entertained some  
234 proposals from a vehicle auction yard (in Pointe Perry) which is not currently allowed. Some of  
235 the adjacent property owners now want to have similar proposals (things not allowed but want  
236 the Council look at). Mr. Barnhill wanted to know if these are things the Council wants to look  
237 at or if they feel it is a waste of their time. Council Member Montgomery said she feels that if it  
238 is something that looks promising, she would want to look at it, but if it is a stretch, then not.  
239 She feels that Mr. Barnhill knows the direction the Council would like to go and would be able  
240 to decide what might be of interest to the Council. The Council Members discussed wanting it  
241 to benefit the City in the most possible way and sticking to the principles that have been  
242 previously discussed regarding the land at Pointe Perry.  
243

244 **D. Accessory Dwelling Unit Fees**

245 Mr. Barnhill reminded the Council about the ADU fees previously discussed. He explained that  
246 he has already had a couple of uncomfortable conversations with people that followed the rules  
247 of not using the ADU that they made (for example having their basement available to rent out  
248 but not doing so because it was not allowed) and then people that did not follow the rules and  
249 used it non compliantly (and now being offered a fee waiver to come into compliance). Council  
250 Member Tueller said that he can understand that but also stated that there is an impact with  
251 more people using sewer, water, and parking. He also pointed out that people that have been  
252 using their ADU's and not being in compliance already are still not coming in to make it  
253 compliant anyway (as Mr. Barnhill stated there have only been 3 applications to do so). Mr.  
254 Barnhill said that the legislature does not want to allow any impact fees for ADU's in the future.  
255 Council Member Watkins said he feels that there may be a few more phone calls but they would  
256 then start disappearing. The Council discussed what path they wanted to go and feel they do  
257 not want to make any changes and will keep the fee in place.

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**E. Budget**

Ms. Johnson asked the Council to make sure to look at the budget in detail so they can make any changes or adjustments they may want at the next meeting.

**F. Fourth of July**

Ms. Johnson said that there have been two July 4<sup>th</sup> committee meetings so far. The deposit has been paid for the fireworks, the parade will be organized by Stacy Thompson with help from office staff the day of, there will be equestrian activities at Dale Young Nature Park, more diverse softball games, and the dates of the activities will be July 1-3. She also added that there will be award nominations sent out for the Council to vote on, a movie in the park and a car show. She discussed the donations that have come in so far. The theme this year is Stars and Stripes Together, and Cheaper than Shirt is working on a design for the t-shirt.

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

**A. Approval of Consent Items**

- March 25, 2021 City Council Work Session
- April 08, 2021 City Council Work Session
- April 08, 2021 City Council Meeting

Council Member Ostler said on the March 25<sup>th</sup> Work Session minutes on the 4<sup>th</sup> page, the bond ratings comment he was unsure of, he meant to say bond rates and wanted to clarify what he said. Ms. Johnson said she could go back and listen to confirm.

Council Member Watkins said on the same page, he did allude to cemetery land acquisition but not construction. Ms. Johnson said she would clarify that as well.

Mayor Jeppsen also wanted to clarify if he read the CDC statement on the April 8, work session minutes.

**MOTION:** Council Member Wright made a motion to approve the consent items with the changes noted. Council Member Montgomery seconded the motion.

**Motion Approved, All Council Members were in favor.**

**B. Mayor's Reports**

Mayor Jeppsen said he has been attending meetings for the Box Elder Together General Plan kick off with a good percent of comment participation from Perry. There have been a lot of good discussions regarding orchard and agricultural area preservation.

He added that he felt that they had accomplished a lot with the budget tonight and there would be another work session or two if needed. The date is set for the Public Hearing and thinks they are in a good place with it.

**C. Council Reports**

Council Member Watkins wondered if there was a representative that joined a board or committee for the area near the Dollar Tree. Mr. Barnhill stated that there is a joint advisory board for that area and thinks they did have a meeting a while ago that they were included on but was unsure if there was any other meetings coming up. Council Member Watkins said he feels it would be good to reach out and make sure we have a representative there that could be a part of that. Mr. Barnhill said that they did invite some Planning Commission members to

309 attend that but that they have not had anything regularly scheduled. Mr. Barnhill said he would  
310 reach out to the Brigham City Planner and find out more details for going forward.

311  
312 **D. Staff Comments**

313 Mr. Barnhill said that Tresa Peterson has completed her term with Planning Commission.  
314 There has been one new appointment made, bringing the commission back to 4 members. He  
315 asked the Council to keep in mind anyone that may be interested in serving on Planning  
316 Commission to try and get more members.

317  
318 Ms. Johnson said that declaration for candidacy begins in 12 days and asked for the Council to  
319 let anyone know that may be interested in running including current elected officials that need  
320 to declare.

321  
322 Tyler Wagstaff said that 900 W was paved today and the road going to the gun range would be  
323 paved on Monday. He also said that they are getting ready for July 4<sup>th</sup>.

324  
325 **E. Planning Commission Report**

326 None.

327  
328 **ITEM 7: EXECUTIVE SESSION**

329 None.

330  
331 **ITEM 7: ADJOURNMENT**

332 **MOTION:** Council Member Montgomery proposed to adjourn the meeting.

333  
334 **Motion Approved. All Council Members were in favor.**

335 The meeting adjourned at 8:45 p.m.

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337  
338 \_\_\_\_\_ Kevin Jeppsen, Mayor

339 \_\_\_\_\_  
340  
341 \_\_\_\_\_  
342 Tyra Bischoff, Deputy Recorder

343  
344

**THURSDAY, JUNE 10, 2021**  
**PERRY CITY REDEVELOPMENT AGENCY ELECTRONIC MEETING AGENDA**

**This meeting will be open to the public with capacity set at eight people maximum.**

**The Meeting will also be held online.**

**“Electronic Meeting” Web/Teleconferencing will be used to participate.**

The Perry City Redevelopment Agency Board Council will hold an electronic meeting on the Thursday identified above, starting at approximately 9:00 PM via web/teleconference. Go to <https://www.perrycity.org/whats-new.htm.htm> for meeting access instructions. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alterations. Numbers and/or times are estimates of when agenda items will be discussed. The agenda shall be as follows, with every item being a discussion and/or action item, unless otherwise indicated:

Approx. 9:00 PM

1. Call to Order
2. Action Item
3. Resolution 2021-01 Adopting a Final Fiscal Year 2021-2022 Budget for the Perry City Redevelopment Agency
4. Approval of Consent Items:
  - A. May 27, 2021 RDA Meeting Minutes
5. Approx. 9:10 PM - Adjournment
  - A. Motion to Adjourn

**Certificate of Posting**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member of the RDA Board and was posted in three locations: the Perry City Offices, Centennial Park, Perry City Park; and was faxed/emailed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Public Meeting Notice Website on this 4<sup>th</sup> day of June, 2021. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

---

Shanna S. Johnson, RDA Secretary

|                                                                                                                                           |                          |                |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------|
| <b>Adopted Budget Form for:</b>                                                                                                           | <b>Name</b>              | Perry City RDA |
| - Association of Governments (AOGs)<br>- Community Development & Renewal Agencies (CDAs)<br>- Military Installation Development Authority | <b>Fiscal Year Ended</b> | 30-Jun-22      |

**Basic Form Instructions**

- As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues.
- If prior year surplus amounts are to be appropriated in this budget, the amount is to be presented as a source of revenue in the budget. Also, any budgeted increase in a fund balance must be presented as an expenditure within the appropriate budget.
- A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption.**
- Please report amounts rounded to the nearest dollar.
- Some items may not apply to your entity.
- If you have questions about the form contact:
  - Community Development and Renewal Agencies: Jeremy Walker [jeremywalker@utah.gov](mailto:jeremywalker@utah.gov) or (801) 538-1040
  - Association of Governments or Military Installation Development Authority: Ryan Roberts [ryanroberts@utah.gov](mailto:ryanroberts@utah.gov) or (801) 538-1721
- Upload completed budgets to reporting.auditor.utah.gov.** If you have any questions related to the uploading of your document, please contact Kylie Cone at 801-538-1364 or [kccone@utah.gov](mailto:kccone@utah.gov)

**Definitions:** *Current Budget Year:* The budget year in which a local government is currently operating. *Ensuing Budget Year:* The next upcoming budget year, also known as the "incoming" budget year

**Part I Revenues (General Fund or Enterprise Fund, as applicable)**

| Source of Revenue<br>(a)                         | Prior Year<br>Actual Revenue<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
|--------------------------------------------------|-------------------------------------|---------------------------------|---------------------------------------------------------|
| <b>Taxes</b>                                     |                                     |                                 |                                                         |
| Tax Increment Monies - Current                   | 36,491.00                           | 38,192.00                       | 94,417.00                                               |
| Prior Years' Tax Increment - Delinquent          |                                     |                                 |                                                         |
| Other (Specify):                                 |                                     |                                 |                                                         |
|                                                  |                                     |                                 |                                                         |
| <b>Intergovernmental Revenue</b>                 |                                     |                                 |                                                         |
| Federal Grants and Contracts                     |                                     |                                 |                                                         |
| State Grants and Contracts                       |                                     |                                 |                                                         |
| State Appropriations                             |                                     |                                 |                                                         |
| Loans/Grants from Local Units                    |                                     |                                 |                                                         |
| Other (Specify):                                 |                                     |                                 |                                                         |
|                                                  |                                     |                                 |                                                         |
| <b>Miscellaneous Revenue</b>                     |                                     |                                 |                                                         |
| Interest Earnings                                |                                     |                                 |                                                         |
| Rents and Concessions                            |                                     |                                 |                                                         |
| Sale of Fixed Assets                             |                                     |                                 |                                                         |
| Other (Specify):                                 |                                     |                                 |                                                         |
|                                                  |                                     |                                 |                                                         |
| <b>Contributions and Transfers</b>               |                                     |                                 |                                                         |
| Contributions from Other Governmental Units      |                                     |                                 |                                                         |
| Contributions from Private Sources               |                                     |                                 |                                                         |
| Contributions from Fund Balance                  |                                     |                                 |                                                         |
| Contributions from Other (Specify):              |                                     |                                 |                                                         |
|                                                  |                                     |                                 |                                                         |
| <b>Beginning Fund Balance to be Appropriated</b> |                                     |                                 |                                                         |
|                                                  |                                     |                                 |                                                         |
| <b>TOTAL REVENUES</b>                            | 36,491.00                           | 38,192.00                       | 94,417.00                                               |

| Name                                          |  | Perry City RDA                                                |              | Fiscal Year Ended |  | 30-Jun-22 |  |
|-----------------------------------------------|--|---------------------------------------------------------------|--------------|-------------------|--|-----------|--|
| Part II                                       |  | Expenditures (General Fund or Enterprise Fund, as applicable) |              |                   |  |           |  |
| Expenditure                                   |  | Prior Year                                                    | Current Year | Ensuing Year      |  |           |  |
| (a)                                           |  | Actual Exp.                                                   | Estimate     | Approved Budget   |  |           |  |
|                                               |  | (b)                                                           | (c)          | (d)               |  |           |  |
| <b>General Government</b>                     |  |                                                               |              |                   |  |           |  |
| Salaries                                      |  |                                                               |              |                   |  |           |  |
| Governing Board (Board of Directors)          |  |                                                               |              |                   |  |           |  |
| Rent                                          |  |                                                               |              |                   |  |           |  |
| Legal Fees                                    |  |                                                               |              |                   |  |           |  |
| Executive and Central Staff                   |  |                                                               |              |                   |  |           |  |
| Administrative                                |  |                                                               |              |                   |  |           |  |
| Supplies & Other Materials                    |  |                                                               |              |                   |  |           |  |
| Professional Services                         |  |                                                               |              |                   |  |           |  |
| Non-Departmental                              |  |                                                               |              |                   |  |           |  |
| Other (Specify):                              |  |                                                               |              |                   |  |           |  |
|                                               |  |                                                               |              |                   |  |           |  |
| <b>Public Health</b>                          |  |                                                               |              |                   |  |           |  |
| Aging                                         |  |                                                               |              |                   |  |           |  |
| Weatherization                                |  |                                                               |              |                   |  |           |  |
| RSVP                                          |  |                                                               |              |                   |  |           |  |
| Human Services                                |  |                                                               |              |                   |  |           |  |
| Nutrition                                     |  |                                                               |              |                   |  |           |  |
| Mental Health                                 |  |                                                               |              |                   |  |           |  |
| Water Quality                                 |  |                                                               |              |                   |  |           |  |
| Food Commodities                              |  |                                                               |              |                   |  |           |  |
| Community Services Block Grant                |  |                                                               |              |                   |  |           |  |
| Social Services Block Grant                   |  |                                                               |              |                   |  |           |  |
| Other (Specify):                              |  |                                                               |              |                   |  |           |  |
|                                               |  |                                                               |              |                   |  |           |  |
| <b>Community and Economic Develop.</b>        |  |                                                               |              |                   |  |           |  |
| Tourism Promotion                             |  |                                                               |              |                   |  |           |  |
| Industrial Promotion                          |  |                                                               |              |                   |  |           |  |
| Economic Development                          |  |                                                               |              |                   |  |           |  |
| Federal Procurement                           |  |                                                               |              |                   |  |           |  |
| Other (Specify):                              |  |                                                               |              |                   |  |           |  |
|                                               |  |                                                               |              |                   |  |           |  |
| <b>Transportation and Public Safety</b>       |  |                                                               |              |                   |  |           |  |
| Airports                                      |  |                                                               |              |                   |  |           |  |
| Highways and Streets                          |  |                                                               |              |                   |  |           |  |
| Other (Specify):                              |  |                                                               |              |                   |  |           |  |
|                                               |  |                                                               |              |                   |  |           |  |
| <b>Parks, Recreation, and Public Property</b> |  |                                                               |              |                   |  |           |  |
| Parks                                         |  |                                                               |              |                   |  |           |  |
| Swimming Pool                                 |  |                                                               |              |                   |  |           |  |
| Golf Course                                   |  |                                                               |              |                   |  |           |  |
| Recreation and Culture                        |  |                                                               |              |                   |  |           |  |
| Libraries                                     |  |                                                               |              |                   |  |           |  |
| Other (Specify):                              |  |                                                               |              |                   |  |           |  |
|                                               |  |                                                               |              |                   |  |           |  |

CONTINUE PART II ON PAGE 3

| Name                                                                              |                                  | Fiscal Year Ended               |                                                         |
|-----------------------------------------------------------------------------------|----------------------------------|---------------------------------|---------------------------------------------------------|
| Perry City RDA                                                                    |                                  | 30-Jun-22                       |                                                         |
| Part II Expenditures Con't (General Fund or Enterprise Fund, as applicable)       |                                  |                                 |                                                         |
| Expenditure<br>(a)                                                                | Prior Year<br>Actual Exp.<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
| <b>Redevelopment Activities</b>                                                   |                                  |                                 |                                                         |
| Relocations, demolition, land acquisitions,<br>infrastructure, improvements, etc. |                                  |                                 |                                                         |
| Other (Specify):                                                                  |                                  |                                 |                                                         |
|                                                                                   |                                  |                                 |                                                         |
| <b>Miscellaneous</b>                                                              |                                  |                                 |                                                         |
| Other (Specify):                                                                  |                                  |                                 |                                                         |
| Contribution to Debt Service Fund                                                 | 36,491.00                        | 38,192.00                       | 94,417.00                                               |
|                                                                                   |                                  |                                 |                                                         |
|                                                                                   |                                  |                                 |                                                         |
|                                                                                   |                                  |                                 |                                                         |
|                                                                                   |                                  |                                 |                                                         |
|                                                                                   |                                  |                                 |                                                         |
| <b>Budgeted Increase in Fund Balance</b>                                          |                                  |                                 |                                                         |
|                                                                                   |                                  |                                 |                                                         |
| <b>TOTAL EXPENDITURES</b>                                                         | 36491                            | 38192                           | 94417                                                   |
|                                                                                   |                                  |                                 |                                                         |

1 PERRY CITY REDEVELOPMENT AGENCY MEETING  
2 PERRY CITY OFFICES  
3 May 27, 2021

7:51PM

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BOARD MEMBERS PRESENT: Board Chairman Kevin Jeppsen presided and conducted the meeting.  
Nathan Tueller, Andrew Watkins, and Toby Wright

BOARD MEMBERS ABSENT: Esther Montgomery and Blake Ostler

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder; Bob Barnhill, City Planner;  
Bill Morris, City Attorney; Scott Hancey, Chief of Police; Tyler  
Wagstaff, Public Works Director

OTHERS PRESENT: Don (last name unknown), Nelson Phillips, Rick Hendrix, Julie Jones,  
Dave Walker

**ITEM 1: Welcome to Order and Welcome**

Mayor Jeppsen welcomed everyone and called the meeting to order.

**ITEM 2: Action Item**

**A. Discussion/Action on adoption of a tentative Fiscal Year 2021-2022 budget for the Perry City Redevelopment Agency in accordance with UCA 10-6-113, and set a public hearing on a proposed final budget.**

Shanna Johnson presented the tentative budget for the RDA to the Board Members. The total revenues planned to be received are \$94,417 for the next year, which will be contributed to the debt service fund.

Shanna Johnson reported that she asked the accountant, David Rogers if the funds contributed to the debt service fund should be moved to the City's general fund and he recommended keeping the funds in the debt service fund until the land at Pointe Perry is sold.

**MOTION:** Board Member Wright made a motion to approve the adoption of a tentative Fiscal Year 2021-2022 budget for the Perry City Redevelopment Agency in accordance with UCA 10-6-113, and set a public hearing on a proposed final budget for June 10, 2021. Board Member Watkins seconded the motion.

**ROLL CALL:** Council Member Watkins, Yes                      Council Member Tueller, Yes  
Council Member Wright, Yes  
**Motion Approved.** 3 Yes, 0 No.

**ADJOURNMENT**

Board Member Wright made a motion to adjourn the meeting. All Board Members were in favor.  
The meeting adjourned at 7:56 p.m.

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Shanna Johnson, Board Secretary

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Kevin Jepps, Board Chairman

DRAFT