

Thursday, August 26, 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, immediately 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 2022 Tax Rate and Budget Planning
2. Drought Emergency Rate
3. Zone Change Pointe Perry

Approx. 7:00 PM – Regular City Council Meeting

1. **Call to Order**
2. **Procedural Issues**
 - A. Conflicts of Interest Declaration(s), If Any
3. **Action Items (Roll Call Vote)**
 - A. Approval of Warrants
 - B. Resolution 2021-15 Adopting a Final Tax Rate and Budget for Fiscal Year 2022
 - C. Ordinance 21-M Zone Change from C (Commercial) to R1 (Residential) located at 3457 S 1200 W, Parcel: 02-037-0045, Applicant: Josh Adams
 - D. Ordinance 21-N Zone Change from AL (Agriculture Limited) to R1 located at approximately 3200 S 1200 W, Parcel: 02-034-0038, Applicant: Robert Anderson
4. **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
 - August 12, 2021 Truth in Taxation Meeting Minutes
 - August 12, 2021 City Council Meeting Minutes
 - B. Mayor’s Report
 - C. Council Reports
 - D. Staff Comments
 - E. Planning Commission Report
5. **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.
6. **Approx. 8:20 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 19th day of August, 2021. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Shanna S. Johnson, City Recorder

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
Box Elder County								
104	Box Elder County	202108065266	wasatch front regional council	08/06/2021	2,346.05	2,346.05	08/17/2021	
Total Box Elder County:					2,346.05	2,346.05		
Brigham City Corp.								
6106	Brigham City Corp.	8/09/2021	interlocal storm water	08/02/2021	117.60	117.60	08/09/2021	
6106	Brigham City Corp.	8/09/2021	walmart sales tax	08/02/2021	27,380.10	27,380.10	08/09/2021	
Total Brigham City Corp.:					27,497.70	27,497.70		
Econo Waste, INC								
12713	Econo Waste, INC	548201	Garbage Service	08/03/2021	21,729.60	21,729.60	08/17/2021	
Total Econo Waste, INC:					21,729.60	21,729.60		
J Phillip Cook								
12830	J Phillip Cook	SCMPC-21220	Market Valuation	08/13/2021	2,125.00	2,125.00	08/17/2021	
Total J Phillip Cook:					2,125.00	2,125.00		
Jones & Associates								
11552	Jones & Associates	20339	miscellaneous	08/01/2021	510.00	510.00	08/17/2021	
11552	Jones & Associates	20339	miscellaneous	08/01/2021	322.50	322.50	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	258.00	258.00	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	258.00	258.00	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	2,299.50	2,299.50	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	7,070.00	7,070.00	08/17/2021	
11552	Jones & Associates	20339	mapping	08/01/2021	1,150.00	1,150.00	08/17/2021	
11552	Jones & Associates	20339	mapping	08/01/2021	410.50	410.50	08/17/2021	
11552	Jones & Associates	20339	Culinary Water	08/01/2021	1,017.25	1,017.25	08/17/2021	
11552	Jones & Associates	20339	sanitary Sewer	08/01/2021	645.00	645.00	08/17/2021	
11552	Jones & Associates	20339	Parks	08/01/2021	3,434.65	3,434.65	08/17/2021	
11552	Jones & Associates	20339	mapping	08/01/2021	470.79	470.79	08/17/2021	
11552	Jones & Associates	20339	mapping	08/01/2021	138.00	138.00	08/17/2021	
11552	Jones & Associates	20339	mapping	08/01/2021	46.00	46.00	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	17.25	17.25	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	299.00	299.00	08/17/2021	
11552	Jones & Associates	20339	streets	08/01/2021	138.00	138.00	08/17/2021	
11552	Jones & Associates	20339	Culinary Water	08/01/2021	64.50	64.50	08/17/2021	
11552	Jones & Associates	20339	Culinary Water	08/01/2021	514.50	514.50	08/17/2021	
11552	Jones & Associates	20339	Culinary Water	08/01/2021	193.50	193.50	08/17/2021	
11552	Jones & Associates	20340	Development Reviews	08/01/2021	4,007.00	4,007.00	08/17/2021	
Total Jones & Associates:					23,263.94	23,263.94		
Lync Construction								
12731	Lync Construction	8/09/2021	Bldg Permit Deposit Returned MH	08/05/2021	2,500.00	2,500.00	08/09/2021	
Total Lync Construction:					2,500.00	2,500.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Rock Art Works LLC								
12829	Rock Art Works LLC	239	Repair Ddamaged Sewer Line	08/09/2021	4,500.00	4,500.00	08/17/2021	
Total Rock Art Works LLC:					4,500.00	4,500.00		
Staker & Parson Companies								
10168	Staker & Parson Companies	#7	1200 W Boundary Extension Proj	07/31/2021	11,623.86	11,623.86	08/17/2021	
10168	Staker & Parson Companies	8/09/2021	Perry City Portion	06/30/2021	81,640.30	81,640.30	08/09/2021	
10168	Staker & Parson Companies	8/09/2021	Willard City Portion	06/30/2021	355,686.56	355,686.56	08/09/2021	
Total Staker & Parson Companies:					448,950.72	448,950.72		
The Bancorp Bank								
12596	The Bancorp Bank	515782	vin 1ftew1eW1EP8KKD91194	07/30/2021	5,979.03	5,979.03	08/09/2021	
Total The Bancorp Bank:					5,979.03	5,979.03		
William M. Morris P.C.								
10434	William M. Morris P.C.	8/10/2021	City Attorney Services	08/01/2021	1,800.00	1,800.00	08/10/2021	
10434	William M. Morris P.C.	8/10/2021	City Attorney Services	08/01/2021	337.50	337.50	08/10/2021	
10434	William M. Morris P.C.	8/10/2021	City Attorney Services	08/01/2021	112.50	112.50	08/10/2021	
Total William M. Morris P.C.:					2,250.00	2,250.00		
Grand Totals:					541,142.04	541,142.04		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$2000.00 included.

Paid and unpaid invoices included.

**PERRY CITY
RESOLUTION 2021-15**

ADOPTING FINAL PROPERTY TAX RATE AND BUDGET

**A RESOLUTION OF PERRY CITY, UTAH, ADOPTING THE FISCAL
YEAR 2021-2022 FINAL PROPERTY TAX RATE AND BUDGET.**

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

WHEREAS, on July 10, 2021, the City Council adopted Resolution 2021-11 setting the proposed Property Tax Rate of 0.002175 for Fiscal Year (“FY”) 2021-2022, which is the same Property Tax Rate approved for the FY ending June 30, 2020 and June 30, 2021;

WHEREAS, the City Council has opted to maintain the FY 2020-2021 Property Tax Rate for the ensuing FY 2021-2022;

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

WHEREAS, the City Council finds that an effective method to maintain public services and infrastructure is by implementing a general policy of maintaining the Property Tax Rate of 0.002175 from year-to-year (said general policy to not limit in any way the City Council’s ability to adopt a higher or lower Property Tax Rate in future fiscal years);

WHEREAS, the City Council desires to adopt the Resolution on the Form PT-800 provided by the Utah State Tax Commission attached hereto and incorporated herein by this reference;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Perry City, Utah, that the Property Tax Rate of 0.002175 is hereby approved and adopted for FY 2021-2022 along with Form PT-800 from Utah State Tax Commission attached hereto.

IT IS FURTHER RESOLVED, that the Final Budget for FY 2021-2022 is hereby adopted as attached and the Mayor is hereby authorized to execute any other form or documents necessary to effectuate the Property Tax Rate provided herein and the approval of the Final Budget.

PASSED AND APPROVED by the Perry City Council this 26th day of August, 2021.

Mayor

ATTEST:

City Recorder

Voting:

Montgomery	Yea ___	Nay ___
Tueller	Yea ___	Nay ___
Watkins	Yea ___	Nay ___
Wright	Yea ___	Nay ___
Ostler	Yea ___	Nay ___

Adopted Budget Form for: Cities, Towns & Counties	Name	Perry City
	Fiscal Year Ended <i>Tentative</i>	6/30/2022

Basic Form Instructions

1. As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues.
2. 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.
3. **A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption.**
4. Please report amounts rounded to the nearest dollar.
5. Some items may not apply to your entity.
6. If you have questions about the form, call Jeremy Walker at (801) 538-1040, or send an email to jeremywalker@utah.gov.
7. **Upload completed budgets to reporting.auditor.utah.gov.** Choose Option 1 (Upload a budget, financial statement, impact fee, or other document), and log-in or register. Choose Option 1 again and follow the instructions. If you have any questions related to the uploading of your document, please contact our office at 801-538-1025 or stateauditor@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 General Fund Revenues

FY21 Amendment

Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Taxes				
1.1	General Property Taxes - Current	\$ 761,466.00	\$ 763,873.00	\$ 902,182.00
1.2	Prior Years' Taxes - Delinquent			
1.3	General Sales and Use Taxes	\$ 953,268.00	\$ 1,049,232.00	\$ 1,133,171.00
1.4	Franchise Taxes	\$ 242,309.00	\$ 230,893.00	\$ 240,700.00
1.5	Transient Room Tax	\$ 8,741.00	\$ 9,489.00	\$ 9,402.00
1.6	Re-appraisals			
1.7	Assessing and Collecting - State-wide Levy			
1.8	Assessing and Collecting - County Levy			
1.9	Fee-in-Lieu of Property Taxes		\$ 96,685.00	\$ 104,000.00
1.10	Penalties and Interest on Delinquent Taxes			
1.11	Other (specify): Transit Tax	\$ 536,610.00	\$ 639,989.00	\$ 640,000.00
Licenses and Permits				
2.1	Business Licenses and Permits	\$ 18,869.00	\$ 20,331.00	\$ 18,800.00
2.2	Non-business Licenses and Permits	\$ 8,387.00	\$ 5,193.00	\$ 6,146.00
2.3	Building, Structures, and Equipment	\$ 135,951.00	\$ 189,664.00	\$ 152,650.00
2.4	Marriage Licenses			
2.5	Motor Vehicle Operation			
2.6	Cemetery - Burial Permits			
2.7	Animal Licenses	\$ 2,694.00	\$ 2,400.00	\$ 2,500.00
2.8	Other (specify):			

CONTINUE PART I ON PAGE 2

Name Perry City		Fiscal Year Ended		6/30/2022
General Fund Revenue - Continued				
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Charges for Services			
3.1	General Government			
3.2	Court Costs, Fees, and Charges (Clerk)			
3.3	Recording of Legal Documents (Recorder)			
3.4	Zoning and Subdivision Fees	\$ 1,813.00	\$ 1,000.00	\$ 1,000.00
3.5	Sale of Maps and Publications	\$ 22.00	\$ 21.00	\$ 100.00
3.6	Auditor's Fees			
3.7	Surveyor's Fees			
3.8	Treasurer's Fees			
3.9	Public Safety			
3.10	Special Police Services			
3.11	Special Protective Services			
3.12	Corrective Fees (Jail)			
3.13	Streets and Public Improvements			
3.14	Street, Sidewalk, and Curb Repairs	\$ (350.00)		
3.15	Parking Meter Revenue			
3.16	Street Lighting Charges			
3.17	Sanitation			
3.18	Sewer Charges			
3.19	Street Sanitation Charges			
3.20	Refuse Collection Charges			
3.21	Sale of Waste and Sludge			
3.22	Weed Removal and Cleaning Charges			
3.23	Health			
3.24	Parks and Public Property	\$ 2,183.00	\$ 3,087.00	\$ 2,850.00
3.25	Cemeteries			
3.26	Miscellaneous Services	\$ 21,670.00	\$ 19,238.00	\$ 25,250.00
3.27	Other (specify): Sale or Lease of Property	\$ 16,350.00	\$ 15,276.00	\$ 15,200.00
	Fines and Forfeitures			
4.1	Fines	\$ 66,548.00	\$ 35,370.00	\$ 65,313.00
4.2	Forfeitures			
4.3	Other (specify):			
CONTINUE PART I ON PAGE 3				

Name Perry City		Fiscal Year Ended		6/30/2022
General Fund Revenue - Continued				
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Intergovernmental Revenue			
5.1	Federal Grants			
5.2	General Government	\$ 33,314.00	\$ 53,387.00	\$ 53,000.00
5.3	Public Safety	\$ 8,026.00	\$ 7,134.00	\$ 9,136.00
5.4	Highways and Streets			
5.5	Health			
5.6	Cultural - Recreation			
5.7	Federal Payments in Lieu of Taxes			
5.8	State Grants	\$ 20,888.00	\$ 457,230.00	\$ 10,500.00
5.9	State Shared Revenue			
5.10	Class "C" Road Fund Allotment	\$ 244,544.00	\$ 245,966.00	\$ 245,000.00
5.11	Liquor Fund Allotment	\$ 4,442.00	\$ 3,548.00	\$ 5,000.00
5.12	Grants from Local Units	\$ 282,540.00	\$ 252,829.00	\$ 251,000.00
5.13	Other (specify): Parks Impact Fee	\$ 66,000.00	\$ 50,667.00	\$ 60,667.00
	Miscellaneous Revenue			
6.1	Interest Earnings	\$ 29,651.00	\$ 37,469.00	\$ 31,500.00
6.2	Rents and Concessions			
6.3	Sale of Fixed Assets - Compensation for Loss			
6.4	Sale of Materials and Supplies			
6.5	Sales of Bonds			
6.6	Other Financing - Capital Lease Obligations			
6.7	Other (specify):			
	Contributions and Transfers			
7.1	Transfer From: Restricted Funds			\$ 91,004.00
7.2	Transfer From:			
7.3	Transfer From: Debt Service Fund			
7.4	Transfer From:			
7.5	Transfer From:			
7.6	Loan From:			
7.7	Loan From:			
7.8	Contribution from Private Sources			
7.9	Beg. Class "C" Road Fund Bal. to be Appropri.		\$ 95,550.00	\$ 152,955.00
	Beg. General Fund Bal. to be Appropriated	\$ 95,844.00		\$ 29,219.00
	TOTAL REVENUES	\$ 3,561,780.00	\$ 4,285,521.00	\$ 4,258,245.00
CONTINUE ON PAGE 4 WITH PART II				

Name Perry City		Fiscal Year Ended		6/30/2022
General Fund Expenditures				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	General Government			
	Administrative/Legislative	\$ 771,220.00	\$ 1,174,094.00	\$ 857,278.00
	Commission or Council			
	Legislative Committees and Special Bodies			
	Ordinances and Proceedings			
	Judicial	\$ 19,219.00	\$ 22,750.00	\$ 23,000.00
	City and Precinct Courts			
	Juvenile Court			
	District and Circuit Courts			
	Law Library			
	Executive and Central Staff Agencies			
	Executive			
	Boards and Commissions			
	Central Purchasing			
	Personnel			
	Budgeting			
	Data Processing			
	Microfilming			
	Administrative Agencies			
	Auditor			
	Clerk			
	Treasurer			
	Recorder			
	Attorney			
	Surveyor			
	Assessor			
	Non-Departmental			
	General Governmental Buildings			
	Elections			
	Planning and Zoning			
	Education and Community Promotion			
	Other Professional Services			
	Other (specify):			

CONTINUE PART II ON PAGE 5

Name Perry City		Fiscal Year Ended		6/30/2022
General Fund Expenditures - Continued				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Public Safety			
	Police Department	\$ 820,053.00	\$ 956,286.00	\$ 1,097,252.00
	Fire Department	\$ 48,142.00	\$ 30,261.00	\$ 36,982.00
	Corrections (Jail)			
	Protective Inspections			
	Other Protective			
	Agricultural Inspection			
	Animal Control and Regulation	\$ 155.00	\$ 300.00	\$ 500.00
	Flood Control			
	Emergency Services (Civil Defense)			
	Other (specify): First Responders	\$ 20,168.00	\$ 34,634.00	\$ 36,434.00
	Other: Misc Public Safety			
	Public Health			
	Health Services			
	Infirmaries			
	Other (specify):			
	Highway and Public Improvements			
	Highways	\$ 682,222.00	\$ 802,254.00	\$ 993,624.00
	Class "C" Road Program			
	Sanitation			
	Sewage Collections and Disposal			
	Shop and Garage			
	Construction			
	Repair and Maintenance			
	Other (specify):			
	Parks, Rec., and Public Property			
	Park and Park Areas	\$ 105,918.00	\$ 121,859.00	\$ 150,846.00
	Park Lighting			
	Recreation and Culture			
	Libraries			
	Cemeteries			
	Other (specify): Gun Range	\$ 110,036.00	\$ 30,208.00	\$ 30,878.00
CONTINUE PART II ON PAGE 6				

Name Perry City		Fiscal Year Ended		6/30/2022
General Fund Expenditures - Continued				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Community and Economic Development			
	Community Planning			
	Community Development	\$ 694,986.00	\$ 166,985.00	\$ 189,780.00
	Urban Redevelopment and Housing			
	Economic Development and Assistance			
	Economic Opportunity			
	Other (specify): Contribution- Mass transit Tax		\$ 639,989.00	\$ 640,000.00
	Debt Service			
	Principal and Interest			
	Other (specify):			
	Transfers and Other Uses			
	Transfer To: Sewer Fund			
	Transfer To: City Hall & Public Safety Facility	\$ 160,000.00		
	Transfer To: 1200 West South			
	Transfer To: 1200 West North			\$ 50,000.00
	Transfer to: Park s Equipment & Improvements	\$ 10,000.00	\$ 28,329.00	\$ 151,671.00
	Transfer To: Debt Service Fund (Pointe Perry)	\$ 119,661.00	\$ 119,159.00	
	Loan To:			
	Use of Restricted/Reserved Fund Balance			
	Class "C" Road Funds			
	Miscellaneous			
	Judgments and Losses			
	FEMA Reimbursement of Flood Costs			
	Other Flood Costs			
	Other (specify):			
	Budgeted Increase in Fund Balance		\$ 158,413.00	
	TOTAL EXPENDITURES	\$ 3,561,780.00	\$ 4,285,521.00	\$ 4,258,245.00
CONTINUE ON PAGE 7 FOR PART III				

Name	Perry City	Fiscal Year Ended		6/30/2022
Part III	Special Revenue Fund			
Nature of the Fund:				
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Revenues			
	Other Sources			
	Usage of Beginning Fund Balance			
	Transfer From:			
	TOTAL REV AND OTHER SOURCES	0	0	0

	Expenditures			
	Other Uses			
	Budgeted Increase in fund Balance			
	Transfer To:			
	TOTAL EXP AND OTHER USES	0	0	0

Name	Perry City	Fiscal Year Ended	6/30/2022
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Part IV	Debt Service Fund
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Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Revenues			
Bond Issues (Except Enterprise)			
Property Taxes	36491	38192	94417
Fee-in-Lieu of Property Taxes			
Interest Income	6954		
Transfer From: General Fund	119661	119661	
Other: Charges for Service	40379	45594	
Other Source			
TOTAL REVENUE	203485	203447	94417

Beginning Fund Balance	517442	531185	547429
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TOTAL AVAILABLE FOR APPROPRIATION	720927	734632	641846
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Expenditures			
Debt Service	170000	178000	
Retirement of bonds			
Interest on bonds	19742	8313	
Agent's Fees			
Other:		890	890
TOTAL EXPENDITURES	189742	187203	890

Ending Fund Balance	531185	547429	640956
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Name	Perry City	Fiscal Year Ended	6/30/2022	
Part V	Capital Projects Fund			
Nature of the Fund:		City Hall & Public Safety/Fire Facility		
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Amend				
	Revenues			
	Transfers from General Fund	117162		
	Interest Income			
	Other Additions			
	Transfer from Fire & Police Impact Fees	42838		
	Transfer from Storm Drain Impact Fees	40000		
	TOTAL REVENUE	200000	0	0
	Beginning Fund Balance	200000	400000	374478
	TOTAL AVAILABLE FOR APPROPRIATION	400000	400000	374478
	Expenditures			
	Land Purchase for future City Building		25522	374478
	TOTAL EXPENDITURES	0	25522	374478
	Ending Fund Balance	400000	374478	0

Name	Perry City	Fiscal Year Ended	6/30/2022	
Part V	Capital Projects Fund			
Nature of the Fund:		1200 W South		
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Revenues			
	Transfers from General Fund			
	Interest Income			
	Other Additions - TIF Grant Revenue	2078149		
	TOTAL REVENUE	2078149	0	0
	Beginning Fund Balance	208914	0	
	TOTAL AVAILABLE FOR APPROPRIATION	2287063	0	0
	Expenditures			
	TIF Grant Project Expenditure	2287063		
	TOTAL EXPENDITURES	2287063	0	0
	Ending Fund Balance	0	0	0

Name	Perry City	Fiscal Year Ended		6/30/2022
Part V	Capital Projects Fund			
Nature of the Fund:		1200 W North		
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Revenues			
	Transfers from General Fund			50000
	Interest Income			
	Other Additions			
	TOTAL REVENUE	0	0	50000
	Beginning Fund Balance	180000	180000	180000
	TOTAL AVAILABLE FOR APPROPRIATION	180000	180000	230000
	Expenditures			
	Environmental Study		28,000	50,000
	TOTAL EXPENDITURES	0	28000	50000
	Ending Fund Balance	180000	152000	180000

Name	Perry City	Fiscal Year Ended	6/30/2022	
Part V	Capital Projects Fund			
Nature of the Fund:		Parks Equipment / Improvements		
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Revenues			
	Transfers from General Fund	10000	28329	151671
	Interest Income			
	Other Additions			
	TOTAL REVENUE	10000	28329	151671
	Beginning Fund Balance	10000	20000	48329
	TOTAL AVAILABLE FOR APPROPRIATION	20000	48329	200000
	Expenditures			
	Park Equipment1			200000
	TOTAL EXPENDITURES	0	0	200000
	Ending Fund Balance	20000	48329	0

Name	Perry City	Fiscal Year Ended	6/30/2022	
Part VI	Other Fund			
Nature of the Fund:				
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Revenues			
	Transfers from General Fund			
	Interest Income			
	Other Additions			
Beginning Fund Balance to be Appropriated				
TOTAL REVENUE		0	0	0
Expenditures				
Appropriated Increase in fund Balance				
TOTAL EXPENDITURES		0	0	0

INSTRUCTIONS:

- The enterprise budget form is an accrual basis budget. While we acknowledge that a cash flow analysis is critical to the effective operation of any organization, it is more important to know whether the enterprise is operating at a profit or loss on current year revenues and expenses in a fiscal year period. Since enterprise funds are required to follow the same accounting principles for determining profit or loss that a private company is, it must be recognized that certain items such as bond proceeds are not revenues even though they provide cash, and items such as construction and major improvements of systems and debt repayment are not expenses even though they use cash. Accordingly, it would be helpful for the town to use the cash reconciliation section provided at the bottom of the form for cash flow analysis. Net income (loss) should not reflect retained earnings.
- A separate budget should be submitted for each enterprise function, such as water and electric. A combined budget may be prepared only if the function of the enterprise is closely related, such as water and sewer.
- Bonds to be repaid from enterprise funds should be budgeted and reported in the enterprise fund rather than the debt service fund.

See page 2 of section IV.C.02 in the Uniform Accounting Manual

Name	Perry City	Fiscal Year Ended	6/30/2022	
Part VII	Enterprise or Internal Service Fund:	Fleet Lease		
	Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Operating Revenue			
	Charge for Services	78017	93280	114996
	Interest Earned			
	Other:			
	Other:			
	Other:			
	TOTAL OPERATING REVENUE	78017	93280	114996
	Operating Expense			
	Personnel Services			
	Contractual Services			
	Material and Supplies			
	Depreciation	78017	93280	114996
	Other:			
	Other:			
	Other:			
	TOTAL OPERATING EXPENSE	78017	93280	114996
	Non-Operating Revenue (Expense) and Transfers			
	Gain (loss) on sale of assets			
	Interest Expense	-9232		
	Capital Contributions From Outside Sources			
	Impact Fee Collected			
	Operating Transfers From:	15835		
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Impact Fee Spent			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Other: Net Assets Beginning	85086	91689	91689
	NET INCOME (LOSS)	91689	91689	91689
	Cash Operating Needs			
	Net Income (Loss)	91689	91689	91689
	Plus: Depreciation			
	Plus:			
	Plus:			
	Plus:			
	Less: Major Improvements and Capital Outlay			
	Less: Bond Principal Payments			
	Less:			
	Less:			
	Less:			
	TOTAL CASH PROVIDED (REQUIRED)	91689	91689	91689
	Source of Cash Required			
	Cash Balance at Beginning of Year			
	Sale of Investment and Other Current Assets			
	Issuance of Bonds and Other Debt			
	Loans from Other Funds			
	Other:			
	Other:			
	TOTAL CASH PROVIDED (REQUIRED)	0	0	0

Name	Perry City	Fiscal Year Ended	6/30/2022	
Part VII	Enterprise or Internal Service Fund:	Utility Fund		
	Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Operating Revenue			
	Charge for Services	751106	744150	889441
	Interest Earned	81823	22300	20000
	Other: Misc Operating Income	17450	8378	9769
	Other:			
	Other:			
	TOTAL OPERATING REVENUE	850379	774828	919210
	Operating Expense			
	Personnel Services	189763	194323	235859
	Contractual Services	271650	237700	267342
	Material and Supplies	16599	201100	201750
	Depreciation	122408	128502	134979
	Other: Utilities	63259	76700	76700
	Other: Repairs & Maintenance	69542		
	Other:			
	TOTAL OPERATING EXPENSE	733221	838325	916630
	Non-Operating Revenue (Expense) and Transfers			
	Connection Fees			
	Interest Expense			
	Capital Contributions From Outside Sources			
	Impact Fee Collected	134713	110305	115524
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Impact Fee Spent			
	Operating Transfers To: Capital Projects	-40000		
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Other: Miscellaneous Revenues	1673	1226	1500
	NET INCOME (LOSS)	213544	48034	119604
	Cash Operating Needs			
	Net Income (Loss)	213544	48034	119604
	Plus: Depreciation	122408	128502	134979
	Plus: Change in Pension Liability			
	Plus: Impact Fees			
	Plus:			
	Less: Major Improvements and Capital Outlay		102898	1093482
	Less: Bond Principal Payments			
	Less:			
	Less:			
	Less:			
	TOTAL CASH PROVIDED (REQUIRED)	335952	73638	\$ (838,899.00)
	Source of Cash Required			
	Cash Balance at Beginning of Year	2408202	2744154	2817792
	Sale of Investment and Other Current Assets			
	Issuance of Bonds and Other Debt			
	Loans from Other Funds			
	Other:			
	Other:			
	TOTAL CASH PROVIDED (REQUIRED)	2408202	2744154	2817792

Name	Perry City	Fiscal Year Ended		6/30/2022
Part VII	Enterprise or Internal Service Fund:	Sewer Fund		
	Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Operating Revenue			
	Charge for Services	1017273	1105560	1141639
	Interest Earned	33842	38900	38900
	Other: Misc Operating Income	825	676	692
	Other: Refund of Debt Reserve			
	Other:			
	TOTAL OPERATING REVENUE	1051940	1145136	1181231
	Operating Expense			
	Personnel Services	221611	223930	241680
	Contractual Services	24093	42000	42000
	Material and Supplies	17578	116822	120782
	Depreciation	433376	434007	441869
	Other: Utilities	84477	64500	64600
	Other: Repairs & Maintenance	130385	3000	
	Other: Insurance Expense	18293	18600	19800
	Other: Bad Debt Expense	258		
	Other: Miscellaneous	641		
	TOTAL OPERATING EXPENSE	930712	902859	930731
	Non-Operating Revenue (Expense) and Transfers			
	Connection Fees			
	Interest Expense	-235690	-147000	-138560
	Capital Contributions From Outside Sources			
	Impact Fee Collected	173250	141750	138250
	Operating Transfers From: General Fund	0	0	0
	Operating Transfers From: Debr Reserve		153000	
	Operating Transfers From:			
	Operating Transfers From:			
	Impact Fee Spent			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Other: Miscellaneous - Contribution	2856		
	NET INCOME (LOSS)	61644	390027	250190
	Cash Operating Needs			
	Net Income (Loss)	61644	390027	250190
	Plus: Depreciation	433376	434007	441870
	Plus: Other Revenue			
	Plus: Proceeds from Impact Fees			
	Plus:			
	Less: Major Improvements and Capital Outlay	148636	73503	123000
	Less: Bond Principal Payments	622000	422000	431000
	Less: Interest Paid on Bond			
	Less: Grants Funds Returned to State		1897760	
	Less:			
	TOTAL CASH PROVIDED (REQUIRED)	-275616	-1569229	138060
	Source of Cash Required			
	Cash Balance at Beginning of Year	3550371	3274755	1705526
	Sale of Investment and Other Current Assets			
	Issuance of Bonds and Other Debt			
	Loans from Other Funds			
	Other:			
	Other:			
	TOTAL CASH PROVIDED (REQUIRED)	3550371	3274755	1705526

Staff Report

August 26, 2021

Perry City Council



Zone Change – Josh Adams, located at 3457 S 1200 W

Summary

The property is approximately ½ acre in size and is located in the C Commercial zone. The applicant has stated that they wish to develop townhomes on the property and are requesting the R1 zoning district. The C zone does not permit residential development. The surrounding zoning includes R2, R1/3, RE ½, and AL.

While ADL storage and the KOA Campground are nearby to the south, the adjacent properties are predominately agricultural and residential. This property is located on a corner. 3450 south is a gravel road. 1200 west is paved, but does not include curb, gutter, and sidewalk in this area.

Conformance with General Plan

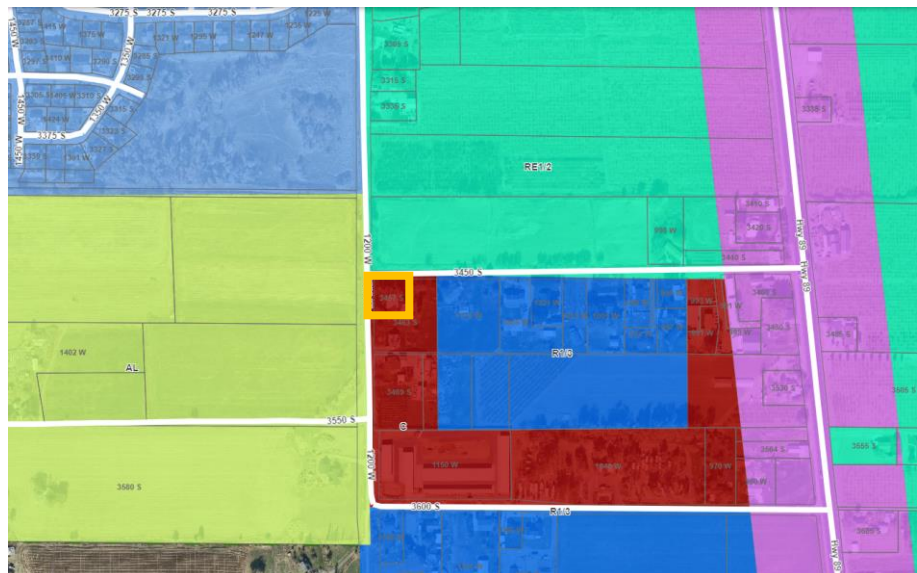
The General Plan shows this area to be residential. Staff considers the commercial zoning in this area to be inappropriate and recommends support of the zone change request. It appears the General Plan supports this request.

Considerations and Recommendations

As a legislative item Planning Commission may take any information or opinion into consideration when making a decision on this zone change. It appears that approval of this request is appropriate and supported by the General Plan.

Planning Commission

Planning Commission held a public hearing and recommend approval with a 3-0 vote. There was not public comment received.



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

ZONING MAP AMENDMENT

**AN ORDINANCE OF PERRY CITY, UTAH, AMENDING THE ZONING MAP FOR A CERTAIN
PARCEL WHERE A ZONING AMENDMENT APPLICATION WAS FILED;**

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 allow 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, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

WHEREAS, the City received an Application to Amend the Zoning Map from C to R1;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on August 5, 2021, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to approve this Ordinance with a 3-0 vote;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on August 26, 2021;

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:** **Zoning Map Amendment.** The Official Zoning Map of Perry City, Utah, is hereby amended from C to R1 for the following parcel located at 3457 S 1200 W: 03-037-0045.
- Section 5:** **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.
- Section 6:** **Effective date.** This Ordinance take effect immediately upon approval and posting.

PASSED AND ADOPTED by the City Council on this 26 day of August 2021.

Mayor

ATTEST:

City Recorder

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Perry City, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) _____, 2) _____, and 3) _____, on the above referenced dates.

City Recorder

DATE: _____

Staff Report

August 26, 2021

Perry City Council



Zone Change – Robert Anderson, located at approximately 3200 S 1200 W

Summary

The property is approximately 15 acres in size and is currently zoned AL Agricultural Limited. The applicant is requesting a change to the R1 zoning district. The applicant's intent is to subdivide the property with approximately 50 single family lots and 20 townhomes. The current zoning does not permit townhomes and requires properties to be 2 acres in size.

The adjacent property to the south was recently subdivided with single family homes. The adjacent property to the north is an orchard. Nearby zoning designations include, AL, R1, R2, RE1/2, and R1A.

Conformance with General Plan

The General Plan shows this area to be residential. This request is supported by the General Plan and would match the development to the south.

Considerations and Recommendations

As a legislative item Planning Commission may take any information or opinion into consideration when making a decision on this zone change. It appears that approval of this request is appropriate and supported by the General Plan.

Planning Commission

Planning Commission held a public hearing and recommended approval of the request with a 3-0 vote. There was one household that made public comments regarding some issues with the Pheasant Hollow development to the south. Additionally, the applicant submitted two concept plans, one of which would necessitate a code change to allow shifting all of the allowed townhome units into one area. Planning Commission recommended not addressing this issue with the zone change request.



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

ZONING MAP AMENDMENT

**AN ORDINANCE OF PERRY CITY, UTAH, AMENDING THE ZONING MAP FOR A CERTAIN
PARCEL WHERE A ZONING AMENDMENT APPLICATION WAS FILED;**

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 allow 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, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

WHEREAS, the City received an Application to Amend the Zoning Map from AL to R1;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on August 5, 2021, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to approve this Ordinance with a 3-0 vote;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on August 26, 2021;

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:** **Zoning Map Amendment.** The Official Zoning Map of Perry City, Utah, is hereby amended from AL to R1 for the following parcel located at approximately 3200 S 1200 W: 02-034-0038.
- Section 5:** **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.
- Section 6:** **Effective date.** This Ordinance take effect immediately upon approval and posting.

PASSED AND ADOPTED by the City Council on this 26 day of August 2021.

Mayor

ATTEST:

City Recorder

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Perry City, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) _____, 2) _____, and 3) _____, on the above referenced dates.

City Recorder

DATE: _____

PERRY CITY COUNCIL
TRUTH IN TAXATION MEETING
PERRY CITY OFFICES
August 12, 2021

7:01 PM

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

OFFICIALS ABSENT: None

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Shanna Johnson, City Recorder
Scott Hancey, Chief of Police
Bill Morris, City Attorney

OTHERS PRESENT: Michael Wood, Kimberly Durrans, Dave Durrans, Dave Walker, Scott Nelson, Tom Kotter, Mel Hurst, Ashley Young, Box Elder News, Joe Hillam, Bob Zalenski, Melanie Barnhill

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the electronic City Council meeting to order.

ITEM 2: PRESENTATION – PROPERTY TAX FOR 2021 TAX YEAR/ FISCAL YEAR 2022

Shanna Johnson presented the property tax proposal to the Public and Council. She informed them they are proposing to not accepting the certified tax rate but planning to maintain the tax rate (which provides additional property tax revenue). She explained that last year, Perry City implemented a general policy to consider maintaining the tax rate of 0.002175 each budget year going forward (look at the tax rate each year in a way to take in account new property value). A capital projects and needs analysis was completed during FY2021 and over \$12 million in projects were identified, with ~~short term~~ short-term projects equaling \$2,094,602. The City did maintain the tax rate of 0.002175 that was set in ~~FY2020 which~~ FY2020, which helped generate \$73,754 in new tax revenue. These funds are projected to cover the short term projects over a 4 year period, along with other money saved and funds available. This leaves \$10 million in projects that still need funding.

Ms. Johnson discussed the projects that are part of the \$12 million projects including:

- A new city building – 74% (long term project)
- Streets 11%
- Parks 2%
- First Responders \$21,000
- Police 3%
- Public Works 1%
- Current city facility 1%
- Cemetery 8%

Ms. Johnson reviewed how \$419,304 (using \$73,754 from the new tax revenue) was used to fund those projects last year including:

- 42 % Streets
- 30% Parks
- 26% Police
- 2% First Responders

She also explained how the \$896,143 in project funding (which includes \$206,903 in new property tax revenue) is projected to be applied in the coming Fiscal Year 2022 including:

- 44% Streets (phased out sidewalk repair plan, street signs, crack seal and road maintenance)
- 13% Public Works (new bob tail, open stall shed, yard improvements)
- 22% Parks (playground equipment at Mountain View park)
- 9% Police (department building improvements, and bullet proof vests) 12% Building improvements (addressing health and safety issues, interior and exterior improvements to the current city building))

The new property tax gained in the prior year and proposed this current fiscal ~~year~~will~~year~~will cover \$1.3 million of the projects outlined in the \$12 million projects. Ms. Johnson explained that the average home would see an increase of \$67.44 per year, resulting in increased street service life, improved sidewalks and signage, improved trails and parks, more efficient public safety, improved equipment, improved facilities with a focus on health and safety, and funding for future projects including cemetery and a new city building.

The Mayor opened the public hearing.

ITEM 3: PUBLIC HEARING

A. Public Hearing

Michael Wood said he loves that there are plans to maintain and improve things and feels that is important. He said that this last year has been difficult for a lot of people and is concerned about timing. Property valuation has gone up 15.1% with another 17.3% being proposed. He said that is 32%, a huge jump over what they have been bringing in. He said we are the 4th highest tax rate in the County. The Box Elder School district also wants a 3% increase this year, as well as the Council passing a 30% increase on the water rate this month. This is hitting everyone all in one year and he is concerned about burdening citizens. He would like to see a more detailed plan and feels that not too much money should be put into the old building if we need to be saving for a new building. Overall, he thinks the percentage on the increases are huge and should maybe be smaller.

Scott Nelson discussed the prices of homes in Perry and said it is a wonderful place to live. He said it takes money to run a town and he supports a new city building. He wants \$2,000 for the Perry City 4th of July celebrations, he would also like money for the fair next year, as well as parking at the park. He also supports a city cemetery.

Dave Walker questioned the certified tax rate versus keeping the tax rate the same. Ms. Johnson explained that with the certified tax rate, the city would receive tax revenue based on whatever your home value was last year, your bill would be the same and the City would not get any increase on the value. If the ~~city maintains~~city maintains the tax rate set in the prior year –the City is taking advantage of the inflation to your home price and would see an increase in tax revenue. Mr. Walker then asked if budget cuts were looked at to increase revenue for other projects. He said he is glad that Perry City has a plan for projects and is forward thinking. After discussing concerns with other citizens, he said that people are worried about street maintenance, signs, and parks. He said he feels that a low priority would be a new city building.

Dave Durrans stated that he does not support a cemetery. He agrees with what Mr. Wood says. He also said he does not think we need a \$9 million building, an \$8 million dollar building might be just as good.

Council Member Tueller wanted to give public comment as a citizen and not a Council member. He explained the budget process including budget sessions and discussed the amount of time that is spent on the budget. He expressed appreciation for the detail from this administration where there have been issues with fiscal responsibility previous to this. He appreciates people reaching out to the council and getting feedback from citizens. He wants to make sure that the future is bright and that we are prepared for our future.

Ms. Johnson read an online comment from Bob Zalenski. He does not support the tax rate increase and said that we need to focus on the effects of a tax increase to those on fixed incomes.

Mayor Jeppsen closed the public hearing.

ITEM 4: ADJOURNMENT

The meeting adjourned at 7:36 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Tyra Bischoff, Deputy Recorder

1 PERRY CITY COUNCIL
2 MEETING PERRY CITY OFFICES
3 August 12, 2021

7:36 PM

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

11 OFFICIALS ABSENT: None

13 CITY STAFF PRESENT: Robert Barnhill, City Administrator
14 Shanna Johnson, City Recorder
15 Scott Hancey, Chief of Police
16 Bill Morris, City Attorney

18 OTHERS PRESENT: Michael Wood, Kathlene Hoopes, Mel Hurst, Nelson Phillips, Julie
19 Jones

21 **ITEM 1: CALL TO ORDER**

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

24 **ITEM 2: PROCEDURAL ISSUES**

25 **A. Conflict of Interest Declaration**

26 None

28 **ITEM 3: PUBLIC HEARING**

29 **A. Public Hearing Regarding Ordinance 21-O Emergency Drought Rates**

30 Robert Barnhill reviewed the drought this year and discussion of potential overage charges to
31 help encourage conservation. If this ordinance were adopted it would not go into effect
32 immediately. If there was a state of emergency declared, this would be an option for the Mayor
33 to quickly respond, increasing the overage rates. The rates would be \$2 per 1,000 gallons over
34 10,000-20,000 gallons and \$4 per 1,000 gallons once you are over 20,000 gallons of usage. This
35 ordinance would make the overage fee the same rate for everyone. Bill Morris, City Attorney,
36 said he had the City Engineer do a rate study so there would be a basis of where to implement
37 this.

39 Mayor Kevin Jeppsen opened the public hearing.

41 Kathlene Hoopes does not have secondary water and feels like this would greatly affect people
42 without secondary. She wanted to see the current rates and Mr. Barnhill displayed those for her
43 explaining that this would only be implemented in a state of emergency and if adopted. She
44 feels like this would quadruple the rate and that sounds like a punishment. Mayor Jeppsen said
45 that it is not intended to be a punishment but there needs to be opportunities for conservation
46 of what water we do have, the population is getting larger and there is nothing to indicate we
47 are going to have more water. In the chat box the Box Elder News Journal asked if we have a
48 problem now and Mayor Jeppsen stated that this is being proposed to take timely action if it
49 became necessary. If they shut off secondary water and people water yards and gardens with
50 culinary water, then it may cause problems. This would be in place to try and prevent that. He
51 said we don't feel like we are in a situation at this point, but want to put something into place in

case something happened. Kathlene said she does not feel like it is fair to triple the rate and punish those without secondary water.

Mike Wood agrees with the emergency rate. He said that he feels it is appropriate to have something like this in place. He feels we ought to be working with data, and compiling that data to look at who is regularly going over on usage and try and encourage people to not be wasteful.

Mayor Jeppsen closed the public hearing.

ITEM 4: ACTION ITEMS

A. Approval of Warrants

The Council reviewed the warrants.

MOTION: Council Member Wright made a motion to approve the warrants with pre-approval for sewer line repair (vendor: Rock Art Works LLC, \$4,500.00). Council Member Watkins seconded the motion.

ROLL CALL: Council Member Montgomery, Yes Council Member Tueller, Yes
Council Member Ostler, Yes Council Member Wright, Yes
Council Member Watkins, Yes

Motion Approved. 5 Yes, 0 No.

B. Ordinance 21-0 Emergency Drought Rates

Council Member Ostler wanted to confirm that the proposed rates are only to be effective if declared by the Mayor. Mayor Jeppsen said that he believes first there has to be an executive order from the Governor and then the Mayor could declare one if there was an issue in Perry City. Mr. Morris said that it would be the declaration of the Mayor, that the Governor would not be involved. Mayor Jeppsen said that he would not be declaring anything unless someone above him did. Council Member Ostler said that he wanted to make sure that these rates are only intended if there were drought conditions. Mr. Morris said that the City Engineer specifically looked at these rates for drought specific situations, if he has made the determination that it is a conservation measure, it should be a drought conservation measure.

Council Member Ostler addressed the public comment from Mrs. Hoopes specifying there may be a need to differentiate the number of gallons allowed for those with/without secondary water or putting everyone into the same schedule in a drought situation. He wondered if secondary water needs to be shut off before these rates would be implemented (and added into the Ordinance as such). Council Member Montgomery said that if there is a drought emergency, she does not see that secondary water would still be available, so everyone would be in the same situation.

Council Member Tueller addressed the public comment from Mrs. Hoopes also, letting her know that there are 3 Council Members that are in her same situation (without secondary water) so she is not unrepresented. He said that executive orders ought to be specified, he would rather have an emergency meeting called where at least 3 Council Members have a say in voting as well (in the case of an emergency) and not just left to the Mayor. He said he has a concern at the state level and what we are doing to build our resources. Conservation is one way but building resources needs to be addressed. He also said the date stating April through October should be a shorter time frame. He agrees there is waste, education would be a good thing to help as well.

Council Member Wright said there is no way to know how much water he is using and does not know how that can be governed. Shanna Johnson said that on the utility bill there is a way to tell what you used the previous month under MW (metered water) it will tell the amount of gallons used.

Mayor Jeppsen said that he thinks the real intent here is for the City to be able to participate in some way if there were an extreme emergency. He said that he is fine with a vote from the Council (as Council Member Tueller suggested) because he feels that is why the Council is there. This intent was just to put something in place in extreme emergency only (in planning for the future).

Council Member Ostler wondered if the scope could be broadened and have a focus on consumer education, developing resources, and coming at it from various angles. On the Engineers memo, it indicates what the use of public water priorities should be with landscaping second from the bottom and new demand at the bottom. He would propose talking about new construction consumption of water (approving building permits) as part of the thinking on this matter.

Mayor Jeppsen said he thinks that there has been a recent water study done that projects the plan of culinary water and what is necessary to keep maintaining things. He feels there is a lot of information already available and just need to get it together.

Julie Jones said she is concerned about water pressure and having drinking water at home if secondary water goes out and everyone starts using culinary water for their yards.

Council Member Tueller suggested tabling the item until some of the changes discussed are incorporated.

Council Member Watkins said he appreciates the forward thinking is good to table this item.

MOTION: Council Member Tueller made a motion to table Ordinance 21-0 Emergency Drought Rates. Council Member Watkins seconded the motion.

ROLL CALL: Council Member Montgomery, Yes Council Member Tueller, Yes
Council Member Ostler, Yes Council Member Wright, Yes
Council Member Watkins, Yes

Motion Approved. 5 Yes, 0 No.

C. Ordinance 20-T Signs

Mr. Barnhill explained that the purpose of this from Planning Commission is to clarify, clean up, and make it more user friendly. Council Member Tueller said that a couple of years ago there was an ordinance enacted of code enforcement, he feels there is some redundancy in this that goes against code enforcement. Mr. Barnhill said it may be beneficial to add some language that is very specific regarding signs. Mr. Morris said there may be some specific things relating to signs that are more code enforcement related such as removal and abatement but overall he feels that overall you want to follow the same procedure of what you are doing for code enforcement and then tack in specific things (for dangerous signs) under an abatement proceeding. Council Member Tueller also has a concern about a Class B Misdemeanor over a sign. Mr. Morris clarified that the highest offense in the zoning ordinance you can go is a Class C Misdemeanor under state law so that Class B will need

to be changed. Council Member Tueller said he feels he gets a better response with a lien against a property. Mr. Morris explained the different charges and the reason a City would want to be able to have those options in place.

Council Member Watkins discussed electronic displays and sign lighting, he suggested that something should be added about complying with UDOT when it comes to lighting. Mr. Barnhill said that there is a section that talks about complying with UDOT already in it that applies in general.

Council Member Wright discussed section 15, page 30, wanting clarification on signs that are permitted in specific zones. Mr. Barnhill explained that the zones and tables that are listed for each zone specifically.

MOTION: Council Member Tueller made a motion to approve Ordinance 20-T Signs amending the enforcement side to coincide with current code enforcement policy except leaving the abatement of the signs provision and amend the Class B misdemeanor to Class C. Council Member Montgomery seconded the motion.

ROLL CALL: Council Member Montgomery, Yes Council Member Tueller, Yes
Council Member Ostler, Yes Council Member Wright, Yes
Council Member Watkins, Yes

Motion Approved. 5 Yes, 0 No.

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

A. Approval of Consent Items

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

Motion Approved, All Council Members were in favor.

B. Mayor's Reports

Mayor Jeppsen discussed posting some links discussing water conservation on social media and adding some of that into the newsletter from utahwatersavers.com. He added that state grant money is being offered by square footage for removing the mow strips on Highway 89 with different material other than sod.

C. Council Reports

Council Member Ostler commended Shanna Johnson on the presentation that she did for the Truth in Taxation hearing. Council Member Watkins said he appreciates the deliberation that goes into all the budget items and general plan. He said it has been an honor to work with this Council and encourages continuing reaching out to the public. Council Member Tueller said in regards to the Mayor's comments on the park strips, he has wondered about implementing a possible ordinance that may encourage not allowing grass in park strips (design standards) as it is a big area that wastes water. In his job as a landscaper, there are a lot of ideas he has that may be helpful in that regard.

D. Staff Comments

Ms. Johnson said she failed to mention something at the truth in taxation meeting. Tom Kotter (from the County) wanted to remind people that if they feel the County is wrong on the valuation of their home, they can contact his office at (Box Elder County Auditor). There is also availability for people on fixed incomes to reach out to his office for assistance.

E. Planning Commission Report

None.

ITEM 7: EXECUTIVE SESSION

None.

ITEM 8: ADJOURNMENT

MOTION: Council Member Montgomery made a motion to adjourn. Council Member Tueller seconded the motion.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:56 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Tyra Bischoff, Deputy Recorder