



Shanna Johnson passed out the warrants.

Council Member Christensen asked if the contract for garbage services through Allied Waste was up for renewal. Duncan Murray said he would check on this and work with them to renew the contract if needed.

### **ITEM 3: PUBLIC COMMENTS AND/OR PUBLIC HEARINGS**

#### **A. PUBLIC COMMENT BY JEFF JACKSON REGARDING METER SIZE AND MULTI-FAMILY RESIDENTIAL UNITS**

Mr. Jackson did not attend the meeting. Duncan Murray explained that Mr. Jackson would like to install a 1” meter to service a four-plex, rather than having a separate meter for each Unit. He said from a City Planning perspective, it is better to see each unit to have its own meter. This makes it easier to track overages in water use. Duncan said this is just up for discussion, and will probably be discussed in Planning Commission as well.

#### **B. PUBLIC COMMENTS**

**Barbara Howard:** requested that 3450 South be graded, stating there are many pot holes, and school buses travel the street often.

**Lani Braithwaite:** agreed with comments made by Barbara Howard and also requested that 3450 South be graded.

Chief Dale Weese said that the weather is just drying up and he knows that the public works team is getting ready to grade roads. This should happen soon.

### **ITEM 4: LAND USE ISSUES**

#### **A. DISCUSS MARCH 7, 2013 PLANNING COMMISSION MEETING**

Doug Longfellow reviewed the Condominium vs. PUD item that was discussed in the last Planning Commission meeting. He said this is being looked at to assist some individuals in selling their condos. The group would like the development to be listed as Planned Unit Development (PUD), because this will allow buyers with an FHA loans to purchase the units, thus making it easier to sell units. He said if the units go down to the ground (one owner owns all floors) it allows them to be designated this way. He said the development has not yet submitted an application, so this will be discussed in an upcoming Planning Commission and a recommendation will be forwarded to the Council at that time. Duncan explained the units already exist and they are not looking to change anything about the development except the name. He said if the only change is a name change, then it makes sense to allow the applications. He stated the only subtle difference with Condos vs. PUDs is that the units must be air to ground; they cannot have the two units stacked. He said the units in question are townhomes and one person owns units from top to bottom (all levels). Brett Jones said the units in question are already platted like a PUD, but the name listed on the plat is “condominium”. Mayor Pro-Tem Cronin asked if there would be any challenges created by making this change. Duncan said he did not see any and advised that a public hearing will take place at the next Planning Commission meeting providing the public to present any concerns. He said an Ordinance will be forwarded for Council review/approval by April 25<sup>th</sup>. An application for this change will be submitted shortly thereafter.

#### **B. REPORT REGARDING PENDING ANNEXATION (“PORT OF ENTRY” AREA)**

Duncan Murray explained the pending Annexation would be for the Port of Entry at the southern edge of our City. He said a number of years back in the late 1970s, when the Port of Entry was constructed; Perry City was asked to provide water services, so the City has provided culinary water since then. Willard annexed in the East side of the Port of Entry and Perry was to annex in the West side, but for whatever reason, this has not yet been done. He said in the year 2002 an Annexation plan was adopted so that the

City could finish this process, but again the City never finished this. He said we are now ready to complete the process. The City Engineer finished the plat for the area and a Public Hearing has been set for the first Planning Commission meeting in May. This will be forwarded to the council for approval sometime in June. This is subject is to getting a signed petition, and responding to any protests. He said the County may protest this, because currently they get half the fees collected. He said if this is challenged, the city would ultimately prevail because the City has provided services for over 35 years.

Council Member Peter Gerlach asked about the rest area located on the interstate; stating if it wasn't there, a public/private partnership could be developed, where the City could work with a restaurant to provide services in this area, and a portion of the proceeds from the restaurants would go to the city. Chief Weese said Perry City has jurisdiction over everything East of the rest area and could place a commercial development around the rest area. Council Member Gerlach said that in Southern Utah, there are no rest areas; only public/private partnerships. Duncan asked if he would be interested in looking at the option Chief Weese presented. The Council agreed this should be looked at.

### **C. REPORT REGARDING INTERNSHIP PROGRAM WITH WEBER STATE UNIVERSITY TO ASSIST WITH THE DALE YOUNG NATURE**

Duncan Murray reported that he is working with Professor Gary Johnson of Weber State University, who has an Urban Development course he provides to upper level students. Part of the course is an internship and he has one particular student who is willing to work as an intern for Perry City, starting mid-May and one of the things he will be working on is helping to prepare the entire class to do a volunteer project as part of their course requirements. The class will:

- Review and Update the Master Plan for the Dale Young Nature Park – look at trails and come up with 6-7 new additions to the park,
- Then pick a project to complete at the park.

Duncan said they will come and present the results of their work at a Council Meeting. He said most of the work will be for free. A little money will be paid to the Intern; this amount has been factored in the FY2014 budget plan. Duncan said there are a few things planned at the Nature Park and he is working to get a \$3,000-\$5,000 grant through Rocky Mountain Power to assist with projects and he will also be talking to Wal-Mart to see if they would be willing to supply volunteers. Duncan provided documents to the Council which provided a timeline of the work to be provided by the Weber State students.

### **Chief Weese Introduced Juan Trujillo (a new Full-Time Police Officer) to the City Council.**

Chief Weese said the structure of the Police Department is changing a bit; they have promoted Juan Trujillo to a full-time officer, and will be depending less on part-time officers. Chief Weese stated that Juan Trujillo had the highest test scores during the last Police hiring process and brings a wealth of experience to the department. Officer Trujillo thanked the Council for giving him the opportunity to be there. He provided some information about his background. He said he has worked in law enforcement for the last 13 years. He is also a K-9 instructor, has taught K-9 to the Iraqi police overseas, and was a K-9 Manager at the U.S. Embassy in Kabul, Afghanistan. He said he is excited to bring his talents to Perry City, but was hesitant about coming to Perry, because of past history. He believes that Chief Weese has changed the department for the better, and wants to help with this. He said he believes that Perry can be the example on how to rehabilitate a Police Department, and how to form a better citizen and police partnership. Chief Weese said he is also fluent in Spanish, which is a big help. Officer Trujillo said he speaks Spanish, Portuguese, Arabic, and a little Swahili. Council Member Cronin said the City is happy to have him and asked if he still had a K-9 dog. Officer Trujillo said not currently, but the goal is to implement a K-9 program in Perry City. Duncan Murray said the next agenda will have an item to formally ratify moving Officer Trujillo to full-time.

### **ITEM 5: FINANCIAL AND PUBLIC UTILITIES, AND TECHNOLOGY ISSUES**

**A. PART-TIME PLANNING ASSISTANCE FROM JONES & ASSOCIATES**

Duncan Murray said he has been working with Jones and Associates to set up some part-time Planning services. It is not yet ready for approval, as they are still working on the formalities. He said he met with the person who will be providing the services today; his name is Sam and he does a wonderful job. He said it was a good day to work with him because there were four developers who came in with questions and Sam was able talk to those individuals and utilize his expertise to assist them. Duncan said he can also help the City with GIS work, to update our platting, and a number of other things. He said they are working out the exact number of hours and compensation. This individual will not be an employee of Perry City; this will be an employee lease from Jones & Associates. The specifics will be presented for approval at the next Council meeting.

**B. APPROVAL OF WARRANTS**

**MOTION:** Council Member Gerlach made a motion to approve the warrants. Council Member Christensen seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
   Council Member Gerlach, Yes

**Motion Approved. 3 Yes, 0 No**

**C. REPORT REGARDING GRANTS**

Duncan Murray gave a report on the following grant applications:

- **County Tourism Grants Awarded to Perry City:**
  - **\$12,500** – for a Target System at the Three Mile Creek Gun Range. Duncan said the County was very supportive of this project and liked that the project supports the Governor’s initiative of making Northern Utah a Sport Shooting Cluster, which will include shooting businesses and shooting ranges. He said our range is the crowning piece of this cluster, as it will be an Olympic/NRA level shooting range once it is complete.
  - **\$7,500** – for a trail system on 1200 West to meet up with Willard, and the trail leading to Willard Bay.
  - **\$1,500** – for the Fourth of July Celebration.

Duncan reported that the City applied for a CDBG grant for the 900 West project and it appears that its 80% likely to be approved. The grant is for \$100,000 and the city would match these funds with B&C Road funds. He explained that the improvements would take place on 900 West from 2250 South, through the intersection at 2450 South, and to the north end of the Church property. The improvements would include curb, gutter, sidewalk and new asphalt. Duncan said this is 1 of 4 phases planned to improve all of 900 West and will complete worst section of the street. He said with additional funding and additional years the City will work our way through the rest of the phases.

Mayor Pro-Tem Cronin asked when funding would take place for the grants. Duncan said that the County grants have been approved and funding should be received by the end of this Fiscal Year. He said if the CDBG grant is approved, then funding would occur in 60 days.

Shanna Johnson advised that the County grants are included in the planned amendment and the CDBG grant will be added to the budget if approved.

Duncan Murray reported that he and Brett Jones attended a planning meeting with the Wasatch Front Regional Council. He said during the meeting they arranged millions of dollars for projects in their coverage area. The project for the 1100 South and 1100 West intersection was approved and funding for the project is planned for the year 2019, but you can bump your way up sooner on the list if you have all the environmental work completed, and the project is “shovel ready”. He said Brigham City is looking at special bonding to get the project done within the next two years. Mayor Pro-Tem Cronin asked if this is

the project that we have dedicated future CDA revenues from 1100 South to. Duncan confirmed that this is the project.

**ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS**

**A. APPROVAL OF MINUTES FOR:**

1. MARCH 14, 2013 WORK SESSION

**MOTION:** Council Member Christensen made a motion to approve the minutes for the March 14, 2013 Work Session. Council Member Gerlach seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
                    Council Member Gerlach, Yes  
**Motion Approved.** 3 Yes, 0 No

2. MARCH 14, 2013 REGULAR CITY COUNCIL MEETING

**MOTION:** Council Member Christensen made a motion to approve the minutes for the March 14, 2013 City Council Meeting. Council Member Gerlach seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
                    Council Member Gerlach, Yes  
**Motion Approved.** 3 Yes, 0 No

3. AMENDED MINUTES FOR DECEMBER 13, 2012 CITY COUNCIL MEETING

Duncan Murray explained some additional information needed to be listed in the minutes to satisfy some requirements for the CDBG grant. He said he listened to the minutes, and all the items needed were discussed. The minutes have been amended to include these items.

**MOTION:** Council Member Gerlach made a motion to approve the amendments made to the December 13, 2012 City Council Meeting minutes. Council Member Christensen seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
                    Council Member Gerlach, Yes  
**Motion Approved.** 3 Yes, 0 No

**B. TODD CHRISTENSEN:** Nothing reported.

**C. MARCI SATTERTHWAITE:** Absent. Shanna Johnson reminded everyone that the Easter Egg Hunt will take place Saturday, April 4<sup>th</sup> at 10:00 a.m. She advised not to be late, as this only lasts a few minutes.

**D. KAREN CRONIN:** reported that the Youth City Council will be hosting a Seniors Ball on April 12<sup>th</sup> at the Brigham City Community Center. She said planning for the Fourth of July celebration will begin in April. She suggested a shooting event to take place at the Three Mile Creek Range during the Fourth of July. Chief Dale Weese said this is already being planned. Karen said she also plans on using the horse arena at the Nature Park for a Little Buckaroo Rodeo event. She said if the Council would like to chair to a particular event or if they have any other good ideas for the celebration to let her know. Councilman Gerlach said he thinks the person who chaired the race last year is thinking about doing this again.

**E. PETER GERLACH:** Nothing reported.

**F. JANA NELSON:** Absent.

**G. MAYOR NELSON:** Absent.

**H. ITEMS FOR NEXT CITY NEWSLETTER:**

- Request for volunteers for the Fourth of July Celebration

**ITEM 7: EXECUTIVE SESSION**

Mayor Pro-Tem Cronin stated that Utopia was present and asked if they would like to address the Council in public or if this would require an Executive Session. Utopia indicated that they would like to do this in a closed session. Duncan Murray said that this would be appropriate as it would be discussing a real estate transaction and possible litigation.

**MOTION:** Council Member Christensen made a motion to close the public meeting and open and Executive Session to discuss possible litigation and a real estate transaction. Council Member Gerlach seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
                    Council Member Gerlach, Yes  
**Motion Approved.** 3 Yes, 0 No

The Regular meeting closed at approximately 8:13pm.

**MOTION:** Council Member Gerlach made a motion close the Executive Session and reopen the public meeting. Council Member Christensen seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
                    Council Member Gerlach, Yes  
**Motion Approved.** 3 Yes, 0 No

The Regular Meeting reopened at approximately 9:28pm.

Mayor Pro-Tem Cronin stated that she and Councilman Christensen would be attending a meeting with the Bear River Association of Government (at the Brigham Emergency Service Building), which will be followed by a meeting with Lieutenant Governor Bell.

**ITEM 9: ADJOURNMENT (NEXT REGULAR MEETING ON THURSDAY, APRIL 11, 2013 AT 7:00PM, PRECEDED BY A 6:00PM BUDGET WORK SESSION)**

**A. MOTION TO ADJOURN**

**MOTION:** Council Member Christensen made a motion to adjourn. Council Member Gerlach seconded the motion.

**ROLL CALL:** Mayor Pro-Tem Cronin, Yes                      Council Member Christensen, Yes  
                    Council Member Gerlach, Yes  
**Motion Approved.** 3 Yes, 0 No

The meeting adjourned at 9:29pm.

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Susan Obay, City Recorder

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Karen Cronin, Mayor Pro-Tem

Shanna Johnson, Chief Deputy Recorder