

**RESOLUTION 2025-14**  
**Water Conservation Plan**  
**2025**

**BE IT HEREBY RESOLVED**, by the City Council of Perry City Corporation, State of Utah, as follows:

**WHEREAS**, Perry City Corporation has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures;

**WHEREAS**, the City Engineer has reviewed and updated the Water Conservation Plan,

**WHEREAS**, the City Council has reviewed the City Engineer's recommendations,

**WHEREAS**, a public hearing was held on August 14, 2025

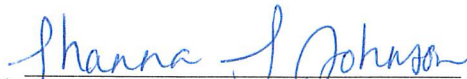
**NOW THEREFORE BE IT RESOLVED**, Perry City hereby adopts the **2025 Water Conservation Plan**, for the geographic City boundary. The plan was updated by Brett M. Jones, City Engineer.

**PASSED AND ADOPTED** by the City Council of Perry City Corporation, on August 14, 2025.



MAYOR: Kevin G. Jeppsen

ATTEST:

  
Shanna Johnson, City Recorder



# Water Conservation Plan

2025



Prepared By:

**JAJONES &**  
**ASSOCIATES**  
CONSULTING ENGINEERS

## Table of Contents

|                                                           |          |
|-----------------------------------------------------------|----------|
| <b>SECTION 1 - SYSTEM PROFILE .....</b>                   | <b>1</b> |
| SERVICE AREA .....                                        | 1        |
| SUPPLY .....                                              | 1        |
| FUTURE WATER SOURCES & COST PROJECTION .....              | 2        |
| WATER MEASUREMENT & BILLING .....                         | 2        |
| SYSTEM WATER LOSS CONTROL .....                           | 3        |
| INCREASING RATE STRUCTURE .....                           | 4        |
| WATER USE .....                                           | 5        |
| USE - GALLONS PER CAPITA PER DAY .....                    | 6        |
| <b>SECTION 2 – CONSERVATION PRACTICES .....</b>           | <b>7</b> |
| CURRENT CONSERVATION .....                                | 7        |
| CONTACT .....                                             | 8        |
| EVALUATION OF EXISTING CONSERVATION EFFORTS .....         | 8        |
| NEW BEST MANAGEMENT PRACTICES & IMPLEMENTATION PLAN ..... | 8        |
| PUBLIC INFORMATION, EDUCATION, & PROGRAMS .....           | 10       |
| CITY ORDINANCES & STANDARDS IN PLACE .....                | 10       |



## SECTION 1 - SYSTEM PROFILE

### SERVICE AREA

Perry City serves all areas within the City boundaries, approximately 8 square miles (See Map 1). The City currently provides culinary water to approximately 6,051 people through 1,792 connections. This water is intended for indoor, sanitary, and commercial uses. Water for outdoor and landscaping needs is provided and managed by Pineview Water Systems, Three Mile Creek Irrigation Company, and the Perry Irrigation Company.

Table 1.1 below lists each type of connection and the total number of each for 2024.

Table 1.1 - Number of Connections

| Connection Type        | Total |
|------------------------|-------|
| Residential / Domestic | 1,736 |
| Commercial             | 43    |
| Institutional          | 10    |
| Industrial             | 3     |
| Unmetered              | 0     |
|                        | 1,792 |

### SUPPLY

Perry City obtains its water from four wells and one spring. The City does not contract with any outside agency for supplemental water. The City is currently finalizing the construction of a fifth well to aid in ensuring enough supply through 2060.

City ordinances do not allow culinary water to be used for irrigation unless irrigation service is unavailable. Secondary or irrigation water is supplied and managed by Pineview Water Systems, Three Mile Creek Irrigation Company, and the Perry Irrigation Company and is not included as part of this Plan.

Table 1.2 below shows a breakdown of the 2024 production diverted at each source type.

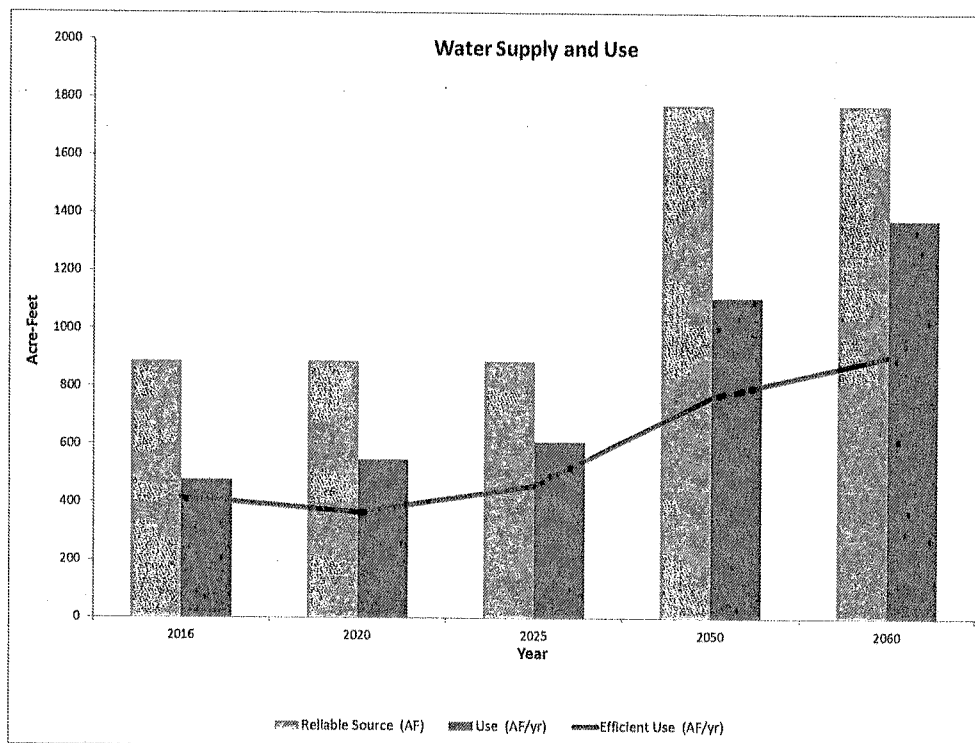
Table 1.2 - Existing Water Sources Used

| Source Used | Volume (Acre-Feet) | Total (Acre-Feet) |
|-------------|--------------------|-------------------|
| Wells       | 640.60             | 640.60            |
| Springs     | 78.33              | 78.33             |
| Sold        | 0                  | 0                 |
|             |                    | 718.93            |



As illustrated in graph 1.1 below, the City's water supply verses projected use provides a sufficient amount of water through the year 2060.

**Graph 1.1 - Water Supply and Use**



## FUTURE WATER SOURCES & COST PROJECTION

The Perry City Capital Facilities and Impact Fee Analysis, completed in 2024, indicates that the City has enough capacity for water supply. Based on the residential, commercial, and institutional growth projections the build-out population will be 29,680 or 9,275 Equivalent Residential Units (ERUs). Additional water will be required to maintain the current level of service beyond 2060. This is mainly due to summer peaking requirements and Perry's specific well management needs. The reliable source reflected in the foregoing table assumes that some of the City's wells drop in production during summer months and recharge during winter months. The best usage estimate currently shows a demand of about 1,378 acre-feet per year in 2060. With the addition of the fifth well; which has been drilled and tested; it is anticipated that the City has adequate sources to provide water until that time. The City is also continuing to update and repair the infrastructure throughout the system to minimize system losses.

As noted previously, the City has sufficient water rights and sources to support anticipated growth through 2060. Conservation of these resources will help the supply to last over a longer period of time and/or allow additional water supply for additional users. By delaying or eliminating the need for additional water, the City can save a significant amount of money, as well.



## WATER MEASUREMENT & BILLING

**Meters:** All of the connections to the water system are metered and read using the automated system. This is a fixed-base system that can be read at any time, but in general, meters are read monthly as part of utility billing. Table 1.3 below shows the percentage of the City's metered connections as of December 2024.

Table 1.3 – Metered Connections

| Connection Type | Percentage of System | Reading Frequency | Calibration Schedule | Replacement Schedule |
|-----------------|----------------------|-------------------|----------------------|----------------------|
| Residential     | 97%                  | Daily             | Per Manufacturer     | As Needed            |
| Commercial      | >1%                  | Daily             | Per Manufacturer     | As Needed            |
| Industrial      | >1%                  | Daily             | Per Manufacturer     | As Needed            |
| Institutional   | >1%                  | Daily             | Per Manufacturer     | As Needed            |

## SYSTEM WATER LOSS CONTROL

Table 1.4 below shows the population, annual use, and percentage loss in relation to used source.

Table 1.4 – Annual Information\*

| Year | Population | Annual Use (AF) | Return              | Percentage Loss |
|------|------------|-----------------|---------------------|-----------------|
| 2009 | 4,500      | 575.03          | No Return In System | 36.48%          |
| 2010 | 4,500      | 570.81          |                     | 66.74%          |
| 2011 | 1,500      | 0.00            |                     | 100%            |
| 2012 | 0          | 0.00            |                     | 0%              |
| 2013 | 5,100      | 567.74          |                     | 23.24%          |
| 2014 | 0          | 80.05           |                     | 100%            |
| 2015 | 4,566      | 0.59            |                     | 100%            |
| 2016 | 4,630      | 479.90          |                     | 0.75%           |
| 2017 | 4,717      | 560.07          |                     | 17.16%          |
| 2018 | 4,828      | 698.17          |                     | 9.10%           |
| 2019 | 4,971      | 673.20          |                     | 6.13%           |
| 2020 | 5,250      | 546.15          |                     | 32.43%          |
| 2021 | 5,555      | 477.60          |                     | 37.13%          |
| 2022 | 5,900      | 442.24          |                     | 40.88%          |
| 2023 | 6,060      | 477.76          |                     | 35.73%          |
| 2024 | 6,051      | 490.69          |                     | 31.75%          |

\*There are errors in data reporting in various years between 2011 and 2016. Data used in the above table is taken directly from what was reported to the State of Utah. The City has worked since 2016 to remedy and prevent additional reporting errors.



The City monitors the amount of water taken at each of its sources. The amount of water produced from year to year from the wells and springs will vary depending on groundwater and snowpack conditions. The largest discrepancy in the available source verse the source used can be contributed to leaks, tank overflows/spills, meter reading errors and software reporting problems.

Water loss is controlled by:

**SCADA System:** Each storage reservoir is connected to the City's SCADA system that provides continual monitoring of water storage. In the event there are issues with the pressure or levels of water, the City's designated employees are immediately alerted and able to quickly resolve the issue.

**Independent Audit:** In addition to this, the City conducts an annual audit of the amount of water billed verse the amount of water used. This ensures the water being used is being paid for and usage is accurately being tracked. This audit is in addition to the City's annual fiscal budget audit.

**New Development:** All new developments are required to follow Title 14, Subdivisions, of the City Code and follow the adopted Public Works Standards for Development, Design, and Construction. As part of the approval process, the City Engineer checks the available water sources and distribution system to ensure adequacy and responsible use of Perry's water resource. If a proposed development meets the requirements of the water distribution model and planned water source use, then the development is allowed to proceed through the approval process. During construction of the development, City staff oversees and inspects the water system to ensure the installation meets City Standards.

## INCREASING RATE STRUCTURE

The following table outlines the current water rate schedule associated with the City's various connections adopted by Resolution on July 1, 2025. To continue to encourage conservation, these rates have been significantly increased. Beginning in Fiscal Year 2022, there has been an automatic three percent (3%) base rate increase implemented annually.

Table 1.5 - Water Rate Schedule (As of 2025)

| Connection                       | \$ Base Rate / Month | Allotment (Gal) | Additional Fee / 1,000 Gal |
|----------------------------------|----------------------|-----------------|----------------------------|
| Resident With Secondary Water    | \$26.74              | 0-10,000        | Included in Base           |
|                                  |                      | 10,001 – 20,000 | \$0.95                     |
|                                  |                      | 20,001 +        | \$2.00                     |
| Resident Without Secondary Water | \$26.74              | 0-15,000        | Included in Base           |
|                                  |                      | 15,001 – 30,000 | \$0.95                     |
|                                  |                      | 30,001 +        | \$2.00                     |



## WATER USE

**Potable Water:** Table 1.6 below shows the water inflow verses the water outflow for each type of use between 2005 and 2024.

**Table 1.6 --Water Use**

| Year | INFLOW       |        |        |       | OUTFLOW |             |            |   | Un-meter ed | Total (AF) | % Diff. |
|------|--------------|--------|--------|-------|---------|-------------|------------|---|-------------|------------|---------|
|      | Total (AF)   | Res    | Com    | Ind   | Inst.   | Whole -sale | Other Uses |   |             |            |         |
| 2005 | 612.25       | 409.57 | 70.62  | 5.13  | 3.22    | 0           | 0          | 0 | 488.54      | 20.21%     |         |
| 2006 | Not Reported |        |        |       |         |             |            |   |             |            |         |
| 2007 | 694.13       | 0      | 0      | 0     | 0       | 0           | 0          | 0 | 0           | 100%       |         |
| 2008 | 661.99       | 460.33 | 108.63 | 3.36  | 2.71    | 0           | 0          | 0 | 575.03      | 13.14%     |         |
| 2009 | 905.23       | 460.33 | 108.63 | 3.36  | 2.71    | 0           | 0          | 0 | 575.03      | 36.48%     |         |
| 2010 | 1716.15      | 406.37 | 55.24  | 0     | 9.21    | 0           | 0          | 0 | 570.81      | 66.74%     |         |
| 2011 | 923.52       | 0      | 0      | 0     | 0       | 0           | 0          | 0 | 0           | 100%       |         |
| 2012 | 0            | 0      | 0      | 0     | 0       | 0           | 0          | 0 | 0           | 0%         |         |
| 2013 | 739.63       | 469.54 | 89     | 0     | 9.21    | 0           | 0          | 0 | 567.74      | 23.24%     |         |
| 2014 | 2073**       | 42.71  | 7.98   | 2.29  | 27.10   | 0           | 0          | 0 | 80.05       | 96.14%     |         |
| 2015 | 7.12**       | 0.48   | 0.12   | 0     | 0       | 0           | 0          | 0 | 0.59        | 91.71%     |         |
| 2016 | 480.50       | 414.30 | 61.38  | 0     | 1.23    | 0           | 0          | 0 | 476.90      | 0.75%      |         |
| 2017 | 676.11       | 420.44 | 138.10 | 0     | 1.53    | 0           | 0          | 0 | 560.07      | 17.16%     |         |
| 2018 | 768.08       | 543.19 | 153.44 | 0     | 1.53    | 0           | 0          | 0 | 698.17      | 9.10%      |         |
| 2019 | 717.14       | 564.86 | 41.65  | 54.73 | 11.96   | 0           | 0          | 0 | 673.20      | 6.13%      |         |
| 2020 | 808.27       | 499.22 | 16     | 13.98 | 16.95   | 0           | 0          | 0 | 546.15      | 32.43%     |         |
| 2021 | 759.70       | 425.57 | 21.98  | 28.25 | 1.81    | 0           | 0          | 0 | 477.60      | 37.13%     |         |
| 2022 | 747.99       | 353.53 | 32.39  | 52.67 | 3.65    | 0           | 0          | 0 | 442.24      | 40.88%     |         |
| 2023 | 743.31       | 345.77 | 85     | 38.76 | 8.23    | 0           | 0          | 0 | 477.76      | 35.73%     |         |
| 2024 | 718.93       | 383.12 | 49.22  | 17.55 | 40.80   | 0           | 0          | 0 | 490.69      | 31.75%     |         |

\*Information obtained from Utah Division of Water Rights Water Records/Use Information

\*\*Amount reported in gallons (assumed), converted to AF.

The data reflected above, as reported to the Division of Water Rights, obviously shows discrepancies and large swings in inflow and outflow data. This analysis shows an average loss (deficiency) of 37.94% per year in the distribution system between 2005 and 2024. However, when the four years' worth of reporting that contained errors (2006, 2007, 2011, 2012) are removed, the average percentage loss improves slightly to 37.2% per year.

In the 2020 Conservation Plan, one of the goals was to reconcile reporting issues. The City has audited all the existing connections' billing classifications to ensure correct reporting of usage. They have also created a Standard Operating Procedure for ensuring correct reporting for the annual Water Survey. This progress is evidenced by the more accurate inflow/outflow reported between 2020 and 2024, with an average loss in this time period being 35.58% annually.



The goal of the City is to continue to improve the amount of loss as additional improvements are made to the water infrastructure. Some of the improvement over time can be attributed to improvements in the infrastructure as well as improved efficiency. Water unaccounted for generally comes from system leaks, fire hydrant use, and meter errors.

**Non-potable Water:** The City does not provide or monitor non-potable water (secondary) as this is provided through and monitored by the Pineview Water Systems, Three Mile Creek Irrigation Company, and the Perry Irrigation Company.

## USE - GALLONS PER CAPITA PER DAY

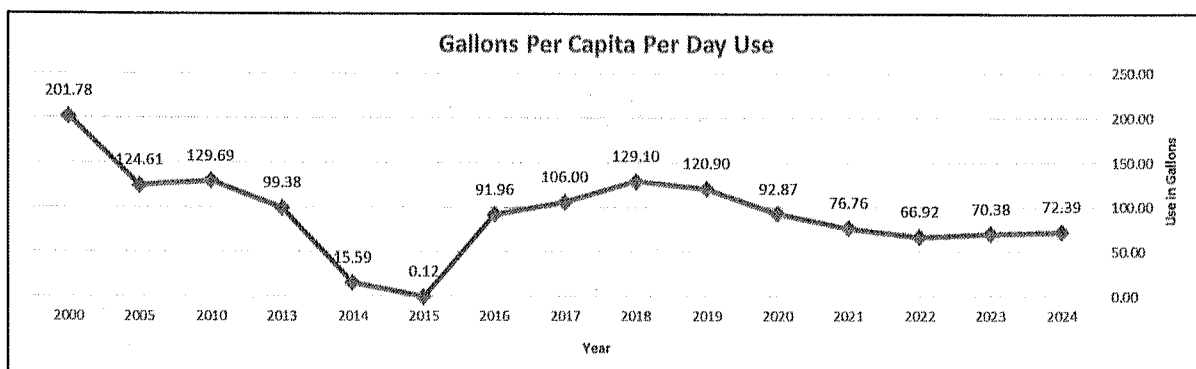
Table 1.7 below outlines the gallons per capita per day in 2024.

Table 1.7 --Water Use

|               | 2024 Total GPCD |
|---------------|-----------------|
| Residential   | 56.52           |
| Commercial    | 7.26            |
| Institutional | 6.02            |
| Industrial    | 2.59            |
| <b>Total</b>  | <b>72.39</b>    |

Graph 1.2 below illustrates the Gallons per Capita Per Day Use trend, indicating an overall decrease in water use and increase in conservation. It is evident, due to reporting changes, that data in 2014 and 2015, was not accurately reported. 2011 and 2012 were deleted from the graph as no data was reported for these years.

Graph 1.2 – Gallons Per Capita Per Day Use



## SECTION 2 – CONSERVATION PRACTICES

---

### CURRENT CONSERVATION

Perry City places a high value on the conservation of water and is already practicing the following:

- The City has SCADA system on three reservoirs and four wells to monitor and control components of the water system.
- Perry City utilizes radio-read meters. This allows the City to obtain meter readings as needed (typically read once a month) and detect possible leaks on each service as well as obtain accurate data for the water budget.
- The City has automated the watering of all their parks and park strips. This helps the City to avoid overwatering these areas. This also allows the City to water these areas at night when watering is most effective.
- The City provides water conservation education and public outreach through:
  - Providing conservation tips on City's Website.
  - Information in City's Newsletter.
  - Providing a copy of the Annual Consumer Confidence Report with a utility bill.
- The City maintains memberships in supporting organizations such as American Water Works Association, Water Environment Federation and The Rural Water Association that educate their personnel and keep up to date on source protection, public education and current regulations.
- The City requires the use of secondary water for all outdoor uses, where available.
- The current water pricing and billing system was updated and adopted by resolution on July 1, 2022. The new pricing and billing are adequate to cover expenses in the water enterprise account and is tiered so as to discourage excessive water use. The rate also includes an automatic annual three percent (3%) increase to ensure the fund can accommodate future needs.
- The City continues to complete infrastructure projects identified in the Capital Improvement Plan.



## CONTACT

### **Mayor, Kevin Jeppsen & All Members of the City Council**

1950 South HWY 89

Perry, UT 84302

[kjeppsen@perrycityut.gov](mailto:kjeppsen@perrycityut.gov)

### **Public Works Director, Zach Allen**

1950 South HWY 89

Perry, UT 84302

[zallen@perrycityut.gov](mailto:zallen@perrycityut.gov)

## EVALUATION OF EXISTING CONSERVATION EFFORTS

In the 2020 Water Conservation Plan, the City established four goals based upon the issues identified. The goals and status of each are provided below:

**Goal 1 – Increase Reporting Accuracy:** Over the past five years, the City has had substantial data entry issues and staff turnover. Based on the reports submitted to the Division of Water Rights, it is apparent that use may not have been reported accurately, and data entry used to obtain usage has not been consistent. It is believed that the overall amount of water used is correct in recent years, but in the past years may not be. Over the next five years, the City will work to create a standard for labeling users with the appropriate category and entering user data consistently. This will provide more accurate reporting of where water is being used.

*Status: The City has audited all the existing connections' billing classifications to ensure correct reporting of usage. They have also created a Standard Operating Procedure for ensuring correct classification and reporting for the annual Water Survey. This progress is evidenced by the more accurate inflow/outflow reported between 2020 and 2024.*

**Goal 2 – Water Rate Update.** Over the next five years, the City will implement a water rate increase that is consistent with State requirements and the needs of the City's overall water system.

*Status: In 2020, the City conducted an extensive water rate study to determine the financial needs of the system. This Study included reviewing current and projected future needs of operation costs; completing identified capital improvements to address existing deficiencies; and system replacement and facilities maintenance between 2020 and 2026. Because the required rate increase up front was significant, the City elected to (1) adopt a lower initial rate increase, (2) change the tiered structure of gallons allowed to one that is more conservation focused, and (3) include an automatic annual rate increase of three percent (3%) to ensure the fund can continue to grow. The rate increase will help the City be able to budget and plan for needed system improvements.*



**Goal 3 - Reduce the City's Per Capita Water Use Rate By 5% by 2024:** The water use rate is currently 122 gallons per capita per day (gcpd). The goal is to bring this down approximately 5% to 116 gcpd. The savings will be measured in acre-feet and will be analyzed every five years by using the data that is submitted to the Division of Water Rights.

**Overall Status: In 2024, the City's Per Capita Water Use was 72.39 gcpd. This is a 40% decrease in total water use per capita per day. This can largely be attributed to increased accuracy in data reporting and user classification.**

This goal will be implemented by:

1. Implementation of Goals established in this report.

***Status: The City is actively working to implement each goal established.***

2. Read and collect data on City-owned property water use (meters read monthly).

***Status: All City-owned facilities have had meters added and each meter is read monthly.***

3. Completing a yearly auditing of 1% of all meters to ensure properly functioning.

***Status: The City has increased the annual budget for meter replacements. On a monthly basis, the Public Works Department audits a section of meters to ensure proper functioning. Meters are replaced as needed. To ensure the continued proper functioning of all City meters, this will be a continuous goal for the City.***

4. Run "zero consumption" report every other month and investigate and resolve found issues.

***Status: The City runs a "zero consumption" report every other month and investigates and resolves issues found.***

**Goal 4 – Increase Public Awareness & Education Efforts:** Currently, the City only utilizes the City's website to provide information about water conservation. Over the next five years, the City plans to provide bi-annual flyers/information with the monthly utility bill utilizing existing messages from Slow the Flow, DWRs's Conserve Utah, and WaterSense. In addition to this, the City plans to promote the use of weather based smart timers and provide information for how to obtain these tools.

***Status: This goal has not been fully implemented by the City. Some messaging has been distributed, but not to the extent outlined in the goal. The City will incorporate this goal into the new best management practices and implementation plan.***



## NEW BEST MANAGEMENT PRACTICES & IMPLEMENTATION PLAN

**Goal 1 – Reduce the City’s Per Capita Water Use Rate by 5% over the next five years. The water use rate is currently 72.39 gallons per capita per day (gcpd) and will be reduced to 68.77 gcpd by 2030.** The savings will be measured in acre-feet and will be analyzed annually by using the data that is submitted to the Division of Water Rights. The goal will be implemented as the City continues to implement system improvement projects, rate structures, and public education and outreach.

*Note: The City’s gallons per capita per day is 72.39 which is 30% under the established Box Elder County Regional Water Conservation Goal of 249 gcpd and 35% under the Statewide Goal of 202 by 2030. The City also considered the overall percentage decrease of 18% proposed by the State; however, this does not seem realistic for the five-year timeframe for which this goal has been established.*

## PUBLIC INFORMATION, EDUCATION, & PROGRAMS

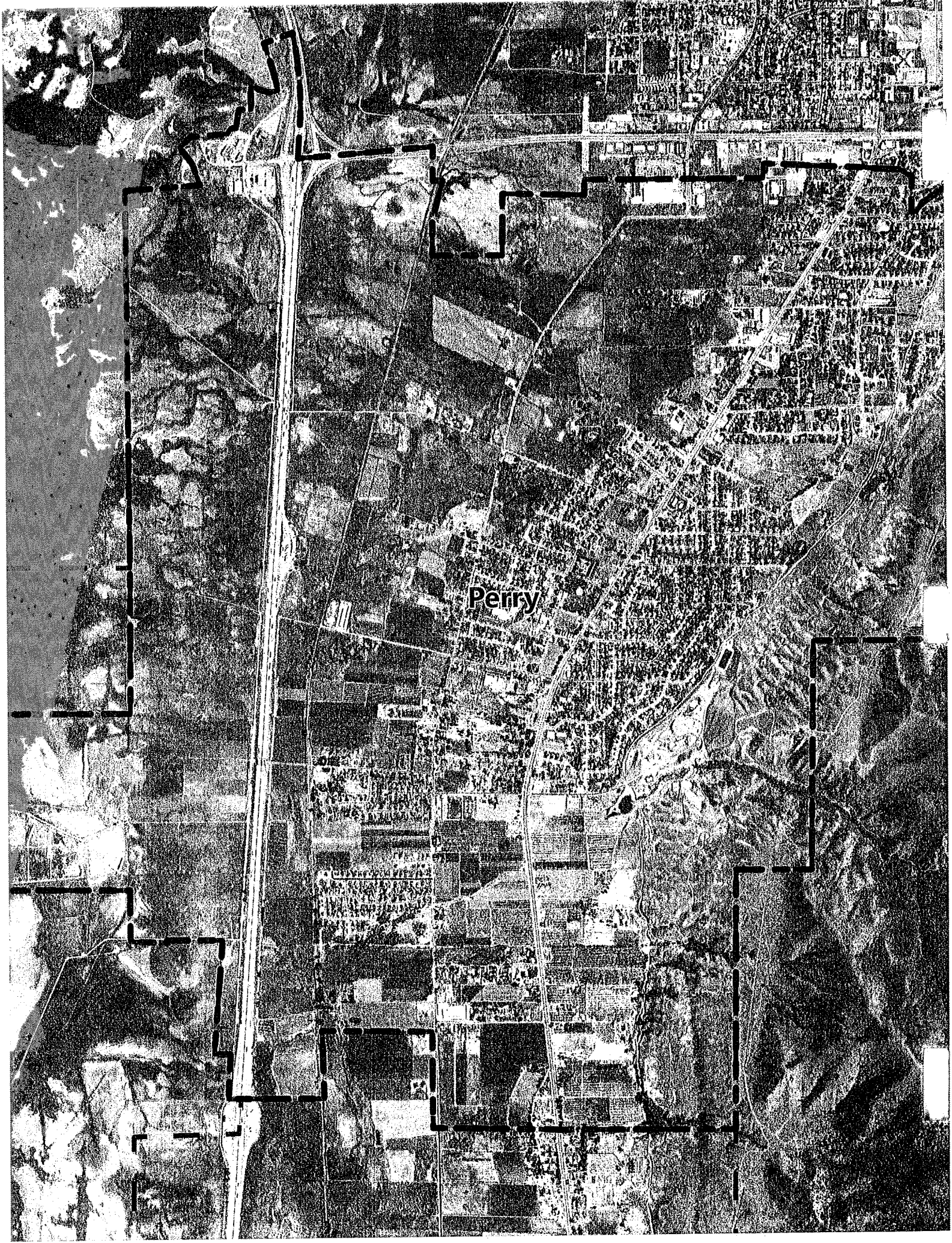
The City currently provides regular information to residents and educates them on wise watering practices through the City’s website and social media platforms.

## CITY ORDINANCES & STANDARDS IN PLACE

The following ordinances and standards have been adopted and are currently in place:

- Water Management Plan, 2014
- Public Work Standards for Development, Design, & Construction were updated and adopted in April 2025
  - Incorporates the Manual of Standard Plans, published by Utah LTAP Center, Utah State University (commonly known as APWA)
  - Includes information for Low Impact Developments (using rainwater, collecting rain water, etc.)
- City Code, Title 14 Subdivision Regulations





Perry



## **PERRY CITY COUNCIL MEETING AGENDA**

### **Thursday, August 14, 2025**

City Council Chambers, 1950 South Highway 89 (south entrance)

**To view Zoom live meeting visit:**

<http://www.perrycityut.gov/whats-new.htm.htm>

**This is an “Electronic Meeting” Web/Teleconferencing may be used by officials to participate.**

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

##### **1. Call to Order**

##### **2. Procedural Issues**

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

##### **3. Public Hearings**

**Rules:** (1) Please Speak Only Once (Maximum of 3 Minutes) per Agenda Item; (2) Please Speak in a Courteous and Professional Manner; (3) Do Not Speak to Specific Member(s) of the City Council, Staff, or Public (Please Speak to the Mayor or to the Council as a Group); (4) Please Present Possible Solutions for All Problems Identified; and (5) No Decision May Be Made During this Meeting if the Item Is Not Specifically on the Agenda (with Action on Public Hearings, if any, later in the Meeting)

- A. Ordinance 25-L Impact Fee Enactment
- B. Resolution 2025-14 Water Conservation Plan

##### **4. Action Items**

- A. Resolution 2025-14 Water Conservation Plan
- B. Resolution 2025-17 Interlocal Agreement for Inspection Services
- C. Ordinance 25-L Amending PMC 13.05 Impact Fee Enactment

##### **5. 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
  - July 10, 2025 City Council Meeting Minutes
- B. Mayor’s Report
- C. Council Reports
- D. Staff Comments
- E. Planning Commission Report

##### **6. Closed 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 on 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.

##### **7. Approx. 8:30 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: Perry City Hall; 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 8<sup>th</sup> day of August, 2025. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

---

Shanna S. Johnson, City Recorder

PERRY CITY COUNCIL MEETING  
PERRY CITY OFFICES  
August 14, 2025

7:01 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen, Council Member Toby Wright, Council Member Dave Walker, and Council Member Tueller (online)

OFFICIALS ABSENT: Council Member Blake Ostler and Council Member Ashley Young

CITY STAFF PRESENT: City Recorder/Finance Director Shanna Johnson, City Attorney Bill Morris, Sergeant Mark Jordan, Public Works Director Zach Allen, and Deputy Recorder Misty Moesser

OTHERS PRESENT: None

ON-LINE: Nelson Phillips

**ITEM 1: CALL TO ORDER**

Mayor Jeppsen welcomed everyone and called the City Council meeting to order.

**ITEM 2: PROCEDURAL ISSUES**

**A. Conflict of Interest Declaration**

None

**ITEM 3: PUBLIC HEARINGS**

**A. Ordinance 25-L Impact Fee Enactment**

**B. Resolution 2025-14 Water Conservation Plan**

Mayor Jeppsen noted before opening the public hearings that the Council had presentations and discussions on these action items in their previous meeting. He inquired if there were any questions or concerns that the Council wanted to address before the public hearings.

City Recorder/Finance Director Shanna Johnson provided a brief reminder about the items. She clarified that the impact fee item would not change the actual fee amount but would update the Capital Facilities Plan and Impact Fee Analysis to include new projects that could be funded with impact fees. These projects included Mountain View Park overflow drainage, correcting a water issue near Walker Cinemas, and extending utilities on Mace Lane.

The public hearing for Ordinance 25-L and Resolution 2025-14 were held together.

The Public Hearing was opened at 7:03PM.

No public comments were made.

The Public Hearing was closed at 7:03PM.

#### **ITEM 4: ACTION ITEMS**

##### **A. Resolution 2025-14 Water Conservation Plan**

Mayor Jeppsen asked if there was any further discussion needed on the water conservation plan. With no additional discussion, he called for a motion.

**MOTION:** Council Member Walker made a motion to approve Resolution 2025-14- Water Conservation Plan. Council Member Wright seconded the motion.

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

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

##### **B. Resolution 2025-17 Interlocal Agreement for Inspection Services**

Ms. Johnson explained that this resolution would establish an interlocal agreement with Brigham City to provide inspection services. She stated that the rate in the contract is based on a percentage of wages and benefits that would be required based on their review of hours from Perry City's previous inspector, as well as vehicle expenses and training costs. The agreement would have an effective date of September 1st.

Council Member Walker asked if this was different from a previous interlocal inspection agreement that included multiple cities. Johnson clarified that the previous agreement was for backup assistance when the city's inspector was unavailable, while this agreement would establish Brigham City as Perry's main inspector.

Council Member Wright inquired about the budget allocation for inspection services, noting there was approximately \$70,000 allocated in the community development budget. Ms. Johnson confirmed that the budget was built based on negotiations with Brigham City, so the funding should be sufficient for the services outlined in the agreement.

**MOTION:** Council Member Wright made a motion to approve Resolution 2025-17- Interlocal Agreement for Inspection Services. Council Member Walker seconded the motion.

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

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

**C. Ordinance 25-L Amending PMC 13.05 Impact Fee Enactment**

Ms. Johnson stated that this ordinance would add specific projects to the capital facilities plan and impact fee facility plan without changing the actual fee amount.

**MOTION:** Council Member Walker made a motion to approve Ordinance 25-L Amending PMC 13.05 Impact Fee Enactment. Council Member Wright seconded the motion.

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

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

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

**A. Approval of Consent Items**

- July 10, 2025, City Council Meeting Minutes

Ms. Johnson explained that the July 10, 2025 City Council Meeting Minutes were not available due to technical difficulties and would be presented at the next meeting. This item was tabled.

**B. Mayor's Report**

Mayor Jeppsen noted seeing some excavation equipment up by the Mountain View Bike Park and asked if work had begun on the project. Council Member Walker clarified that the equipment was for the drainage project.

The Mayor also mentioned that he had recently attended a ribbon-cutting ceremony for Pronghorn Bikes and purchased a new electric bicycle and that he was very pleased with the product and the service he received.

**C. Council Reports**

Council Member Walker announced that there would be a meeting with Ramp Company the following morning regarding the bike park project. He invited council members to attend either in person or via Teams. He noted that while construction would not begin until early spring, they would finalize design work this fall and over the winter.

Council Member Wright expressed appreciation for the city's financial management, especially in contrast to the Box Elder School District, which had recently passed a tax. He stated, "I think we do an awesome job here in Perry. I think we take great care of our citizens. I just wanted to make that

public comment. I think we do such a great job here, and I appreciate all of the employees that work here."

Council Member Tueller provided an update on the landscaping project at the lodge, noting that there had been weekly meetings with staff and the contractor. He reported that the crew was doing a great job and responding well to corrections. He estimated they were ahead of schedule and would likely complete the work before the October 1st deadline. He explained that the toughest parts of the project were the hardscape elements like walls and pavers, with plant installation to follow.

#### **D. Staff Comments**

Ms. Johnson mentioned she would be sending out a budget amendment for the next meeting to clean up a few items in the budget.

Public Works Director Zach Allen provided an update on the landscaping project, confirming Council Member Tueller's assessment that it was progressing well. He noted that planting had already begun and most of the walls were completed. He also mentioned that the street sweeper approved by the council was working well.

#### **E. Planning Commission Report**

None

#### **ITEM 6: CLOSED SESSION**

Not needed.

#### **ITEM 7: ADJOURNMENT**

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

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

The meeting adjourned at 7:33PM.

---

Kevin Jeppsen, Mayor

---

Shanna Johnson, City Recorder

---

Misty Moesser, Deputy Recorder