

# Minutes of The Special Price City Council Meeting

## City Hall: Price, Utah

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February 4, 1998, 7:00 a.m.

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**Present:**

**Councilmembers:** Betty P. Wheeler, Joe L. Piccolo, Steve Bringhurst, Stephen L. Denison

Joanne Lessar (City Recorder), Pat Larsen (Finance Director)

**Excused:** Mayor Lou Colosimo, **Councilmember** Roy A. Nikas

**Others Present:** Michelle Lea

1. MAYOR PROTEMPORE - Councilmember Joe L. Piccolo

**MOTION.** Councilmember Denison moved that in the absence of Mayor Colosimo, that Councilmember Joe L. Piccolo be appointed Mayor Protempore. Motion seconded by Councilmember Bringhurst and carried.

2. WORK SESSION - Economic Development

Michelle Lea, director of Carbon County Future, attended the meeting to provide information on economic development. She presented several items of literature pertaining to this subject. Michelle felt that the City needs to choose an area where they want to see development take place and determine what kind of development. She referred to the tremendous amount of retail development that has taken place the last two years. However, there are no new people to support the new restaurants and new retail businesses on Main Street. Retail industries can reach a point where they support themselves, or they can fail. You need industrial growth to support retail business. Price City has a limited area where development can take place, and it needs to take in more property. Michelle recommended that zoning be reviewed. It might be necessary to rezone some areas if it does not fit what the city would like to see take place. She recommended preparing an outline for development.

Michelle recommended working with surrounding property owners, such as Anadarko, towards the airport, and along the bench area. Areas such as this could handle light manufacturing. Michelle also recommended cooperating and collaborating with neighboring cities. Sometimes you have the problem of cities competing with each other.

Councilmember Denison stated that the City needs to focus on what the existing business needs are and how the City can help them. Councilmember Bringhurst stated that this committee has not been meeting for very long. He appreciates Michelle meeting with the Council. It was felt that she could help us determine what direction we need to take; perhaps we could help her and well as help ourselves. We need to make ourselves available for growth. However, we are still in the searching stage for an overall plan.

Michelle stated that she spent a week in Salt Lake contacting approximately 45 businesses who will be displaced by the I-15 construction. About 30 of these businesses are not labor and water intensive, as Carbon County cannot absorb businesses who need a 1,000 or more employees. The County could probably handle businesses who need 50, 100 or even 150 employees. She recommended creating a marketing plan and approach these businesses. She feels there might be 10-15 businesses that might be interested in relocating in this area. However, where would Price City put these businesses? Mayor Protem Piccolo stated that Price City's goal is to support development first and let the retail end develop later.

Councilmember Bringhurst expressed his concern regarding Price City being able to provide services to new businesses and new employees who may or may not locate in Price. Michelle stated that you lose the direct tax base from an industry,

but you don't lose it from retail. She has a formula that can provide the information as to the number of jobs produced and how it affects the tax base. She thinks it is a 5 to 1 ratio.

Councilmember Denison asked Michelle if she would suggest zoning changes and annexations before these businesses come or does it matter once the City assures them the zoning changes can be made later. Michelle stated that it is important that the City as a community, can say yes, this is where development will take place. The City will have to make a choice on what will take place on that property and what zoning changes will have to be done, or where it will create a disadvantage.

Michelle gave an example of 3 big industries in Wellington. Wellington will not benefit other than the tax base itself. The tax dollars will go to Price, as this is where the retail sales are. Mayor Protem Piccolo stated that Price City needs to develop industrial. Right now we have housing and a good structural base.

Councilmember Bringham stated that the retail sales are amazing at the moment. Even though there are several subdivisions planned, nobody has really broken ground. There hasn't been more than 5 or 6 new houses built this past year. People will locate in the County until the City has some housing for them. Councilmember Denison stated that the County has 11 subdivisions with seven of them ready to go. Michelle recommended that the public be made aware that the subdivisions in the city are available and ready to go. The City should also look at an economic development area. Michelle stated that the Governor's office has projected a growth of 2,500 new people in Carbon County. She stated that there are 2 major industries coming to Carbon County, but she can't reveal who they are. They have already purchased property and water.

Michelle also recommended that this area would be good for a clothing outlet. If you have a place to buy clothes, then residents would not be as likely to travel over the hill. She will be attending a trade show in the new future, and she will share information on this when she returns.

Michelle also recommended that the City be cleaned up. It is amazing that you don't see things how they look until you start taking someone around to view different areas of the city, and these people comment if they find something appalling, such as the two trailer courts at you come into Price from the south.

Michelle stated that she does not understand why the City and County do not charge impact fees. They have a right to charge these fees. They can take this money and build or construct roads, etc. Mayor Protem Piccolo agreed that we should be collecting impact fees, but it will take the countywide area to work on this.

Mayor Protem Piccolo stated that the Council has met 4 or 5 times now, but we have not really done anything. We should make a list and start doing something.

It was recommended that the next meeting be the first Wednesday in March.

Meeting adjourned at 8:14 p.m.