

Present:

Mayor Piccolo

Councilmembers:

Wayne Clausing

Kevin Drolc, Police Chief

Rick Davis

Gary Sonntag, City Engineer

Kathy Hanna-Smith

Nick Tatton, Community Director

Grady McEvoy

Laurie Tryon, City Recorder

Layne Miller

Lisa Richens, Finance Director

John Daniels, Human Resource Director

Bret Cammans-Customer Service Director

Nick Sampinos-City Attorney

Excused Absence:

Present: Boy Scout Troop #99-Chandler Clifford, Boy Scout Troop #299-Jonas Heaton, Jeanne McEvoy, Diane Lodeserto, Kourtney Herrera, Debbie Marvidikis, Jon Richens and Terry Willis

Mayor Piccolo called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Roll was called with the above Councilmembers and staff in attendance.

1. PUBLIC COMMENT-No public comment was received.
2. COUNCILMEMBERS REPORT -The Councilmembers presented an update on the activities and functions in which they have participated.
3. HEALING HEARTS INSTITUTE- Melissa Holt- Request to waive a business license late fee Ms. Holt did not attend the meeting. **MOTION**. Councilmember Miller moved to strike the item. Motion seconded by Councilmember McEvoy and carried.
4. HEALTH DEPARTMENT- Kourtney Herrera-Request to sponsor a 5K/10K Walk/Run Kourtney Herrera, Diane Lodeserto and Debbie Marvidikis presented a request to hold a 5K Walk/Run project for tobacco prevention/cessation for the community. The run/walk will begin at Kmart at 10 a.m. on April 6, 2013 and follow two separate routes for the 5K and 10K. They provided a map, details and route of the proposed project and asked the Council how to proceed. Mayor Piccolo suggested that a meeting be held with the Price City Police Chief, Carbon County Sheriff and Carbon County Recreation in order to formulate a safe route and logistics for the project. **MOTION**. Councilmember Hanna-Smith moved to approve the request from the Health Department. Motion seconded by Councilmember Miller and carried.
5. PUBLIC HEARING-To receive input regarding 2013 updates to the Price City Land Use Management and Development Code. Nick Tatton stated that the proposed standard updates were reviewed and approved by the Planning and Zoning Commission. **MOTION**. Councilmember Hanna-Smith moved to open the public hearing at 6:05 p.m. Motion seconded by Councilmember McEvoy and carried. No public comment was received. Councilmember Miller stated it was a great process. Mayor complimented the staff for the hard work that goes into maintaining the City's Code Books. **MOTION**. Councilmember Hanna-Smith moved to close the public hearing at 6:07 p.m. Motion seconded by Councilmember Clausing and carried.
6. ORDINANCE 2013-001-Consideration and possible approval of an ordinance approving the 2013 updates to the Price City Land Use Management and Development Code. **MOTION**. Councilmember Davis moved to adopt Ordinance 2013-001. Motion seconded by Councilmember McEvoy and carried.
7. OUTSIDE WATER CONNECTION REQUEST. Consideration and possible approval of two (2) outside water connections for Jon Richens, Woodhill Road. Jon Richens requested approval of two outside water connections near Woodhill Road just south of his future home. Nick Tatton and Russell Seeley both have reviewed and support the request. **MOTION**. Councilmember Davis moved to approve the outside water connection request by Jon

Richens. Motion seconded by Councilmember Hanna-Smith and carried.

PLANNING AND ZONING COMMISSION-Nick Tatton reported that the Planning and Zoning Commission gave the following recommendations on the applications for Conditional Use Permits:

8. Conditional Use Permit

a. BIG DON'S PIZZA-Amendment-Dine in seating-170 W. 100 N.

MOTION. Councilmember Hanna-Smith moved to approve the Conditional Use Permit Amendment for Big Don's Pizza with conditions:

- a. All dine-in customer and delivery car parking to be maintained off street in the parking lot immediately east of the building at the site and right turn only when exiting the parking lot, and installation of a sign indicating right turn only (sign dimensions, final placement and content to be approved by the Price City Public Works Department), finding that right turns only when exiting the parking lot will mitigate traffic congestion when entering and exiting the parking lot area and provide for a more efficient use of the limited off-street parking stalls. Parking area to be paint striped and maintained regularly.
- b. All parking for owners and employees to be confined to off-street, off site, parking as previously arranged between Eastern Utah Produce and Gas-N-Go, and no on street parking or parking within the public right of way is permitted finding that off street, off-site parking by owners and employees and no parking on the public right of way will mitigate traffic and congestion at the business location and maximize use of limited parking stalls for customers. Any changes or amendments to the agreed upon parking at the Gas-N-Go property to be cause for re-review and approval by the Price City Planning and Zoning Commission finding that changes or amendments to the agreement may produce traffic congestion and potential negative impacts in the vicinity of Eastern Utah Produce.
- c. Placement of the garbage dumpster and maintenance of the garbage dumpster area to include cleaning of any garbage not in the container and emptying of the dumpster at a schedule that does not allow sight or odor nuisances to occur finding that properly maintained garbage dumpster areas promote an improved community aesthetic on community entry-ways and provide improved health, safety and welfare to the community.
- d. No additional food service to be permitted at the location that will include fryers, etc. that may have an impact on the waste water collection system finding that upgrades to the sewer system and grease-traps may be necessary beyond a pizza baking only use.
- e. No other land uses than the existing produce wholesale and pizza dine-in and delivery/pick up authorized at the subject property finding that reviewed and approved land uses mitigate localized, neighborhood and city-wide impacts and are in the best interest of the health, safety and welfare of the community.
- f. No changes or amendments to the signage at the location finding that prior signage has been approved as consistent with the requirements of the Code.
- g. No signage or advertising of businesses, operations or land uses not approved to be located at the subject property finding that any such signage violates the terms and conditions of Chapter 4 of the Code.
- h. Procurement of a valid Price City Building Permit for all renovations and improvements taking place at the project site finding that properly permitted and inspected building improvements promote long-term sustainable development within Price City and support the goals of the Price City General Plan.
- i. Inspection of the property by the Price City Building Inspector and Price City Fire Chief, prior to final dine-in occupancy, and concurrence with recommendations for safety stemming from those inspections finding that compliance with safety recommendations protects the health, safety and welfare of the community.

Motion seconded by Councilmember Clausing and carried.

9. CONSENT AGENDA-Councilmember Hanna-Smith moved to approve the consent agenda items 10 through 19 with discussion on item 13. Motion seconded by Councilmember Miller. Councilmember Hanna-Smith made a substitute motion to approve the consent agenda items 10 through 19 and to authorize issuance the proposed letter to PRWID regarding item 13. Motion seconded by Councilmember Miller and carried.

10. MINUTES

- a. January 23, 2013 City Council Meeting
- b. January 23, 2013- Community Development Block Grant Meeting

11. BUSINESS LICENSES- Authorization to approve a business license for Dr. Nicholas Hanson, MD at 230 North Hospital Drive #4 and Absolute Compassion Home Health and Hospice at 189 So. 600 W. #C

12. WATER RIGHT APPLICATION 91-5061 (Skyline Water)-The State Water Right Division has informed the City they intend to reject said application due to the headwater availability is fulfilled. It would be prudent for the City to withdraw its application.

13. PRICE RIVER WATER IMPROVEMENT DISTRICT (PRWID) has proposed to relinquish its sewer system in east Price, to Price City.

Gary Sonntag stated that the prospects of taking over the PRWID sewer is under consideration. Councilmember Hanna-Smith asked if this project is still in the discussion stage and if a cost has been determined for improvements if the area is improved. Gary Sonntag stated that there is potentially a cost of 2.3 million for improvements. Councilmember Hanna-Smith asked if the City can say no to the addition and Mayor Piccolo stated yes as this is only dialogue between the two entities and is in the beginning discovery stage. Nick Sampinos stated that because this is an information only agenda item that the motion to approve the consent agenda be amended to acknowledge the discussion regarding the letter that will be sent to PRWID on this the item and that this is not a consent to take over the sewer system in east Price at this time.

14. BID OPENING-Authorization to award Sewer Cleaning, Project No. #1C-2013 to Twin D Inc. Principal items of work are: Schedule 'A': cleaning approximately 128,000 feet of sewer pipeline using contract services with specialized water flushing and vacuum cleaning equipment, north of Main Street. Schedule 'B': An additive alternate option to extend the contract for cleaning approximately 68,000 feet of sewer pipe south of Main Street; not to obligate the City or initiated the work prior to July 1, 2013. Budgeted: \$50,000 per fiscal year. Received bids from: Val Kotter & Sons, Inc. Bid A: \$43,500 Bid B: \$24,190 Total: \$67,690. Twin D Inc. Bid A: \$40,520 Bid B: \$22690 Total: \$59,330
15. BUDGET CALENDAR - Approve 2013-2014 Budget Calendar.
16. PUBLIC HEARING - Authorization to set a Public Hearing on February 27, 2013, to receive input on the Fiscal Year 2012-2013 mid-year budget revision.
17. FINANCE - Authorization to approve budgeted mid-year fund transfers
18. LEASE-PURCHASE PROPOSAL - 10 wheel dump truck with a purchase price of \$137,327. Authorization to accept the lowest proposal from Zion's Bank Public Finance for \$142,863.52. This is a 5 year lease at an interest rate of 1.64%, \$1,000 set-up fee, first payment up-front, and requires annual payments thereafter.
19. TRAVEL REQUEST-
Officer Malmgren-Reid Interview and Interrogation Tech.-April 16-18, 2013-SLC
Chief Drolc-Chief of Police Conference-March 25-28, 2013-St. George
Officer Cordova and Officer Ratcliffe-Advanced Roadside Driving Enforcement-March 14-15, 2013-Moab
Gary Sonntag-UtahLTAP OSHA Training, February 27-28, Salt Lake, Construction Job Site Health & Safety; est. cost \$150.
20. WATER RESOURCES- Updated by Gary Sonntag
 - Reservoir has 28,890 acre feet releasing 7 cubic feet per second
 - Last year at this same time reservoir had 50,869 acre feet
 - Automating gate at the dam is still in review. Price City could be a catalyst on the discussion with other entities. Nick Sampinos was asked to draft a letter to begin that discussion.
 - A one page report was provided by Gary Sonntag to the Mayor and Council on the water equivalent for the Scofield Reservoir with snow water graphs and Snotel Data Measuring Stations
 - Still in process of evaluating a rate structure for water use and conservation.
21. COMMUNITY PROG.-CULTURE CONNECTION-Updated by Councilmember Hanna-Smith
 - Culture Connection program activities will be discussed at the next meeting on Feb. 26, 2013
 - Community Progress Committee will begin helping with the planting and aesthetics at the Peace Gardens.
 - Volunteers need to sign a form with the City before they assist with City projects.
22. UNFINISHED BUSINESS
 - a. Recycling
 - b. Tennis Courts
 - c. City Projects: 1) ADA Ramps: Library/Auditorium 2) West/East Price Entrances 3) Peace Garden Stage

The regular City Council meeting adjourned at 6:44 p.m. by Mayor Piccolo pursuant to the motion by Councilmember McEvoy.

APPROVED

ATTEST

Joe L. Piccolo, Mayor

Laurie Tryon, City Recorder

