

Present:

Mayor Piccolo	John Daniels, Human Resource Director
Councilmembers:	Nick Sampinos, City Attorney
Kathy Hanna-Smith	Lisa Richens, Finance Director
Rick Davis	Aleck Shilaos, Police Chief
Wayne Clausing	Nick Tatton- Community Director
Layne Miller	Bret Cammans, Customer Service Director
Jeanne McEvoy	Laurie Tryon, City Recorder
	Gary Sonntag, Public Works Director

Excused Absence:

Others Present: Officer Wilkinson, Captain Drolc, Rick Shaw and Zach Heywood

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. PUBLIC HEARING-To receive input on the proposed 3 lot Eastgate Apartments subdivision located at approximately 1200 East Main Street within the C-1 zoning district.

MOTION. Councilmember Hanna-Smith moved to open the public hearing at 6:00 p.m. Motion seconded by Councilmember Miller and carried. Nick Tatton stated that the 3 lots would be separated so that the lots can be sold separately if someone wants to build something else on the property. He stated that there are major utility easements on the property that will be re-routed for this project.

MOTION. Councilmember Davis moved to close the public hearing at 6:03 p.m. Motion seconded by Councilmember McEvoy and carried.

4. CITIZEN CONCERN- Utility Bill Garbage Rate- Albert Dicaro
Mr. Dicaro was not in attendance. **MOTION.** Councilmember Davis moved to strike the item as Mr. Dicaro was not in attendance. 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:

5. Conditional Use Permit
 - a. 3 Lot Land Subdivision-Eastgate Apartments-1200 E. Main-Final with stated conditions:
 - Subdivision consists of 3 lots, total of 10.86 acres;
 - Lot #1 is where the Eastgate Apartments PUD will be located, consisting of 8.61 acres;
 - Lot #2 is ¾ acre (minimum lot size in the C-1 zoning district) and available for future commercial development and fronts Main Street;
 - Lot #3 is 1.5 acres and is situated south of the existing auto parts store location and east of the PUD. This lot may be further subdivided into (2) ¾ acre parcels for commercial development at a future time.
 - The Commission discussed the following condition for approval with the applicant.
 - a. Completion of a final plat in mylar format, signed and recorded with the Carbon County Recorder within thirty (30) days of this approval finding that timely recording of approved property transactions protects the interest of those involved with the land transaction and the general interest of the community;
 - b. No development or land use authorizations on any of the subdivided lots authorized by this approval, approval for land subdivision only finding that land uses may require additional review, consideration and approval based on the terms and conditions of the Code;

MOTION. Councilmember Davis moved to accept the recommendations from the Planning and Zoning Commission to approve item 5a. Motion seconded by Councilmember Hanna-Smith and carried. **MOTION.** Councilmember Davis moved to amend the motion to include that approval subject to the City Engineer's final approval on the project. Motion seconded by Councilmember Hanna-Smith and carried.

- b. Eastgate Apartments- Multi-family PUD Development-1200 E. Main- Final with stated conditions:
- a. Completion of development in compliance with all site plans, planning documents, engineering documents (site plans, area plans, geotechnical study, storm water management plans, flood plain map revisions, etc.), representations to the Price City Planning Commission and representations to Price City staff and all requirements and recommendations from Price City staff and officials regarding development finding that development consistent with approved plans and documents mitigates misunderstandings and promotes long-term high quality development within Price City consistent with the goals in the Price City General Plan;
 - b. Conditional Letter of Map Revision for FEMA, construction within the flood plain, and final Letter of Map Revision process and submission completed under the direction of the Price City Engineer finding that properly prepared, submitted and constructed matters within the flood plain protect the health, safety and welfare of the community;
 - c. Utility connections, locations and re-locations located as indicated and approved and to all capacities indicated and required by the respective utility providers and owners finding that properly located, relocated and sized utility services protect the health, safety and welfare of the community;
 - d. Completion of public infrastructure development agreement, including flood plain mitigation, with the Price City Public Works Department and submission of the required financial surety prior to commencement of development finding that properly agreed and secured public infrastructure development protect the overall financial interest of the community;
 - e. Completion and recording with the Carbon County Recorder of a private infrastructure operation and maintenance schedule agreement with Price City Public Works Department detailing service plans and schedules for private infrastructure finding that properly operated and maintained private infrastructure maintains the service life of the infrastructure and the public infrastructure connected to the private infrastructure as well as protects the health, safety and welfare of those dependent upon said private infrastructure;
 - f. It is clearly understood by the applicant and by Price City that the infrastructure within the PUD is private, including roads, storm water drains, water utility, sewer utility, lighting, electrical and that the infrastructure shall remain private and that the owner of the PUD shall not at any time approach Price City and request that Price City acquire any of the infrastructure as public and Price City shall not approve any such request finding that that infrastructure does not meet minimum Price City development standards in full;
 - g. Maintain a full time property and site manager on staff and on site to proactively manage the property and the tenants at the property finding that on-site full time staff mitigate negative property maintenance conditions at developments and serve to provide services to those living, working, visiting or interacting with the development or any residents thereof;
 - h. Coordination of shared utility connections and upgrades, as available and agreed to by Eastgate, with adjoining property owner to PUD on east side, identified as lot #3 on the subdivision plat, and property owners along 200 South Street finding that updated and available utility connections promote long term community goals within the Price City General Plan;
 - i. No conditions to become present at the property within the PUD or any of the structures within the PUD that place the property or structures in violation of the Price City Property Maintenance Code in effect now or in the future finding that properly maintained property and structures protect property values within the community and protect the health, safety and welfare of the community;

MOTION. Councilmember Hanna-Smith to accept the recommendations from the Planning and Zoning Commission to approve item 5b. Motion seconded by Councilmember Davis and carried.

CONSENT AGENDA-Councilmember Hanna-Smith moved to approve the Consent Agenda items 6 through 16 with item 17 removed for discussion. Motion seconded by Councilmember Clausing and carried.

6. MINUTES
 - a. March 14, 2012 City Council
7. BUSINESS LICENSES- Authorization to approve a business license for A Plus Service and Repair at 410 W. 100 N. and Fitness Center, LLC at 80 W. Main.
8. RESOLUTION 2012-05-Authorization to adopt a Resolution establishing a fee schedule for the usage of the Price City facilities within the Price Municipal Building, Peace Garden and Public Works Complex
9. FOSTER CARE MONTH- Authorization for the Utah Foster Care Foundation to place signs and banners in the Peace Garden for the month of May 2012 for Foster Care month, to hold the annual Fun Run on May 19, 2012 beginning at the Peace Gardens and ending at Washington Park and to waive the fees for the Washington Park rental for the Fun Run event.
10. 2012 RFP-INSURANCE AND ANCILLARY SERVICES - Consideration and approval to accept the proposal from Utah Local Governments Trust for insurance and risk mgmt services as recommended by the Review and Recommendation Committee. Acceptance includes authorization to execute all appropriate documents and contracts to implement the same. Ref. Memorandum dated March 15, 2012.

11. CAREER LADDER PROMOTIONS Approval to promote B. Gibson, A. Martinez, and P. Gibson from Lifeguard I to Lifeguard II in accordance with career ladder guidelines. Ref. Memorandum dated March 15, 2012.
12. EASY PROGRAM-Consideration and possible approval of an EASY Program tangible property improvement reimbursement for Tolley's Toddler's Daycare at 1375 South 100 East #C.
13. EASY PROGRAM-Consideration and possible approval of an EASY Program tangible property improvement reimbursement, fire safety requirements, for BTAC, 375 South Carbon Avenue.
14. OLD HERITAGE (demonstration) GARDEN-50 East 300 South. Discontinue garden and surplus salvageable plants, donating them to Carbon High School for landscape around their track. Food Bank vegetable garden will be expanded into the old garden location.
15. ELECTRICAL DEPARTMENT-Authorization to approve the purchase of 24 remote managed electrical utility meters.
16. TRAVEL REQUEST.
Nick Tatton-2012-2013 meetings of UAMPS and IPA, various dates, various locations.
Nick Tatton-2012-2013 meetings of Utah Alliance for Economic Development, Governors Office of Economic Development, various dates, various locations.
Captain Drolc- 2012 Eforce Users Conference- Aug. 1-2, 2012- Park City
Scott Olsen, Charlie Westbrook, Brett Blackham-ULCT Road School, April 24-27, 2012, St. George, Utah. Education & Training. Est. \$1,618.80, Budget.
Gary Sonntag-State Joint Highway Committee, April 26-27, 2012, St. George, Utah. Est. \$196, Budget.
Bret Cammans-Microsoft Training- April 23-27, 2012- SLC
17. RESOLUTION 2012-04- Authorizing use of tipping/disposal fee savings to enhance recycling and conservation efforts within Price City.
MOTION. Councilmember McEvoy moved to table the item until the next meeting. Motion seconded by Councilmember Hanna-Smith and carried.
18. WATER RESOURCES-Update by Gary Sonntag
 - Scofield Lake is at elevation 7613.15 which is 53,986 acre feet which means water is coming in and looks good.
 - The reservoir is still frozen.
19. COMMUNITY PROG.-CULTURE CONNECTION-Update by Councilmember Hanna-Smith
 - Meeting on March 29, 2012 to discuss items such as USU Eastern banners and the East Price City entryway improvements
20. INTERNATIONAL DAYS-Update by Councilmember Davis
 - Everything is on track
21. UNFINISHED BUSINESS
 - a. Recycling- Update by Councilmember McEvoy
 - E-Waste Day is progressing and all recycling programs are on track and successful
 - b. Tennis Committee- No report
 - c. Centennial Committee- Update by Mayor Piccolo
 - Closing ceremonies will be held sometime during April 2012

The regular City Council meeting adjourned at 6:35 p.m. by Mayor Piccolo pursuant to the motion by Councilmember McEvoy.

APPROVED

ATTEST

 Joe Piccolo, Mayor

 Laurie Tryon, City Recorder