

Present:

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

Excused Absence: Councilmember Miller

Present: John and Carmela Procarione, Scott and Pat Olsen, Norma Procarione, Scottie Kraync, Scott Critchett, Ben Logue, Jeff Hoel, Megan Marshall and Josie Luke

Mayor Piccolo called the regular 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-

Megan Marshall stated that she had entered an essay contest within the Boys and Girls Club and won the national contest as the Most Inspirational Mom. She stated that her prize was a full ride scholarship to the University of Phoenix and as a part of the prize she will be interviewed by a film crew that will want to see where she works and lives. She stated that the film crew will be in City Hall to see the Civic Auditorium and wanted to make sure that was acceptable with the City. The Mayor and City Council welcomed the film crew to the area and congratulated Mrs. Marshall for her recent achievement.

Gary Sonntag, Public Works Director awarded Public Works Assistant, John Procarione with the Utah LTAP Road Scholar Achievement. The Mayor and City Council thanked Mr. Procarione for all of his hard work and dedication to the City.

Mayor Piccolo presented Scott Olsen, Price City Street and Fleet Supervisor, with his 10 year employment recognition, a plaque and words of thanks and appreciation for his years of service.

2. COUNCILMEMBERS REPORT-The Councilmembers presented an update on the activities and functions in which they have participated.

3. BUILDING PERMIT FEE WAIVER-Request from Jeff Hoel, CAS, Inc. for the Kingdom Hall of Jehovah's Witnesses.

Jeff Hoel, CAS, Inc. presented a request for a building permit fee waiver for the Kingdom Hall of Jehovah's Witnesses. The permit is for a new block wall/fence around the building and the members are paying for the project themselves so he is trying to cut as many costs as possible. He stated that he is requesting that the permit fee be waived with the exception of the \$40.00 Plan Check Fee which would reduce the cost from \$249.58 to \$209.58. Nick Tatton stated that if the fee waiver request is denied then there is an alternate way to defer costs by using the EASY Program and as long as there is money there it can be used for this type of request. **MOTION.** Councilmember Hanna-Smith moved to deny the request for a building permit fee waiver and to authorize staff to work with the Kingdom Hall of Jehovah's Witnesses through the EASY Program. Motion seconded by Councilmember Clausing and carried.

4. CLASS C ROAD-Capital Improvement Strategy Report-Scott Olsen, Supervisor, Street & Fleet Department

Scott Olsen, Supervisor, Street & Fleet Department stated that John Procarione, Russell Seeley, Gary Sonntag and he developed a Class C Road Capital Improvement Strategy, Five Year Plan, for utilization of the Class C Road unding. He reviewed the report with the Mayor and City Council and stated that the details can be adjusted for inflation as needed. He stated that the City has a GIS map of the location and description of all the signs in the City and the group is in the process of grading the signs so we know the type and which signs need to be upgraded to meet government standards. The

Mayor and City Council thanked Mr. Olsen for his report as it will be a great asset in the future during the budget and CIP funding requests.

5. RESOLUTION 2014-10. A Resolution adopting the Price City Library Board Policy.
MOTION. Councilmember Hanna-Smith moved to approve Resolution 2014-10. Motion seconded by Councilmember Nelson and carried.
6. RESOLUTION 2014-11. Setting forth the rates and charges for administrative service and operational fees to the general public.
MOTION. Councilmember Hanna-Smith moved to approve Resolution 2014-11. Motion seconded by Councilmember Clausing and carried.

PLANNING AND ZONING COMMISSION-Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation on the application for a Conditional Use Permit as follows:

7. Occupancy Permit- Eastgate Apartments-Building A-1150 E. Main-Occupancy to Building A only with conditions:
 - a. Construction and all site development consistent with site plan developed and submitted by LaPorte, attached, as it relates to possible residential occupancy of building A only understanding that any occupancy approval for building A may be amended by Price City to accommodate any occupancy requests for additional structures at Eastgate Apartments and for final overall occupancy approval.
 - b. Removal and relocation of the temporary construction power line from the west Main Street ingress/egress into the project site. Temporary construction power to be located away from any locations where residential occupants may access building A. Relocation of temporary construction power to be coordinated with, and under the direction of the Price City Electrical Department. Comment: Scott Critchett stated that the overhead power wires would be placed underground between buildings F and E and a temporary pole between buildings C and D. He stated that this would be done by the end of April so all emergency vehicles will be able to get to the building A.
 - c. No construction/delivery access of any type at the west Main Street ingress/egress. Residential access only. All construction access from east Main Street ingress/egress or from 200 South. All clubhouse construction access to be from ramp area indicated on building A occupancy site plan submitted by LaPorte and on opposite side of residential hard barrier safety fence as indicated in "d" below.
 - d. Hard barrier fencing, minimum of 6 feet in height, separating all residential living and parking, garbage, school bus, etc. areas from construction areas. Fencing to have signage installed at reasonable intervals along fence indicating dangerous construction areas and restricting residential occupant access. Signage consistent with that indicated on building A occupancy site plan submitted by LaPorte. Comment: Ben Logue stated that safety signs have been ordered and will be placed in the next two weeks and a 6' chain link fenced in area will separate the construction area. The signs ordered will say, no access, hard hat area; keep out, no access and right turn only onto main street.
 - e. All utility services connected and functional and authorized by the respective utility providers for building A. Including electrical power, natural gas, water, sewer, telephone, television, internet, storm water.
 - f. Written confirmation from the Price City Water Department and Price City Sewer Department that the looped water system, all necessary and required valves and sewer system is installed and operational.
 - g. Written confirmation from Price River Water Improvement District (PRWID) that all waste water and sewer system impact fees and related matters are complete with PRWID as they relate to building A. Comment: Ben Logue stated that he has a meeting scheduled with PRWID for this Thursday to sign the payment agreement papers and pay impact fees that are due. Richard Tatton, representing PRWID, stated that payments will be accepted as units are completed and a new agreement that has been created will need to be signed. Scott Critchett stated that Sam White, Price City Water Department, will provide a letter to PRWID as units are complete. He stated that the water quality has been inspected by the Health Department.
 - h. All off-street parking areas for building A fully developed and installed including parking

area paint striping, installation of parking canopies and debris removal/sweeping of building A parking areas to mitigate potential for flat tires. Minimum parking stalls for building A to be 27 spaces, including all ADA spaces as required by Code. Comment-Ben Logue stated that this will be done by the end of April 2014 and proposals are being received for fire lanes and paint striping.

i. Full and final Price City Building Department approval for occupancy of building A indicating that the building meets with all construction code requirements and is safe for residential occupancy. Written confirmation from the building department required. Comment: Ben Logue stated that he has reviewed all building code requirements and has agreed to the conditions.

j. Full and final Price City Fire Department approval for occupancy of building A indicating that the building meets with all fire safety requirements including fire department apparatus access from Main Street and from 700 E-200 S, and tested/approved fire hydrants. All final hard-surfacing of all ingress/egress points to project to be fully completed on or before 6-15-14 to ensure large equipment and fire apparatus access. Written confirmation from the fire department required. Specific fire safety requirements from the Price City Fire Chief:

i. Building A shall meet all International Fire Code requirements for a multi-story "R" residential occupancy.

ii. All fire systems to be tested and witnessed by the Fire Code Official or designee. Fire safety systems maintained in accordance with Code.

iii. Fire hydrants and supply pipes to be flushed and tested and witnessed by the Fire Code Official or designee. Hydrant operation to not be impeded by location or install height.

iv. Private fire hydrants to be tested, maintained and inspected annually by qualified inspector/tester and report provided to the Fire Code Official or designee.

v. All fire access roads to be a minimum of 26' wide and accommodate support for 75,000 pound fire apparatus access. Full hard surface improvements installed by 6-15-14.

vi. Access entrance gates compliant with Code and Fire Code Official approval.

vii. No overhead power line or other obstructions that may impede fire apparatus access to site.

k. Fire lane along Meads Wash to be painted, signed and restricted to parking per all instruction and direction provided by the Price City Fire Chief. Signage consistent with that indicated on building A occupancy site plan submitted by LaPorte. Comment: Ben Logue stated he had no concerns in regards to the fire lane conditions.

l. Installation of an permanent or temporary garbage dumpster enclosure with gates to service building A consistent with the original approved site plan and not to impact required off-street parking for building A. Temporary optional use of residential cans for building A in a minimum quantity of 12 cans (1 per residential unit) with weekly can service. Residential can option not to impact required off street parking, fire lane or other site plan approvals. Temporary residential cans option not to exceed 90 days from date of this approval. Temporary residential can location as indicated on building A occupancy site plan submitted by LaPorte and can location to be on solid, level surface to prevent spilling and tipping of cans. No refuse, garbage, rubbish or debris to enter Meads Wash. Comment: Ben Logue stated that the garbage collection location is on the building A occupancy site plan and the actual building plans and the second south exit will be done within the next two months and the access between building A and B should be available.

m. School bus stop identified and signage installed at turn-around area adjacent to west Main Street ingress/egress and written confirmation from the Carbon County School District that the student bussing pick-up and drop-off area meets all requirements including student safety requirements. All school bus pick-up and drop-off areas to have signs placed by LaPorte and paint striping in compliance with letter from Carbon County School District and any direction for child safety provided by the School District or Price City Police Chief. Comment: Chairman Bruno stated that Price City had received a letter from the Carbon School District that they would stop on Main Street in front of the project but would not go onto a private road. Nick Tatton stated he has called the School District to inquire if a rule or other arrangement can be done to accommodate the bus and school age children. Nick Tatton recommended that LaPorte contact the School District directly regarding this matter.

n. All building A area exterior security lighting, parking area lighting to be fully functional an operational.

o. Right turn only paint striping and signage placed at the west Main Street egress point to mitigate traffic or pedestrian accidents. Signage consistent with that indicated on building A

occupancy site plan submitted by LaPorte.

p. All private roadways within the development that may be accessed by residential occupants to be completed to a state of final construction including all paint striping, parking locations, fire lanes, concrete valve and manhole collars, etc.

q. All building A final landscaping and landscaping irrigation and maintenance installed to a state of final construction inside of the temporary construction fencing. Full and final landscaping installed within hard barrier safety fencing zone and as indicted on building A occupancy site plan submitted by LaPorte.

r. Written concurrence from the Price City Engineering Department that the process, construction, plan, filings and other matters related to final FEMA approval of the Letter of Map Revision (LOMR) regarding the construction work in Meads Wash is proceeding as approved and recommended. Comment: Ben Logue stated that they are working on this and hope to have it done in the next 60 days. Russell Seeley, City Engineer stated that the concern is that they get the permit filed because it is a lengthy process. He stated that the City is willing to have the LaPorte Group file a bond with the City that guarantees the FEMA paperwork will be finished no later than 6 months after the work affecting the flood plain is complete.

s. Written confirmation from the Price City Engineering Department that the utility connections to the new water line in 200 South for the adjoining property owners has been completed as previously agreed.

t. All conditions of original final approval, discussed or not presently, are still in full force and effect and that LaPorte continues to be bound to comply with all conditions of approval and any additional conditions of approval stemming from this or future advance occupancy requests received by Price City from LaPorte.

i. Specific requirement: Full time, on site, LaPorte employee property manager active as required in original final approval. Must be on-site and available for all resident or community needs. Contact information for on-site manager to be provided to Price City prior to occupancy of building A. Ben Logue asked for clarification on this requirement and indicated that LaPorte will locate a manager on-site during business hours and have an on-call person for after business hours and weekends. Scott Critchett will stay in town every other weekend and lives around the corner. Nick Tatton stated that the original approval indicated full time onsite property management was a requirement. The approval did not require 24/7. An office was to be in clubhouse but it's not constructed yet. It was agreed that an on-site manager will be present in building A during business hours, then the manager will be located in an office in the clubhouse once it is constructed. A local on-call manager will be available for after-hours and weekends. Mr. Logue agreed that local means inside of Price City and not located in Ferron, Helper, Salt Lake or other area that limits management response time. Nick Tatton's recommendation is that this requirement not be waived and have it local management available at all times.

u. Submission of additional and/or transfer existing public infrastructure financial surety to Price City in the following minimum amount:

i.	Meads Wash Matters: Finish road above culvert (200' long, 26' wide).	
1.	Incl. curb, gutter, sidewalk	\$33,000.00
2.	Topo survey – finished area	\$3,000.00
3.	Final LOMR prep & submittal	\$10,000.00
4.	Road, Imprvmts, LOMR Contingency	\$4,000.00
ii.	Garbage services, dumpster, cans.	\$2,500.00
iii.	Residential area/construction area barrier fence.	\$5,000.00
iv.	200 South Utility connection finalizations.	\$4,000.00
v.	Safety Signage, all areas	\$1,000.00
vi.	Building A landscaping	\$5,000.00
vii.	Contingency, 10%	\$6,750.00
viii.	1 year retainage, 10%	\$6,750.00
ix.	TOTAL Financial Surety	\$81,000.00

Councilmember Clausing declared a possible conflict of interest with the LaPorte Group as the store he manages benefits from their local purchases at Sutherlands. The disclosure was noted.

MOTION. Councilmember Clausing moved to approve the recommendation from the Planning and

Zoning Commission for occupancy of Building A of the Eastgate Apartments inclusive of all conditions recommended by Planning and Zoning. Motion seconded by Councilmember Hanna-Smith and carried.

CONSENT AGENDA-Councilmember Nelson moved to approve consent agenda items 8 through 14. Motion seconded by Councilmember Davis and carried.

8. MINUTES
 - a. March 26, 2014 City Council Meeting
 - b. April 4, 2014 City Council Workshop
9. BUSINESS LICENSES-Authorization to approve a business license for Twila Martak, Reiki Practitioner at 790 N. Cedar Hills Dr. and JGM Cleaning, LLC. (Reciprocal) and Nicki Spaghetti at 40 West Main.
10. DEED CLARIFICATION. Consideration and possible approval of a Clarification of Reversionary Interest regarding the Price City deed restriction held on the real property at 210 N 600 E where Pinnacle Canyon Academy is located.
11. INTERNATIONAL DAYS-Authorization to approve a Firework Display Contract and Purchase Order for \$6,500 with Lantis Productions, Inc. and Price City for the International Days event.
12. USL MEMORANDUM OF AGREEMENT: Authorization to approve a Memorandum of Agreement with the Department of Heritage and Arts, Utah State Library Division and Price City Library to receive the amount not to exceed \$7,836.00 for the performance of activities outlined in the agreement.
13. AGREEMENT. Consideration and possible approval of an Filing Agreement for Electric Service by Municipality to Existing Customers as of June 15, 2013 Outside of Municipal Boundary.
14. TRAVEL REQUEST-
Councilmember Miller- ULCT Mid-Year Conference-April 9-11, 2014-St. George, Ut.
Scott Olsen, Terry Jones, Matt Thomas-Annual Road School, Utah League of Cities & Towns, April 22-25, 2014, St. George, Ut.
Bob Bennett, Utah Chapter of International Association of Electrical Inspectors, May 4-7, 2014, Wendover, Nev.
Shari Madrid, Utah Assoc. of Public Treasurers, May 7-9, 2014, St. George, Ut.
Shari Madrid, Assoc. of Public Treasurers, July 27-30, 2014, SLC, Ut.

WATER RESOURCES-Update by Gary Sonntag
15.
 - Recent storms have increased the snowpack considerably. The water equivalent is 16.1” which is above average at the Mammoth Cottonwood station.
 - Scofield is at 17, 708 acre feet.
 - Citizens should continue to use water wisely to avoid rationing and drought situations.
16. INTERNATIONAL DAYS-Update by Council Hanna-Smith
 - Firework contract approved
 - Voting for Grand Marshall
17. UNFINISHED BUSINESS
 - a. Recycling-Looking for a new chairperson to run the program.

The regular City Council meeting adjourned at 7:16 p.m. by Mayor Piccolo pursuant to the motion by Councilmember Nelson.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Laurie Tryon, City Recorder