

Minutes of the Price City Council Meeting

City Hall

Price, Utah

April 26, 2017 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Wayne Clausing

Rick Davis

Terry Willis

Kathy Hanna-Smith

Layne Miller

Kevin Drolc-Police Chief

Nick Sampinos-City Attorney

Nick Tatton-Community Director

John Daniels-Human Resources Director

Lisa Richens-Finance Director

Bret Cammans-Customer Service Director

Sherrie Gordon-City Recorder

Excused Absence: Miles Nelson-Public Works Director

Present: Tennille Larsen, Patrick Fillingim, Traci Bishop, Andrea Hofer, and Frank Lujan

1. Mayor Piccolo called the regular meeting to order at 5:32 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –  
Patrick Fillingim representing Mitchell Funeral Home addressed the Mayor and City Council. He expressed concerns regarding the headstones in Section P at the Price City Cemetery. Section P is designated for flat headstones only and some families are wanting to have upright stones in that section. Mayor Piccolo informed Mr. Fillingim that Price City staff is in the process of revising the cemetery policy. All information is under consideration and as soon as the policy is finalized, Mitchell Funeral Home will be contacted.  
Tennille Larsen with Worley-Jensen Monuments also addressed the Mayor and Council regarding the same concern with cemetery headstones.
4. COUNCILMEMBERS REPORT - The Mayor and Councilmembers presented an update on the activities and functions in which they have participated in support of Price City since the last Council meeting.  
Councilmember Willis discussed the potential bike park development and rehab project. A grant that may be applied for requires additional funding from Price City than previously discussed or understood. The total project is estimated to be \$500,000. The grant deadline is May 1, 2017. A decision must be made if funding is available from Price City to provide the matching funds that may be as much as \$250,000 in cash and in-kind contributions. At this point in time, Price City will not appropriate additional funds toward the proposed bike park project. There is another grant opportunity available in August 2017. The project has merit and community support. Councilmember Willis will continue to look for grants/funding to move the project forward. The Council recommended not phasing the project as later phases are unlikely to be completed and further recommended that the project be vetted through the Capital Improvement Plan process.  
Councilmember Hanna-Smith commented on her perceived lack of respect for pedestrians by motorists in the community. She has talked with numerous officials regarding how this safety issue may be addressed.

PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation for final approval by the Price City Council on the following application with the conditions indicated.

5. Conditional Use Permit
  - a. FUEL STATION AND C-STORE LAND USE, SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment for the addition of a fuel station and c-store at 245 S Main Street, within the existing WalMart parking lot, located at 255 S Main Street, within the Commercial 1 zoning district.
    - Site Plan
      - Exterior area and parking-lot lighting to be high efficiency LED fixtures and all exterior lighting to be on timers and/or shielded and/or angled away from neighboring residential uses to avoid light transference across property boundaries finding that conflicts with neighboring land uses is mitigated with lighting transference control measures.
      - Garbage dumpster to be located in an readily accessible location by employees and for service by the garbage company and in a dumpster enclosure adjacent to the C-Store finding that reasonably accessible garbage dumpsters mitigate accumulations and wind scatter of garbage, rubbish and debris. Garbage dumpster service frequency to mitigate accumulations and wind scatter of garbage, rubbish and debris.

- No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
- Nielson Lane Access:
    - Grade between Nielson Lane and parking lot elevation not to exceed that which can safely be accessed by both large and small vehicles accessing the site finding that safe access points mitigate the potential for accidents. Ingress/egress located a minimum of forty (40') feet east of Main Street and not more than ninety (90') feet in width finding that accommodating safe access for refueling tankers and large vehicles with trailers accessing the fueling station mitigates the potential for accidents. ADA mats to be installed at all curb cuts and driveway approaches associated with C-Store development.
  - Business and building signage to only be installed upon completion of submission, review and authorization by the Price City Planning Department finding that properly reviewed signage promotes increased business activity. Removal of inactive signage at Nielson Lane and Main Street intersection (Scotts Small Engine Repair).
  - Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic. All landscaping to be water wise. All existing Walmart site landscaping to be (re)installed and maintained and returned to live and maintained condition.
    - Adjacent Main Street frontage. Adjacent Nielson Lane frontage. Adjacent 300 South frontage.
  - Utility Connections
    - Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development. Utility connections to be independent of main Walmart building. Water connection to be 2" for culinary service with a 2" nut valve and meter to be located in the park strip.
      - Electrical load sheet to be submitted to the Price City electric department in advance of connection request. Provide to Price City all necessary utility easements for access to public utilities, if applicable. Installation of fire protection systems including hydrant(s) and other fire mitigation measures as may be required by the Price City Fire Chief. Fire Chief contact required for final approval and placement of any additional fire hydrants required.
    - Completion and submission to Price River Water Improvement District (PRWID) a waste water survey, with copy to Price City finding that properly understood and managed waste water system access protects high cost public utility infrastructure from damage. Installation of grease interceptor(s) and sampling manholes as required. Activity at C-Store restricted as identified and required based on the waste water survey completed. Grease interceptor and sampling manhole to meet PRWID minimum standards.
  - Plans and Documents:
    - Submission to Price City copies of all approved State of Utah fuel storage tank approval and monitoring information finding that properly licensed and monitored fuel storage tanks and systems protect the environment.
    - Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department finding that properly agreed and secured public infrastructure installations protect the long term financial interest of the community.
    - Existing storm water management plan at the overall site addressing the 100 year flood event and existing infrastructure not to be changed finding that properly managed and controlled storm water runoff prevents flooding and protects the health safety and welfare of the community. Any changes to flows shall require a new storm water management plan to be prepared, submitted and approved.
    - Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety, welfare of the community.
      - Inclusion of fire safety as recommended by the Price City Fire Chief.
    - Procurement of a Price City business license prior to business operation at the site finding that properly licensed businesses protect the health, safety and welfare of the community.
  - General:
    - Gasoline and diesel fuel dispensing only, no compressed natural gas fueling permitted finding that additional fuel types may require additional approval and/or conditions of approval.
    - Maximum fuel storage on site of 48,000 gallons. All fuel storage to be underground finding that properly managed and stored fuel inventory protects the health, safety and welfare of the community.
    - Site plan to be provided to all neighboring property owners within three hundred feet (300') of the project site along Nielson Lane finding that properly communicated development activity mitigates the potential for misunderstandings.
    - High definition video surveillance and security cameras to be installed as requested by the Price City Police Chief finding that properly monitored businesses mitigate the use of the public safety system.
    - All infrastructure development, installations and utility connections to be compliant with Price City minimum standards. Contact Price City Public Works and Engineering for details on minimum.

- o No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

**MOTION.** Councilmember Davis moved to provide final approval of a site plan amendment for the addition of a fuel station and c-store at 245 S Main Street, within the existing WalMart parking lot, located at 255 S Main Street, within the Commercial 1 zoning district. Motion seconded by Councilmember Clausing and carried.

CONSENT AGENDA – Mayor Piccolo requested Item 7 be removed from the consent agenda for further discussion. Councilmember Hanna-Smith moved to approve the consent agenda items 6 through 11 excluding Item 7. Motion seconded by Councilmember Miller and carried.

6. MINUTES -
  - a. April 12, 2017 City Council Meeting
  - b. April 20, 2017 City Council Workshop
  
7. MISCELLANEOUS AND UTILITY FEE SCHEDULE - Consideration and possible approval of an updated fee schedule, effective July 1, 2017.  
Nick Tatton advised the Mayor and City Council that the effective date of the fee schedule needs to be April 26, 2017, not July 1, 2017 as indicated to accommodate some current purchase needs in the utility department.  
**MOTION.** Councilmember Willis moved to approve the date change of the fee schedule to be effective April 26, 2017. Motion seconded by Councilmember Hanna-Smith and carried.
  
8. ANNUAL ADVERTISING CONTRACTS - Consideration and possible approval of annual advertising contracts with local media providers for the 2017-2018 fiscal year.
  
9. INTERCONNECT AGREEMENT - Consideration and possible approval of an electrical transmission interconnect agreement with Rocky Mountain Power for the west Price electrical substation.
  
10. BUSINESS LICENSES - Consideration and possible approval to provide business licenses to the following: Jesse Sloan Plumbing, Inc. at 575 S 100 W and Pinnacle Peak Pharmacy at 100 N 317 E.
  
11. TRAVEL REQUESTS –  
Trenton Bennett, Building Inspector - IAEEI 2017 Training, May 7-10, 2017, Wendover, NV  
Lisa Richens, Finance Director - UACPA State & Local Government Conference, May 5, 2017, Salt Lake City, UT
  
12. COMMITTEES – Updates presented.
  - a. COMMUNITY PROGRESS
  - b. CULTURE CONNECTION
  - c. EMERGENCY PLANNING
  - d. INTERNATIONAL DAYS
  
13. UNFINISHED BUSINESS –
  - a. Recycling – Councilmember Davis reviewed the Green Team’s recycling efforts. The team is working toward expanding the recycling team. The recycling trailers are being stored and will remain stored until a plan is in place for their use.

The regular City Council meeting was adjourned at 6:26 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

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Joe L. Piccolo, Mayor

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Sherrie Gordon, City Recorder