

Minutes of the Price City Council Meeting
City Hall
Price, Utah
May 27, 2015 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Wayne Clausing

Layne Miller

Kathy Hanna-Smith

Rick Davis

Miles Nelson

Kevin Droic, Police Chief

Nick Sampinos, City Attorney

Gary Sonntag, Public Works Director

Nick Tatton, Community Director

Lisa Richens, Finance Director

John Daniels, Human Resources Director

Brett Cammans, Customer Service Director

Sherrie Gordon, City Recorder

Excused Absence:

Present: Dana Young, Scott Young, Clay Larsen, Mark Holyoak, Scottie Draper, Brenda Quick, Russell Seeley, and Scott Pendleten

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT – No public comment was received.
4. COUNCILMEMBERS REPORT - The Councilmembers presented an update on the activities and functions in which they have participated since the last Council meeting.
5. PUBLIC HEARING - Public Hearing to receive input regarding the possible declaration of surplus and sale of real property owned by Price City located at 150 N 300 E.
MOTION. Councilmember Hanna-Smith moved to open the Public Hearing at 6:11 p.m. Motion seconded by Councilmember Miller and carried.
Nick Tatton, Community Director, reported that no advance comments had been received by staff prior to the scheduled public hearing. He also stated that there were no title report issues on the property and that the City's "Real Property Policy" has been followed. Mr. Tatton also recommended that the public comment period should be extended through June 4, 2015 at 4:00 P.M., consistent with Utah Code Section 10-8-2.
Mark Holyoak, CEO of Castleview Hospital, addressed the Council. He requested that a small strip of property owned by Price City be declared surplus to the needs of Price City and offered for sale. The purpose of the request is to accommodate a property assembly and development of an urgent care clinic. The property is an odd parcel that is thought to be the result of a metes and bounds discrepancy generated many years ago. Price City Public Works has reviewed the parcel and did not identify any utilities or other known issues that would prevent the potential sale of the property.
MOTION. Councilmember Clausing moved to close the Public Hearing at 6:14 p.m. Motion seconded by Councilmember Hanna-Smith and carried.
6. SURPLUS AND SALE OF REAL PROPERTY - Consideration and possible approval and direction to staff to complete the real property sale process concerning parcel # 01-0541-0000 located at approximately 150 N 300 E.
Mayor Piccolo recommended that if the parcel of property is declared surplus and offered for sale that a committee be formed to review all sealed bids received on June 4, 2015 at 4:00 P.M., and that the committee have authority to award the bid to the successful bidder. If the qualifying bid meets or exceeds the estimated appraised value and satisfy the needs of the City. The committee should also have the authority to sign and process a Quit Claim Deed to the successful bidder. Committee consists of Mayor Piccolo, Nick Sampinos, City Attorney, and Sherrie Gordon, City Recorder, and that the committee should report back to Council their findings.
MOTION. Councilmember Miller moved to declare the subject parcel as being surplus to the needs

of Price City and direct staff to complete the real property sale process, including extension of the public comment period to June 4, 2015, at 4:00 P.M., advertisement for bids opening and review of all sealed bids by a committee to consist of the Mayor, City Attorney and City Recorder, and to sign and record a deed for the benefit of the successful bidder; and to authorize issuance of a temporary construction easement, all pertaining to parcel # 01-0541-0000 located at approximately 150 N 300 E. Motion seconded by Councilmember Clausing and carried.

7. GRASSY TRAILS WATER COMPANY—Proposal for Price City to take over the drinking water infrastructure facilities and operation of the Grassy Trails Water Company. Russell Seeley, Price City Engineer, addressed the Council. He stated that on April 22, 2015, representatives from the Grassy Trails Water Company (GTWC) asked the Price City Council to take over and manage the water company. The City Council was amenable to the proposal and asked City staff to review the proposal and report back. He reviewed his report previously provided to the Council. The report addressed the GTWC’s request, previous water company assumptions, finances, current condition, the City’s outside water connection, policy annexation, and other water systems acquired by the City previously.

He read the following from page 4 of his report:

“Price City is in the water treatment and distribution business and employs many water distribution specialists. The Price City Water Department understands the complexities of open trench excavation, water leak repairs, water source protection, and other management aspects of proper drinking water system maintenance. The GTWC is managed by the water users that do have some skill in construction but they are not specialists in water system operation with the needed equipment, certifications, and resources”

He stated that Price City has been asked to undertake control of the GTWC, including its 15 residential connections. Price City previously acquired the Riverview Water Company in 2001 for similar reasons. The GTWC has no debt and the water system, while undersized, is in good condition. Mr. Seeley recommended the following:

1. That Price City assume control of the GTWC in its “as is condition.” The time and details should be worked out through a formal agreement.
2. That the existing funds of the GTWC (\$7,000) be used to offset the cost of needed water system upgrades. In the future, the City will consider upgrades of the GTWC as part of its normal system review and construction.
3. That each resident be required to sign an Outside Water Users Agreement as a condition of Price City taking control of the GTWC system.
4. That as part of the approval process, a more detailed study be conducted to:
 - a. Verify the existing easements and rights of way across private property and possible agreements with Carbon County for encroachment across County roads.
 - b. Conduct a survey to include a detailed description of the existing infrastructure for integration into the City’s GIS.
 - c. Evaluate other domestic water connections in this area that are not part of the GTWC.

Russell Seeley was directed by Council to work with Nick Sampinos, City Attorney, to draft an acceptable Outside Water Users Agreement.

MOTION. Councilmember Clausing moved to approve the acquisition and future operation of the Grassy Trails Water Company. Motion seconded by Councilmember Davis and carried.

8. RESOLUTION 2015-09 - Consideration and Adoption of Resolution 2015-09 Supporting the 0.25% Local Option General Sales Tax, Encouraging Carbon County to Submit the Proposal to Voters in November 2015, and Encouraging Voters to Support the Proposal.

Mayor Piccolo discussed a proposed letter to be sent to the County Commissioners. The letter presents a united front to present our voice. The letter and the Resolution will help the Commissioners make an informed decision and encourage them to provide an opportunity to vote. The letter, signed by all of the Councilmembers, along with Resolution 2015-09, could be sent to Carbon County Commissioners, Cameron Diehl with Utah Leagues of Cities and Towns, all mayors in our County, and to specific personnel throughout the State.

Mayor Piccolo directed Nick Sampinos, City Attorney, and John Daniels, Human Resources Director, to follow through on the distribution of the letter and resolution, if approved by the City Council.

MOTION. Councilmember Hanna-Smith moved to adopt Resolution 2015-09, in support of the 0.25% Local Option General Sales Tax dedicated to Transportation, as authorized by HB 362, and to authorize signatures on the Resolution and proposed letter to the Commissioners by the Mayor and all

Councilmembers and to thereafter distribute the copies of both as recommended by the Mayor. Motion seconded by Councilmember Miller and carried.

9. PARADE GUIDELINES - Presented for discussion by Councilmember Miller. Councilmember Miller reviewed the proposed guidelines. Safety is the number one issue that the guidelines should address. Following the discussion, Council recommended that Councilmember Miller work with Nick Sampinos, City Attorney, to pre-draft the parade guidelines and report back to Council at the next meeting. The item was tabled until the next City Council meeting. **MOTION.** Councilmember Miller moved to table the parade guidelines discussion and to further review the guidelines as they may be revised, at the next City Council meeting. Motion seconded by Councilmember Hanna-Smith and carried.

CONSENT AGENDA - Councilmember Hanna-Smith moved to approve consent agenda items 10 through 16. Motion seconded by Councilmember Davis and carried.

10. MINUTES
 - a. May 13, 2015 Price City Council Meeting.
 - b. May 13, 2015 Price City Community Development and Urban Renewal Agency Meeting.
11. USDA RURAL DEVELOPMENT GRANT - Authorization to apply for and accept a USDA Rural Development Grant for up to \$50,000 toward the purchase of police vehicles.
12. PRICE CITY POLICE DEPARTMENT - Authorization to dispose of property no longer needed as evidence, pursuant to Section 24-3-103, U.C.A., including various construction materials (i.e. dimensional lumber, aluminum exterior finishing materials and new vinyl windows), a flatbed utility trailer and an aluminum ladder. All items previously confiscated as evidence in PCPD Case No. 20130199.
13. COMPUTER SYSTEM PURCHASE - Request approval to proceed with computer system purchase the beginning of the 2015-2016 fiscal year.
14. TOWN SQUARE PROJECT PHASE I (3C-2013)—Authorization to award bid to Stapp Construction, the lowest bidder per UDOT bidding standards. Bid amount of \$313,379.00 is below estimated amount and is within budget.
15. STRAIGHT STRIPE COMPANY CONTRACT 12C-2014 - GSB-88 Fog seal with sand pavement treatment on selected City streets. This Class C Road Project is complete. No Change Orders. Payment #1 - final \$37,520.
16. BUSINESS LICENSES - Authorization to approve a business licenses for HK Window Washer, LLC, at 635 N 500 E, Protection1, at 290 S Sandhill Road, Orem, UT (Kenneth Richins and James Wilda) and American Promotional Events/TNT Fireworks (Fresh Market and Walmart parking lots)
17. COMMITTEES – Updates presented.
 - a. WATER RESOURCES – Gary Sonntag, Water Works Director, discussed the possibility of purchasing water rights for Price City. Mayor Piccolo suggested planning sessions to look for water resources and where the funding will come from. He asked Lisa Richens, Finance Director, to schedule two/three planning sessions and to provide several dates to choose from to meet everyone’s schedule. Lisa Richens said she would put a schedule of dates together in July 2015 for the planning sessions.

Gary Sonntag updated the Council on the Lower Basin Elevation Reservoir Study. He reviewed the Price River Watershed Group – Lower Basin Elevation Reservoir Study, Phase I prepared by Jones & DeMille Engineering. The study intends to identify and evaluate approximately 8-10 sites for a lower elevation reservoir. The foregoing scope of work for design services can be completed for a lump sum fee of \$8,000. The partners in the project are: Price City, Carbon County, Price River Water Improvement District and the Price River

Water Users Association. Each would contribute 25% of the fee, or \$2,000 each, payable to Price City.

MOTION. Councilmember Hanna-Smith moved to fund the \$8,000 for the Price River Watershed Group – Lower Basin Elevation Reservoir Study, Phase 1 project. Motion seconded by Councilmember Clausing and carried.

MOTION. Councilmember Nelson moved to amend the motion to include that each partner will reimburse Price City in the amount of \$2,000 each. Seconded by Councilmember Davis and carried.

- b. EMERGENCY PLANNING
- c. COMMUNITY PROGRESS - CULTURE CONNECTION
- d. POWER COMMITTEE
- e. INTERNATIONAL DAYS

18. UNFINISHED BUSINESS

- a. Recycling – No report provided.

Mayor Piccolo requested an open meeting be scheduled before City Council meeting on June 10, 2015, to conduct an “Open Meeting Training”. The meeting will start at 4:45 p.m. and end at 5:15 p.m.

The regular City Council meeting adjourned at 7:24 p.m. by Mayor Piccolo, pursuant to the motion by Councilmember Nelson.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder