

Minutes of the Price City Council Meeting
City Hall
Price, Utah
June 8, 2016 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Wayne Clausing

Rick Davis

Layne Miller

Terry Willis

Bill Barnes, Police Captain

Nick Sampinos, City Attorney

Nick Tatton, Community Director

Lisa Richens, Finance Director

Miles Nelson, Public Works Director

John Daniels, Human Resources Director

Sherrie Gordon, City Recorder

Excused Absence: Bret Cammans, Customer Service Director

Present: R. Chantz Richens, Rick Sherman, Rick Adams, Jesse Sloan, Tammy Ardohain, Tori Abeyta, Pete Ardohain, Adri Abeyta, Kylan Sorenson, Haven Byerly, Gabby Vasquez, Jenna Richards, Brandon Olson, Brielle Sandoval, Shayla Olson, Andee Ferderber, Frank Ferderber, Ambree Jones, Nancy Ferderber, Reese Ardohain, and Aleece (no last name written on Public Meeting Sign-In Sheet)

1. Mayor Piccolo called the regular meeting to order at 5:31 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –
Mayor Piccolo invited the Diamond Divas girls' softball team to attend the City Council meeting and be recognized. The team is a traveling softball team that travels within the State of Utah and also outside the State. The team members introduced themselves and identified the position they play. The team participated in a State of Utah softball tournament and took third place. Mayor Piccolo stated that this team is the first and only softball team that Price City has designated as ambassadors for Price City. They represent the best Price City has to offer in regards to good-will and good sportsmanship. On behalf of Price City the team was awarded a certificate and thanked for representing Price City in a positive way.
4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated in support of Price City since the last Council meeting. Mayor Piccolo updated the Council on the Governing Board Meeting held at the Price Communications Center he attended on May 31, 2016. The Board reviewed the FY 2017 budget, future cost increases for the Dispatch Center and the 911 Fund.
Mayor Piccolo noted the summer lunch program operated by the Carbon School District. Kids 18 and under eat free. The program starts June 6 and ends August 19, 2016.
Mayor Piccolo reviewed the "TGIF In The Park" flyer for teens and young adults. Price City and Carbon County Recreation partnered to create new summertime activities starting June 10 and ending August 19, 2016.
5. RESOLUTION 2016-21 - Consideration and possible adoption of Resolution 2016-21 Establishing the Monthly Sewer Service Fee and Setting Forth Price City's Allocation Thereof.
The Council discussed the Resolution. It was noted that a portion of each customer's monthly sewer bill is attributed to charges from PRWID and a portion is attributed to ongoing maintenance of the lines by Price City.
MOTION. Councilmember Hanna-Smith moved to approve Resolution No. 2016-21. Motion seconded by Councilmember Miller and carried.
6. TENTATIVE BUDGET - Authorization to adopt the Tentative Budget for Fiscal Year 2016-2017 and to set a Public Hearing on June 22, 2016 at 6:00 p.m. in the City Council chambers to receive public comment on the Tentative Budget.

MOTION. Councilmember Clausing moved to adopt the tentative budget for FY 2016-2017 and to set a Public Hearing on June 22, 2016 at 6:00 p.m. Motion seconded by Councilmember Willis and carried.

PLANNING AND ZONING COMMISSION - Nick Tatton reported that the Planning and Zoning Commission gave favorable recommendations for final approval by the Price City Council on the following applications:

7. Conditional Use Permit

a. ASSISTED LIVING FACILITY - Consideration and possible recommendation of final approval of development of an assisted living facility at 75 E 500 N within the Public Facilities (PF) zoning district, Beehive Homes, Richard Nuffer.

- Development of location to be consistent with the final site plan submitted to Price City and with all direction received from Price City professional staff as it relates to development and the site elements indicated below finding that agreed upon site development mitigates the potential for misunderstandings in the development process.
 - All on site exterior lighting to be high efficiency LED fixtures. All exterior lighting to be angled away from neighboring residential land uses and/or placed on timers and/or shielded from light transference to neighboring properties.
 - Perimeter resident safety fence to be as indicted in location and design style. Specific approval for the six foot (6') height authorized finding that resident safety is improved and vehicle and pedestrian traffic is not negatively impacted by the fence. Fence must remain non-sight obscuring within a forty-foot (40') safety triangle at the intersection at all times.
 - Utility connections to the site as indicated and as directed by the Price City Water, Sewer and Electric Departments in terms of size and location.
 - Monument sign installed as indicated on site plan authorized. No other signage authorized without review and approval by the Price City Planning Department.
 - Right turn only upon exit from off street parking with signage.
 - Garbage dumpster to be located and identified on final site plan in screened enclosure with gates.
 - Landscaping installed as indicated on site plans meeting the minimum five percent (5%) requirement. All landscaping to be water wise.
 - Installation of all required public infrastructure including, but not limited to, curb, gutter, sidewalk, street lighting, electrical transformers, street signage, street striping, public fire hydrants in accordance with submitted and accepted plans and as directed by the Price City Public Works Department.
 - Completion of a public infrastructure development agreement, if and as required, with the Price City Public Works Department and submission of a financial surety guaranteeing the installation of public infrastructure.
 - Completion of a private utility agreement, if and as required, with the Price City Public Works Department, regarding the installation of internal water systems and connection to the public water system.
- Development consistent with storm water management and geotechnical studies and information submitted to Price City and any direction from the Price City Engineer finding that development consistent with approved plans mitigates development confusion and ensures quality development consistent with the Price City General Plan.
- Submission of building plans to the Price City building department for review and approval finding that properly submitted, reviewed and approved and inspected building construction protects the health, safety and welfare of the community.
 - All construction to be completed under the auspices of a Price City building permit.
- Application and receipt of Price City business license prior to opening and operation at site.
- Site plan final approval authorized for "Phase 2" of the project including: (1) Option 1: second building; or (2) Option 2: up to nine (9) individual residential cottages.
 - Utility connection plan approval and building plan approval and issuance of building permit by Price City for Phase 2 subject to additional review and approval.
 - Additional site plan elements required, including but not limited to, additional fencing, retaining walls, storm water management, off street parking, installation of additional public infrastructure, submission of additional or extended public infrastructure development agreement and surety
- No conditions at the property or structures, including hillside locations, that violate the Price City Property Maintenance Code finding that properly maintained property and structures mitigate deterioration of community property values and is consistent with the Price City General Plan.

MOTION. Councilmember Davis moved to provide final approval for development of an assisted living facility at 75 E 500 N within the Public Facilities (PF) zoning district, Beehive Homes, as recommended by the Planning and Zoning Commission with the conditions indicated. Motion seconded by Councilmember Clausing and carried.

b. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment for expansion of the bar/lounge at the Ramada Inn, 838 Westwood Blvd., Jim Patel.

- Verify that no other renovations or site plan amendments are herein approved, only the expansion of the bar/lounge as indicated on the submitted amended site plan finding that restricted site plan approvals mitigate the potential for future misunderstandings.
- Acknowledge that all renovations will be completed under the auspices of a Price City Building Permit and building inspection finding that properly planned, reviewed, permitted and inspected commercial building renovations protect

the health, safety and welfare of the community.

- Verify that no installation or replacement of business signage without prior approval by the Price City Planning Department finding that properly reviewed and approved business signage promotes consistency in community signage and increases commercial activity in the community consistent with the Price City General Plan.
- Ensure compliance with the Utah Indoor Clean Air Act (Air Act) and signage installed to indicate smoking areas surrounding building ingress/egress finding that compliance with the Air Act protects the health, safety and welfare of the community.
- Verify that no removal or restriction to existing off-street parking spaces finding that off street parking requirements may increase by as much as five (5) spaces minimum based on building square footage of expansion.
- Ensure that no conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigate negative impacts to area property values and is consistent with the Price City General Plan.

MOTION. Councilmember Clausing moved to provide final approval for the site plan amendment for an expansion of the bar/lounge at the Ramada Hotel located at 838 Westwood Blvd., as recommended by the Planning and Zoning Commission with the conditions indicated. Motion seconded by Councilmember Miller and carried.

CONSENT AGENDA – Councilmember Willis moved to approve consent agenda items 8 through 14. Motion seconded by Councilmember Miller and carried.

8. MINUTES -

- a. May 25, 2016 City Council Meeting
- b. June 3, 2016 City Council Workshop

9. NOTICE TO UTILITY CUSTOMERS - Authorization to mail a notice to Price City utility customers notifying them of the amount of the budgeted subsidy transfer from the Electric Fund to the General Fund for Fiscal Year 2016-2017, and to inform them of the date, time, and place of the Public Hearing to be held to receive public comment; June 22, 2016, at 6:00 p.m. in the City Council chambers during the public hearing on the Fiscal Year 2016-2017 tentative budget. The notice will also inform customers of the increases in water, sewer, and garbage rates.

10. PUBLIC HEARING - Authorization to set a Public Hearing on June 22, 2016, at 6:00 p.m. in the City Council chambers to receive public comment on the Fiscal Year 2015-2016 year-end budget revision.

11. INTERNATIONAL DAYS-BALLOONIST AGREEMENT - Consideration and possible approval of an Agreement between Lora Jones DBA Lola the Clown and Price Municipal Corporation.

12. CLASS C ROADS PAINT STRIPING RE-BID - Consideration and possible approval of re-bidding of Paint Striping Contract for Class C Roads. Previous solicitation of bids resulted in no bids being submitted.

13. BUSINESS LICENSES - Consideration and possible approval of business licenses for American Promotional Events DBA TNT Fireworks located at 760 W Price River Road (Lin's Fresh Market), American Promotional Events DBA TNT Fireworks located at 255 S HWY 55 (Wal-Mart), Big Bear of Utah, Inc. DBA Phantom Fireworks located at 123 S HWY 55 (Krompel-NAPA), and Matter of Mind at 790 N Cedar Hills Drive (Southeastern Integrative Healing Arts Center).

14. TRAVEL REQUESTS - Debbie Worley, Police Department - SWAVO Training, June 8-9, 2016, Logan, UT

15. COMMITTEES – Updates presented.

- a. COMMUNITY PROGRESS
- b. CULTURAL CONNECTION
- c. EMERGENCY PLANNING
- d. INTERNATIONAL DAYS
- e. WATER RESOURCES

16. UNFINISHED BUSINESS

- a. Recycling – Councilmember Davis stated that they are moving forward with projects. The next meeting is scheduled for June 9, 2016.

Mayor Piccolo requested a motion to recess the Price City Council meeting and to convene the scheduled Price City Community Development and Urban Renewal Agency Meeting.

Motion. Councilmember Hanna-Smith moved to recess the regular City Council meeting and convene the Price City Community Development and Urban Renewal Agency Meeting at 6:17 p.m. Motion seconded by Councilmember Miller and carried.

Following conclusion of the Price City Community Development and Urban Renewal Agency Meeting, Mayor Piccolo reconvened the regular City Council Meeting at 6:21 p.m.

No further Price City Council business was discussed or addressed.

The regular City Council meeting was adjourned at 6:25 p.m. by Mayor Piccolo, pursuant to a motion by Councilmember Davis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder