

Present:

Mayor Piccolo

Councilmembers:

Wayne Clausing

Layne Miller

Kathy Hanna-Smith

Rick Davis

Miles Nelson

Kevin Drolc, Chief of Police

Nick Sampinos, City Attorney

Gary Sonntag, Public Works Director

Brett Cammans, Customer Service Director

John Daniels, Human Resources Director

Nick Tatton, Community Director

Lisa Richens, Finance Director,

Sherrie Gordon, City Recorder

Present: Scottie Draper, Megan Butterfield, Alex Thayn, Bill Thayn, Scott Pendleton, Gary Baker and Richard Morley

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He invited Eagle Scout Alex Thayne to lead the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –  
Gary Sonntag, Price City Public Works Director, addressed Price City’s weed problem with the Council. He stated that weeds are on the rise. As part of Public Works’ efforts, he reviewed the “War on Weeds” plan he is organizing. He explained the Parks and Street departments plan to coordinate work to battle the onslaught of weed growth and that the Parks Department has improved their capacity to spray weeds.  
He reviewed Ordinance No. 2014-003 which clarifies the responsibilities of each property owner to mitigate weed problems that grow along the frontage of their properties. He stated that the “Standard Operating Outline” is the general guide followed by these departments. He also reviewed the Property Maintenance Code, Chapter 17 (17.13.4Weeds) and Ordinances, Chapter 8.24 Public Health Nuisances (8.24.030: Alleys To Be Kept Clean).  
After a discussion it was suggested that Mr. Sonntag include weed control and mitigation information with the utility bills. Mayor Piccolo stated that the water conservation information flyer was successful. He suggested that Mr. Sonntag use the same approach with the weed problems and create a flyer to be included with the utility bill.  
If citizens have a complaint, they may contact Nick Tatton’s office (Community Director) to report a potential violation of the Property Maintenance Code.  
Mayor Piccolo, on behalf of the City Council, presented John Daniels, Human Resource Director, with a recognition plaque presented by the Trust Accountability Program (TAP) in appreciation for his work with the program Price City participates in via the Utah Local Governments Trust. TAP provides recognition to trust members that implement loss prevention best practices through a safety committee. Mr. Daniels documented that Price City fulfilled these categories and submitted the TAP application. Mr. Daniels stated that this is a group effort. Mr. Daniels and the Council praised all Price City employees that worked to fulfill the requirements.
4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated since the last Council meeting.
5. EAGLE SCOUT PROJECT REQUEST - Alex D. Thayn, Troop 282 of the Boy Scouts of America. Request to install a sign at Cliff View Cemetery.  
Cliff View Cemetery was established in 1995 and as of today, has no cemetery sign. Mr. Thayn requested permission to install a permanent sign at the cemetery and to utilize City resources including red rock, equipment, etc. He will work with Gary Wright at Intermountain Electronics on the laser cutting for the sign. He has discussed the project with Breanna Welch of the Price City Parks Department as well as Gary Sonntag, Public Works Director. Once the project is approved he will

begin soliciting donations. Any excess donations will be used for flowers/decorations at the cemetery. The City Council requested that Gary Sonntag work with Mr. Thayn to accomplish the project. Councilmember Hanna-Smith asked that Mr. Thayn and Mr. Sonntag provide updates to the City Council regarding the project status. Before the project is in the final stage, the City Council requested the opportunity to review the project. Mr. Sonntag explained that final design and placement of the sign is all subject to City Council review and approval.

The City Council recommended that Mr. Thayn also meet with Nick Tatton, Community Director, and the Planning and Zoning Commission regarding permitting and approval for the proposed sign. **MOTION**. Councilmember Clausing moved to approve the Cliff View Cemetery sign Eagle Scout project as presented by Mr. Thayn. Motion seconded by Councilmember Hanna-Smith and carried.

6. RESOLUTION 2015-14 - Consideration and possible adoption of Resolution 2015-14, establishing a revised job description for Director Public Works.  
John Daniels, Human Resources Director, reviewed the proposed job description. He indicated that the changes modernize the job description as it has been many years since it was updated.  
**MOTION**. Councilmember Miller moved to approve Resolution 2015-14. Motion seconded by Councilmember Davis and carried.
7. USU-E AND CITY BASEBALL USE AGREEMENT FOR ATWOOD BASEBALL COMPLEX FIELD #3 – An update to the 2001 agreement reflecting current use patterns and responsibilities. This agreement provides USU-E nonexclusive use of field #3 in exchange for their contribution of labor, equipment and materials towards maintaining the field. Also, it clarifies how others can use the field and their interaction with USU-E.  
Gary Sonntag reviewed the 2001 agreement which addressed the field usage. The agreement has worked well. The updated agreement clarifies and reflects current responsibilities.  
**MOTION**. Councilmember Hanna-Smith moved to approve the USU-E and City Baseball Use Agreement for Atwood Baseball Complex Field #3. Motion seconded by Councilmember Miller and carried.
8. PUBLIC HEARING -To receive public comment on the year-end budget revision for Fiscal Year 2014-2015.  
Lisa Richens, Finance Director, reviewed the year-end budget revisions as provided to the Mayor and City Council.  
**MOTION**. Councilmember Nelson moved to open the Public Hearing at 6:34 p.m. Motion seconded by Councilmember Davis and carried.  
Gary Baker asked for an explanation of the budget amounts and the overall budget amount. Mayor Piccolo and Lisa Richens addressed his questions. Mr. Baker was offered a copy of the budget.  
**MOTION**. Councilmember Hanna-Smith moved to close the Public Hearing at 6:38 p.m. Motion seconded by Councilmember Clausing and carried.
9. RESOLUTION 2015-11 - A Resolution Amending Resolution 2015-03, and Setting Forth the Revised Budget of Price City, Utah, for the Fiscal Year Ending June 30, 2015.  
**MOTION**. Councilmember Clausing moved to approve Resolution 2015-11, amending Resolution 2015-03 and setting forth the revised budget of Price City for the Fiscal Year ending June 30, 2015. Motion seconded by Councilmember Hanna-Smith and carried.
10. PUBLIC HEARING-To receive public comment on the Tentative Budget for Fiscal Year 2015-2016 and the proposed subsidy transfer from the Electric Fund to the General Fund as included in the Tentative Budget.  
Lisa Richens updated the Council on the tentative budget for the fiscal Year 2015-2016.  
**MOTION**. Councilmember Miller moved to open the Public Hearing at 6:44 p.m. Motion seconded by Councilmember Nelson and carried.  
Councilmember Miller reported to Council that he received a call from a citizen, Jim Piacitelli, regarding the transfer of money from the electric fund to the general fund. Mr. Piacitelli indicated that he appreciates how Price City operates financially but is concerned about the amount of money that is proposed to be transferred from the electric fund to balance the general fund budget. He would like to see less money transferred. Lisa Richens stated that less money was transferred this year than last year. Mayor Piccolo and Mrs. Richens reviewed the reasoning and process included in the proposed transfer amount. Councilmember Miller will report to Mr. Piacitelli regarding the transfer. Nick Tatton is tracking the new electricity rates starting July 1, 2015 and will report back to Council.

Brett Cammans commented that the Price City electric distribution system has not experienced any delayed maintenance as a result of money transferred to the general budget. Price City has been able to make upgrades to the system over the past couple of years which has added sustainability to our system.

**MOTION.** Councilmember Nelson moved to close the Public Hearing at 6:49 p.m. Motion seconded by Councilmember Davis and carried.

11. RESOLUTION 2015-12 - A Resolution Adopting the Financial Budget of the Price Municipal Corporation for the Fiscal Year Ending June 30, 2016.

**MOTION.** Councilmember Clausing moved to approve Resolution 2015- 12, adopting the Financial Budget of the Price Municipal Corporation for the Fiscal Year ending June 30, 2016. Motion seconded by Councilmember Hanna-Smith and carried.

12. RESOLUTION 2015-13 - A Resolution Adopting the Certified Tax Rate for 2015 of the Price Municipal Corporation.

**MOTION.** Councilmember Miller moved to approve Resolution 2015-13, adopting the Certified Tax Rate for 2015. Motion seconded by Councilmember Clausing and carried.

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

**CONDITIONAL USE PERMIT**

a. ELECTRIC VEHICLE CHARGING STATION. Consideration and possible approval of an electric vehicle charging facility located at 923 West Westwood Boulevard, within the Commercial 1 (C-1) zoning district Telsa Motors.

- Allow Price City and Price City contractor, if any, perpetual access to electrical equipment for maintenance of the public electrical infrastructure finding that access is required to maintain the public electric system to mitigate outages.
- Acknowledge that no Price City service or maintenance on any Tesla owned equipment finding that private electric service equipment is not the responsibility of Price City to maintain.
- Submission of written confirmation from the private property owner indicating authorization and authority for placement of Tesla equipment on private property finding that private property rights are protected.
  - Permit shall be subject to the perpetual existence of an agreement between Tesla and the property owner for location of the land use on the property.
- No enforcement of parking restrictions, if any, by Price City on private property owned, occupied or used for electric vehicle charging by Tesla or impacting landlord property finding that private property parking and vehicle restrictions are the responsibility of the private property owner(s) those authorized to use the property.
- Pedestrian lighting to be LED fixtures finding that LED fixtures are energy efficient and reduce overall community electrical load and costs.
- Wood fencing on Tesla equipment to be regularly maintained and treated to mitigate any potential condition that may place the wood in violation of the Price City Property Maintenance Code.
- Informational sign to be placed on fencing or equipment indicating emergency and/or service contact information finding that local service and maintenance may not be available to mitigate service, vandalism, graffiti, etc. issues.
  - Optional submission of evidence of local service and maintenance provider to mitigate service, vandalism, graffiti, etc. issues.
- Placement of at least one garbage can adjacent to charging station and regular service for garbage can to accommodate charging station users finding that proper collection and disposal of garbage, rubbish and debris mitigates scatter and is consistent with the Price City General Plan.
  - Optional submission of evidence of authorization to use adjacent garbage facilities finding that proper collection and disposal of garbage, rubbish and debris mitigates scatter and is consistent with the Price City General Plan.
- Price City electrical distribution system upgraded to accommodate Tesla electrical loads and system impact, at Tesla expense, consistent with approved engineering design by Price City and Price City’s contractor, Rocky Mountain Power, finding that electrical

system upgrade is necessary to serve the electrical load and mitigate any electrical service impact to other system users connected to the system.

- Procurement of a Price City building permit and all construction and development completed under the auspices of the building permit finding that construction and development that is properly permitted and inspected protects the health, safety and welfare of the community.
- Development consistent with requirements for development situated at an elevation below the canal including the equipment must be positioned and protected from storm water flooding and any potential canal breach or overtopping finding that flood protection mitigates damage in flood situations.
- No conditions at the site or structures that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and the location is on a main community entrance.

**MOTION**. Councilmember Miller moved to approve the Conditional Use Permit for the Electric Vehicle Charging Station as recommended by the Planning Commission with the conditions indicated. Motion seconded by Councilmember Nelson and carried.

CONSENT AGENDA – Councilmember Hanna-Smith moved to approve consent agenda items 14 through 21. Motion seconded by Councilmember Clausing and carried.

14. MINUTES -

- a. June 10, 2015 Price City Council Meeting
- b. June 10, 2015 Price City Council Meeting - Open Meeting Training

15. FINANCE DEPARTMENT - Authorization to approve budgeted year-end fund transfers.

16. AGREEMENT - Consideration and possible approval of an asset purchase agreement whereby Price City will acquire electrical metering structures from PacifiCorp and related matters.

17. ACKNOWLEDGEMENT AND FINAL APPROVAL OF PRIOR ACTIONS TAKEN - Ratification and final approval of: (1) declaration of surplus of Price City owned parcel #01-0541-0000, (2) recording of temporary access easement, (3) completion of title report and survey work, (4) extended comment period thru 06/04/2015 at 4:00 p.m., (5) committee formation and authorization to accept bids, and (6) execution and recording of a quit claim deed.

18. APPROVAL - Begin the planning and bid process for the pool bubble replacement project. CIB has approved the project with funds available in August. No commitments will be made until funding from CIB has been secured.

19. FIRE DEPARTMENT - Requesting permission to sell an older set of AMKUS extrication tools. These were purchased over 20-years ago and will not cut many of the new reinforced steels being used in the auto industry today. We hope to sell the hydraulic pump unit here in the United States where it can still be used on the new hydraulic tools. The tools, cutter, spreader and ram, we hope to sell to a distributor in South America where their cars do not have the new reinforced steel. We intend to use the proceeds to offset the cost of new extrication tools.

20. BUSINESS LICENSES - Authorization to approve business licenses for Body Talk at 790 North Cedar Hills Drive, PK Geography LLC at 140 Hillcrest Drive, and WIX Plaza Annex Property Management at 470 College Avenue.

21. TRAVEL REQUESTS -

David Wilkinson, NAMI 2015 National Convention, July 5-10, 2015, San Francisco, CA  
Kamra Davis, Cedar City Invitational Swim Meet, July 31-August 1, 2015, Cedar City, UT  
Shauna Fasset, Bureau of Criminal Identification (BCI), September 15-17, 2015, St. George, UT

22. COMMITTEES – Updates presented:

- a. WATER RESOURCES – Councilman Clausing requested that Gary Sonntag gather information detailing what Scofield Reservoir water level was last year at this time and what level the reservoir is as of today and report back to Council.
- b. EMERGENCY PLANNING
- c. COMMUNITY PROGRESS - CULTURE CONNECTION

- d. POWER COMMITTEE
- e. INTERNATIONAL DAYS

- 23. UNFINISHED BUSINESS -
  - a. Recycling – No report provided.

Mayor Piccolo requested to temporarily recess the City Council meeting to proceed with the scheduled Price City Community Development and Urban Renewal Agency Meeting. He asked for a motion.

**Motion.** Councilmember Clausen made a motion to recess the regular City Council meeting and convene the Price City Community Development and Urban Renewal Agency Meeting at 7:11p.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 7:19 p.m.

The regular City Council meeting was adjourned at 7:19 p.m. by Mayor Piccolo, pursuant to the motion by Councilmember Nelson.

APPROVED:

ATTEST:

---

Joe L. Piccolo, Mayor

---

Sherrie Gordon, City Recorder