

Present:

Mayor Piccolo	
Councilmembers:	
Layne Miller	Kevin Drolc-Police Chief
Rick Davis	Nick Sampinos-City Attorney
Terry Willis	Nick Tatton-Community Director
Kathy Hanna-Smith	Miles Nelson-Public Works Director
	John Daniels-Human Resources Director
	Bill Barnes-Police Captain
	Bret Cammans-Customer Service Director
	Sherrie Gordon-City Recorder

Excused Absence: Lisa Richens-Finance Director

Present: David Black, Amy Jespersen, Linda Allred, Gary Blake, Blake Nuttall, Tammie Adams, Rick Adams, Jared Hansen, Leif Nelson, Charlotte Davis, Joe Christman, Kendra Seeley, Diana Wood, Rick Sherman, and Jim Piacitelli

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He invited Boy Scout Blake Nuttall to lead the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –
Miles Nelson, Public Works Director, updated the Mayor and Council on the road striping project. The project was awarded to Peck Striping, Project No. 3C-2016, in July 2016. It takes time to schedule this type of a project. Due to the extreme rain storm in 2016 the project was put on hold. Mr. Nelson worked with Peck Striping and tried to reschedule the project to be completed before winter of 2016. That didn't happen. In the spring of 2017 Peck Striping was contacted again to put a project completion schedule together. Again, that didn't happen. At this point in time, Peck Striping will not return phone calls. Mr. Nelson will send a letter to Peck Striping and cancel the contract. The letter has been reviewed by Mr. Sampinos. A new road striping proposal will be presented for consideration to the Mayor and Council at the July 26, 2017 meeting. The Public Works Department is concerned about safety issues based on the condition of the road striping throughout the City and want to complete this project as soon as possible.
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.
5. FILL MID-TERM VACANCY ON PRICE CITY COUNCIL - In harmony with Utah Code, interview and appoint a person from the submitted and qualified nominees to fill the subject vacancy. The appointment will expire on the first Monday of January 2020.
Due to the recent resignation of Councilmember Wayne Clausing, the Price City Council sought applicants for appointment to fill the vacancy by placing an advertisement in the local newspaper. The advertisement stated that the appointment will expire on the first Monday of January 2020. The following people applied for the City Council position: Leif Nelson, Jesse Sloan, David Black, Amy Knott-Jespersen, and Joe Christman.
The Mayor and City Council all reviewed the applications prior to the meeting. Mayor Piccolo explained the process the City Council will use to choose a new Councilmember from the applications that were received. Current City Council members were provided with a selection of questions from the Human Resource Department to ask the applicants. Each applicant introduced themselves and then answered questions given by the City Councilmembers.
John Daniels distributed paper ballots to the City Council. After the City Council marked their ballots, he gathered the ballots. Sherrie Gordon and John Daniels tallied the ballots. Mayor Piccolo announced the names of two nominees with the highest number of votes. The Mayor then asked the City Council to consider the two applicants and bring a motion to the table to approve the applicant of their choice to fill the vacancy. The two applicants with the highest number of votes were Leif Nelson and David Black. The other applicants were thanked for their interest and their continued candidacy in the upcoming general election.
Mayor Piccolo asked the Council for action to select either Mr. Nelson or Mr. Black for the position.

MOTION. Councilmember Miller moved to appoint Leif Nelson to fill the mid-term vacancy created by the resignation of Wayne Clausing. Motion seconded by Councilmember Willis and carried. The Council approved the motion and it carried pursuant to the following roll-call vote:

- Councilmember Davis – Nay
- Councilmember Hanna-Smith – Yea
- Councilmember Willis – Yea
- Councilmember Miller - Yea

Leif Nelson, the appointee, will be sworn in on Thursday, July 13, 2016 at 12:00 noon in the City Council Chambers.

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.

6. Conditional Use Permit

a. ON-LINE RETAIL, WHOLESALE AND WAREHOUSING LAND USE - Consideration and possible approval of an on-line retail, wholesale and warehousing land use business, Continuous Resources, located at 610 S Nick Lane within the Manufacturing 1 (M-1) zoning district.

- Maintain a minimum of five (5) off-street parking spaces in a hard surfaced condition finding that off-street parking mitigates the potential for accidents.
 - No relocated or additional or alternate ingress/egress from property. Must use existing.
 - No on-street parking by owners or employees; all owners or employees must park off street finding that open on-street parking facilitates community commercial activity.
- Maintain a minimum of 5% exterior landscaping per Code requirements. All landscaping to be water wise.
- Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris.
- All outdoor storage to be maintained orderly within a fenced enclosure finding that orderly storage and fenced storage mitigates the potential for malfeasance and business interruption.
- Building and fire safety re-inspection for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community.
 - Compliance with all safety recommendations stemming from the inspections.
 - Procurement of a Price City Building Permit for any building renovations or improvements that occur.
- All exterior lighting to be high efficiency LED fixtures and bulbs finding that energy efficiency reduces costs in the community and increases the economic competitiveness of business.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
- No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.

MOTION. Councilmember Willis moved to provide final approval of a Conditional Use Permit of an on-line retail, wholesale and warehousing land use business, Continuous Resources, located at 610 S Nick Lane within the Manufacturing 1 (M-1) zoning district. Motion seconded by Councilmember Hanna-Smith and carried.

b. COMMUNICATIONS UTILITY POLE PLACEMENT - Consideration and possible approval for placement of an utility pole in the public right-of-way at 175 W 400 N (Relocation from 50 E 400 N), Mobilitie.

- Contact, discussion and coordination of final utility pole placement with both the Price City Public Works Department and neighboring/adjoining private/public property owners at location finding that coordinated installation of utility infrastructure and equipment mitigate misunderstandings and serve to promote future development within the community.
 - Comments received to be considered and included in final pole placement locations at each respective location.
 - Coordinate metered connections to the Price City Electric System with the Price City Electric Department.
 - Traffic control during installation to be coordinated with the Price City Public Works Department.
 - Locations for any additional fiber line connections to be reviewed and approved by Price City prior to connections.
- Provision by Mobilitie to Price City of final engineered stamped pole installation plans that include information on wind loading and foundation stability signed and stamped by a structural engineer finding that properly prepared and engineered plans protect the health, safety and welfare of the community.
 - All poles to be placed to be made of steel only.
- Approval of installation of pole not to exceed 46 feet in height finding that installations consistent with submitted documents mitigates misunderstandings.
- Specific notification of the canal company and provision of pole installation information for location finding that the location is adjacent to the canal and State law requires notification of the canal company for development occurring adjacent to the canal.
 - Incorporation of comments received by canal company into final location of pole, foundation design, etc.
 - Notification of Price City of canal company comments.
- Installation and operation consistent with the terms and conditions of the existing franchise agreement between Mobilitie and Price City finding that properly franchised utility providers protect the health, safety and welfare of the community.

- Procurement of Price City Building Permits based on engineered stamped installation drawings received finding that properly permitted and inspected utility infrastructure protects the health safety and welfare of the community.
 - Installation restricted until stamped and signed plans are submitted and building permits are issued.
- Installation of signage on pole indicating the ownership of the pole and contact information for emergency or service and maintenance matters finding that properly identified utility infrastructure mitigates misunderstandings and promotes increased service to the community.
- Procurement of a Price City Business License, if not already in place, for the lawful conduct of business within Price City finding that all businesses are required to be licensed for local operation by Price City.
- Acknowledge that the prior approval (August 2016) for a similar pole located at 400 N between Carbon Avenue and 100 E is vacated per applicant request and that no rights exist for installation or construction at that location.
- 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 Hanna-Smith moved to provide final approval of a Conditional Use Permit an utility pole in the public right-of-way at 175 W 400 N (Relocation from 50 E 400 N), Mobilitee. Motion seconded by Councilmember Miller and carried.

c. **DROP-OFF CHILDCARE AND PARTY RENTAL LAND USE** - Consideration and possible approval of a drop-off childcare and party rental land use at 1181 East Main Street, within the Commercial 1 zoning district, Darla Anderson.

- Customer and child access from front of building only, no alley-way customer or child access finding that front building entrance only mitigates potential vehicle and pedestrian accidents.
 - No parking, no drop-off or pick-up along the fire lane in front of location.
 - All drop-off and pick up to be illuminated for safety during non-daylight hours.
- All garbage collection and disposal to be maintained in the rear of the building and garbage collection service frequency in place to prevent accumulations of garbage, rubbish, debris.
- No unauthorized access to children and security of children in facility at all times finding that security of children is paramount to the health, safety and welfare of the community.
- Building inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendations stemming from the inspection finding that properly inspected and safe buildings protect the health, safety and welfare of the community.
 - All building renovations and leasehold improvements to be completed under the auspices of a Price City Building Permit and Certificate of Occupancy issued prior to any use or occupancy.
 - Occupancy of location not to exceed safe capacity as determined by the Price City Building Inspector and Price City Fire Chief.
 - ADA building inspection and compliance with recommendations and requirements stemming from the inspection. Contact Active ReEntry.
- Procurement of a Price City Business License finding that properly licensed businesses protect the health, safety and welfare of the community.
- Business signage approved as submitted with CUP application and not to exceed 32 square feet as indicated and signage to be installed under the auspices of a Price City Building Permit.
- No conditions at the property or site that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect property values in the community.

MOTION. Councilmember Hanna-Smith moved to provide final approval of a Conditional Use Permit approval of a drop-off childcare and party rental land use at 1181 East Main Street, within the Commercial 1 zoning district. Motion seconded by Councilmember Davis and carried.

d. **COMPLIANCE REVIEW** - Compliance review and possible recommendation to revoke Conditional Use Permit, Castle Country Fencing, 337 N 5th Ave, Steve Manzanarez.

Mr. Tatton informed the Mayor and Council that a compliance review was conducted by the Planning and Zoning Commission at the July 10, 2017 meeting. The Commission requested Mr. Manzanarez provide a detailed compliance plan with a timeline at the next meeting scheduled for July 25, 2017. At that time, the Commission will accept or decline the compliance plan. Mr. Tatton will report the finding at the July 26, 2017 Council meeting. It is possible that an action to recommend revocation of the Conditional Use Permit and Business License may be made at the July 25th meeting by the Planning Commission if the compliance plan submitted and presented by Mr. Manzanarez is not found to reasonably bring the site and business into compliance with the established conditions of approval.

CONSENT AGENDA – Councilmember Willis moved to approve consent agenda items 7 through 12. Motion seconded by Councilmember Miller and carried.

7. **MINUTES**

- June 28, 2017 City Council Meeting
- July 7, 2017 City Council Workshop

8. **EMERGENCY FLOOD INFRASTRUCTURE PROJECT**—Consideration and possible approval of Assignment Order with Jones and DeMille Engineering for construction engineering services for the Flood Infrastructure Project: \$150,000 (Budgeted).

9. INSPECTION AGREEMENT - Consideration and possible approval of a building inspection agreement for installation of a new communications tower on Wood Hill.
10. MOTOR VEHICLE DRIVER INFORMATION AGREEMENT - Consideration and possible approval of a Motor Vehicle Driver Information Agreement to qualify drivers of City vehicles. Ref Memo dated June 30, 2017.
11. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Riley's Mobile Entertainment at 1721 E 500 South, Wee Playcare LLC at 1181 E Main, Circle S Beef at 590 E Main (Quality Inn parking lot), and Hansen Window Cleaning at 693 Windsor Road.
12. TRAVEL REQUESTS -
Bill Barnes, Stephen Regruto, Brandon Ratcliffe and Karen Basso, Police Department - Utah Narcotics Officer Association Convention, August 20-25, 2017, Mesquite, NV.
Nick Tatton, Community Director - UAMPS Member Conference, PMC and Board Meeting, August 14-16, 2017, Squaw Valley, CA and PMC and Board Meeting, September 19-20, 2017, Salt Lake City, UT. (Note: No direct expense to Price City, all costs paid by UAMPS.)
13. COMMITTEES - Updates presented.
 - a. COMMUNITY PROGRESS
 - b. CULTURE CONNECTION
 - c. EMERGENCY PLANNING
 - d. INTERNATIONAL DAYS
 - e. WATER RESOURCES
14. UNFINISHED BUSINESS -
 - a. Recycling – Councilmember Davis reported that a meeting is scheduled for July 13, 2017. The committee is still moving forward.

The regular City Council meeting was adjourned at 6:52 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder