

Present:

Mayor Piccolo
Councilmembers:
Leif Nelson
Rick Davis
Terry Willis
Kathy Hanna-Smith

Kevin Drolc-Police Chief
Nick Sampinos-City Attorney
Nick Tatton-Community Director
Miles Nelson-Public Works Director
Sherrie Gordon-City Recorder

Excused Absence: Councilmember Miller, John Daniels-Human Resources Director, Bret Cammans-Customer Service Director, and Lisa Richens-Finance Director

Present: Andrea Hofer, Cheryl Lupo, Brianna Welch, Bill Thayn, Alex Thayn, Tammie Adams, Rick Adams, Brian Sather, Jake Mellor, Nicholina Womack, Joel Smith, Sam White, Kathy D'Ambrosio, Kathleen Price, Wayne Clausing, and Barry Horsley

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He invited Boy Scout Alex Thayn to lead the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –
Joel McKay Smith, Accelerant CEO, Nicholina Womack, CEO and Founder of FutureINDesign, and Brian Sather, CEO of Blacksmith International, addressed the Mayor and Council. They described the Accelerant program and how they intend to contribute to the community. The consortium is led by non-profit FutureINDesign and will be managed by Accelerant. Accelerant is going to build a Rural Opportunity Hub at 78 Main Street in Price in the historic JC Penney building to potentially support hundreds of new jobs. A consortium public/private partnership will serve as a business incubator and accelerator. The consortium's partners will create a complete business ecosystem, supporting job skills training/retraining, driven by FutureINDesign's industry lead curriculum, Carbon and Emery Counties, economic development initiatives, Accelerant job creation business model, and other partner entities. The model attracts employment opportunities, drawing middle-market to large-enterprise employers, potentially creating hundreds of new jobs. The Rural Opportunity Hub will also function as community space for existing small businesses and startups with shared services assistance and funding. The Price location will provide services to the community, tenants and partner members, accommodate event hosting and help generate foot traffic to Main Street. A potential partnership with USU-Eastern may include a satellite campus store. The program has received letters of support from the Governor's Office of Economic Development and Carbon County. They would appreciate a letter of support from Price City. Mayor Piccolo presented them with a letter of support from Price City. Mayor Piccolo presented a letter, signed by the Mayor and City Council, and a plaque to Wayne Clausing, former City Councilmember, thanking him for his service to the citizens of Price City. Sam White, Water and Sewer Department Supervisor, on behalf of the Public Works Department, gave a light-hearted going away presentation, together with a card and several mementos, to Mr. Clausing.
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. EAGLE SCOUT PROJECT FINAL DESIGN - SIGN AT CLIFFVIEW CEMETERY, Alex D. Thayn - Consideration and possible approval of the design and placement of a new sign to be placed at the entrance of the Cliffview Cemetery. (City Council granted conceptual approval for the project in June 2015 subject to review of the final design and placement.)
Alex Thayn explained his project. He passed out several sign designs for the Mayor and Council to choose from. The sign will be made out of steel and requires no maintenance. The sign will be placed inside the cemetery gate. Option A was chosen for the sign. Sign design selected attached to these minutes.
MOTION. Councilmember Willis moved to approve the sign for Cliffview Cemetery. Motion seconded by Councilmember Hanna-Smith and carried.
6. NATIONAL BARREL HORSE ASSOCIATION - Request for sponsorship.
Kathy D'Ambrosio and Kathy Price, representing the National Barrel Horse Association (NBHA),

stated that the NBHA is a nonprofit organization which covers all of Utah. The local district consists of Carbon, Emery and Grand Counties. They requested sponsorship for advertising to help fund the awards for the barrel racing events throughout the year.

The Council discussed the budget for community donations.

MOTION. Councilmember Hanna-Smith moved to approve a \$300 sponsorship for 2018. Motion seconded by Councilmember Willis and carried.

7. RESOLUTION 2017-11, PRICE CITY CEMETERY CODE - Consideration and possible approval of Resolution 2017-11 establishing a new cemetery code and fee schedule for the city cemeteries to be adopted and made part of the Price Municipal Code and published in Chapter 2.48 thereof.

The Council discussed the proposed new cemetery code and fee schedule. Fees are being increased to cover ongoing expenses and the Cliffview Cemetery expansion. Rates must increase to cover associated costs. The cemetery code will be reviewed every three-five years or sooner if circumstances necessitate.

Bobby Etzel, representing Mitchell Funeral Home, asked to address the Mayor and Council. Mayor Piccolo granted him permission to speak. He asked that Price City consider allowing citizens to make payments, if necessary, to facilitate the purchase of cemetery lots. He also requested that the City consider extending cemetery hours on Monday and Friday afternoons to accommodate potential funeral needs that may result from the proposed code changes relating to overtime costs to be charged for Saturday funerals.

Mayor Piccolo indicated that a payment plan and extended hours may be an option. He will review these requests and discuss his findings with Mr. Etzel by August 2, 2017. Mayor Piccolo also indicated that the policy may be amended further if operational issues arise as a result of the proposed code changes.

MOTION. Councilmember Davis moved to approve Resolution No. 2017-011. Motion second by Councilmember Nelson and carried.

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.

8. Conditional Use Permit

a. EMERGENCY COMMUNICATIONS TOWER REPLACEMENT - Consideration and possible approval of an 80' Emergency Communications Tower located at approximately 375 N 100 W (on top of Wood Hill), within the Public Facilities (PF) zoning district, Carbon County, Barry Horsley.

- Procurement of a Price City Building Permit for construction and placement of the tower finding that properly permitted and inspected tower construction protects the health, safety and welfare of the community.
- Provision to Price City of engineered stamped and signed 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.
- Approval of installation of pole not to exceed eighty feet (80') in height finding that installations consistent with submitted documents mitigates misunderstandings.
- Site and tower to be fenced with a locked gate to restrict access by unauthorized persons finding that restricted access protects public infrastructure and mitigates damage and service interruption.
- Installation of signage on tower or security fence indicating the ownership of the tower and facility 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.
- 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.

Barry Horsley, Carbon County, addressed the Mayor and Council. He explained the need to replace the tower.

MOTION. Councilmember Hanna-Smith moved to provide final approval of a Conditional Use Permit of an 80' Emergency Communications Tower located at approximately 375 N 100 W (on top of Wood Hill), within the Public Facilities (PF) zoning district. Motion seconded by Councilmember Willis and carried.

b. PIZZA RESTAURANT WITH DELIVERY - Consideration and possible approval of a Conditional Use Permit for a pizza restaurant with delivery located at 640 East Main Street within the Commercial 1 zoning district, Dr. Pizza, LLC, DBA Dominos, Stephen Tate.

- Site requirements:
 - Exterior lighting to illuminate parking area, pick-up area and delivery parking areas finding that illuminated parking areas mitigate the potential for personal and vehicle accidents. Exterior lighting to be high efficiency LED fixtures.
 - Utilization of existing site ingress/egress only finding that use of existing ingress/egress

- o points may mitigate vehicle or pedestrian traffic pattern changes and accidents.
- o Installation and/or maintenance of a minimum of five percent (5%) landscaping as required in the Code.
- o Installation of a minimum of nine (9) off-street parking spaces on a hard surfaced parking location consistent with Section 6.4.11 of the Code.
- o Installation of garbage dumpster within a screened enclosure and service frequency established to prevent accumulations of garbage, rubbish and debris.
- Utilities and Building Requirements:
 - o Connection of all public utilities in coordination with the respective Price City utility departments, Dominion Energy, Emery Telcom, etc. finding that properly coordinated utility connections prevent misunderstandings.
 - o Completion of a Price River Water Improvement (PRWID) waste water survey and compliance with connection requirements stemming from the survey including installation of a grease trap and sampling manhole.
- Other requirements:
 - o Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
 - o Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
 - All building improvements and renovations to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
 - o Procurement of a Price City Business License prior to commencement of business and commercial activity at the location finding that properly licensed businesses protect the health, safety and welfare of the community.
 - o No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.

MOTION. Councilmember Willis moved to provide final approval of a Conditional Use Permit for a pizza restaurant with delivery located at 640 East Main Street within the Commercial 1 zoning district, Dr. Pizza, LLC, DBA Dominos. Motion seconded by Councilmember Nelson and carried.

c. CONTINUED COMPLIANCE REVIEW - Continued 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 second compliance review was conducted by the Planning and Zoning Commission at the July 26, 2017 meeting. The Commission agreed to a 45-day extension (September 8, 2017) to bring the site into full compliance with the conditions approved in the November 2006 Conditional Use Permit. The compliance issues will be re-reviewed at the September 11, 2017 Planning and Zoning Commission meeting. The Commission may forward a recommendation to revoke the Conditional Use Permit and Home Occupied Business License if the review on September 11, 2017 does not indicate full compliance with the conditions of approval on record.

CONSENT AGENDA - Councilmember Willis moved to approve consent agenda items 9 through 16. Motion seconded by Councilmember Hanna-Smith and carried.

9. MINUTES

a. July 12, 2017 City Council Meeting

10. COOPERATIVE AGREEMENT-PROVIDING FOR CONSOLIDATED DISPATCH SERVICE IN CARBON COUNTY - Consideration and possible approval of a Cooperative Agreement for consolidated dispatch service in Carbon County.
11. UTAH DIVISION OF WATER RESOURCES APPROPRIATION AGREEMENT – Consideration and possible approval of legislative appropriation of \$100,000 for the Lower Elevation Reservoir Project. City will be reimbursed for actual costs incurred. Agreement is retroactive to July 1, 2017 and expires June 30, 2018.
12. LOWER ELEVATION RESERVOIR STUDY– Consideration and possible approval of Assignment Order with Jones and DeMille Engineering for continuation of services on Lower Elevation Reservoir Phase IV in the amount of \$100,000.
13. PAINT STRIPING—Consideration and possible approval of contract with Premier Striping Inc. in the amount of \$23,737.50. Contract is for approximately 300,000 linear feet of line striping. American

Pavement Marking LLC provided a quote of \$29,520. Premier Striping has promised to have striping finished by August 20th. Peck Striping was previously under contract for 2017 paint striping for \$26,089.50 but this contract has been canceled.

14. GREENLIGHT ENTERTAINMENT CONTRACT - Consideration and possible approval of a contract for the Millennial Beat performance on August 10, 2017.
15. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Domino's at 640 E Main Street, A Caring Hand Home Care at 375 S Carbon Ave, #136 and Brian Legal at 480 College Ave, #4.
16. TRAVEL REQUEST - Nick Tatton, Community Director, The Utah League of Cities & Towns Convention, September 13-15, 2017, Salt Lake City, UT.
Casey Alton, Drug Task Force - Utah Narcotics Officer Association Convention, August 20-25, 2017, Mesquite, NV.
Kelly Maynes, Police Department - CIT International Conference, August 14-19, 2017, Fort Lauderdale, FL.
Kelly Maynes and Stephen Regruto, Police Department - Management and Supervisory Leadership Training, November 12-17, 2017, Salt Lake City, UT.
17. COMMITTEES – Updates presented.
 - a. COMMUNITY PROGRESS
 - b. CULTURE CONNECTION
 - c. EMERGENCY PLANNING
 - d. INTERNATIONAL DAYS
 - e. WATER RESOURCES
18. UNFINISHED BUSINESS -
 - a. Recycling – No report provided.

The regular City Council meeting was adjourned at 7:40 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder

CONCEPT SIGNS FOR ALEX THAYN

CLIFFVIEW CEMETERY PRICE UT

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OPTION A

