

Minutes of the Price City Council Meeting
City Hall
Price, Utah
August 12, 2015 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Wayne Clausing

Layne Miller

Miles Nelson

Rick Davis

Kathy Hanna-Smith

Kevin Droic-Chief of Police

Nick Sampinos-City Attorney

Nick Tatton-Community Director

Gary Sonntag-Public Works Director

John Daniels-Human Resources Director

Bret Cammins-Customer Service Director

Sherrie Gordon-City Recorder

Excused: Lisa Richens-Finance Director

Present: Judge Jon Carpenter, Tonya and Mark Jones, Anthony Jones, Brianna Welch, Maegan Butterfield, Rick Sherman, Kelly Holt, Charles Holt, Debbie and Cardell Sackett, Karen Holt, Shawn Sackett, and Brianna Sackett

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 –
Gary Sonntag, Public Works Director, presented Brianna Welch, Parks/Recreation/Cemetery Supervisor, with a 20-year Service Award for her service with Price City.
Gary Sonntag, Public Works Director, reviewed the status and condition of the Terrace Hills Park BMX TRACK with the City Council. He would like to insure the community is involved in deciding what may become of the property since the BMX facility has never been actively used by the community. He requested approval to provide information in the utility bills to inform the community and give them the opportunity to provide feedback. The City Council agreed with Mr. Sonntag's suggestions and asked him to move forward with the project.
4. COUNCILMEMBERS REPORT - The Councilmembers presented an update on the activities and functions in which they have participated since the last Council meeting.
Mayor Piccolo presented to City Council a framed Certificate of Appreciation from the following:

United States Arm Special Operations Command
Fort Bragg, North Carolina
Certificate of Appreciation
is presented to
The Citizens of Price City, Utah

In recognition of your outstanding support to the
U.S. Army Special Operations Command, Unconventional Warfare Exercise 2015.
Your selfless commitment is greatly appreciated and has contributed to the readiness of
the Soldiers who defend our freedoms.
5. OATH OF OFFICE - Introduction and oath of office for Officer Shawn Sackett.
Chief Droic introduced Officer Shawn Sackett who was recently hired. Carbon County Justice Court Judge Jon Carpenter administered the oath of office to Officer Sackett.
6. EAGLE SCOUT PROJECT REQUEST - Anthony Jones, with the Boy Scouts of America.
Requesting approval regarding the USU-Eastern Baseball Field.
Mr. Jones would like to remove landscape rocks from the front entrance of the USU-Eastern baseball field owned by Price City. He will then fill the space with concrete to keep the weeds down. He requested approval of the project and asked for help from Price City to dispose of the rocks using their equipment.

The City Council requested Gary Sonntag, Public Works Director, to work with Mr. Jones to accomplish the project. The City Council also requested that Mr. Jones provide a final report upon completion of the project.

MOTION. Councilmember Hanna-Smith moved to approve the USU-Eastern Baseball Field Eagle Scout project. Motion seconded by Councilmember Miller and passed.

7. RESOLUTION 2015-16 - Consideration and possible adoption of Resolution 2015-16 establishing revised job descriptions for Lifeguard I, Lifeguard II, and Pool Shift Supervisor. Ref: attached memorandum and Resolution 2015-16.
John Daniels, Human Resources Director, reviewed the proposed job descriptions. He indicated that the proposed changes modernize the job descriptions as it has been many years since they were updated.
Motion. Councilmember Davis moved to approve Resolution 2015-16. Motion seconded by Councilmember Miller and passed.

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

8. **CONDITIONAL USE PERMITS -**

- a. **NEW MOTOR VEHICLE DEALERSHIP DEVELOPMENT** - Consideration and possible approval for ***concept approval only*** of a motor vehicle dealership with service located at approximately 900 West Westwood Blvd within the Commercial 1 zoning district, Auto Farm U Ford DBA Price Ford, Mr. Gust Kalatzes.

The location is situated on the southwest corner of the intersection of Highway 6 and Westwood Blvd. within the Commercial 1 (C-1) zoning district. An actual site address has not been established as of this writing.

A small travel and visitor center that provides area information may also be included in the development, that land use is considered a Public Information Center, a permitted use based on Section 11.3.10.5.7 of the Code.

MOTION. Councilmember Miller moved to acknowledge ***concept approval only*** for a new automobile dealership submitted by Gust Kalatzes, Auto Farm, Price Auto Group. Motion seconded by Councilmember Nelson and passed.

- b. **MOTOR VEHICLE SALES** - Consideration and possible approval of a motor vehicle sales land use located at 441 East 100 North within the Commercial 1 zoning district, Angel Auto Mart, Kevin Norried.

The land use and operation was thoroughly discussed with the applicant by the Planning Commission to ensure understanding of the conditions of approval and the mitigation of any potential negative impacts to the neighborhood based on the land use. The restriction of service and maintenance at the site was specifically addressed with the applicant. The following conditions of approval were recommended by the Planning Commission:

- a. Obtain and maintain a valid Price City Business License including all State of Utah licensing and bonding requirements for auto dealers finding that properly licensed and bonded auto dealers protect the financial interests of the customers in the community.
- b. Development of the site consistent with the site plan presented with the Conditional Use Permit and subject to the following conditions and elements:
 - i. Lot and area lighting to be angled, shielded and/or on timers to prevent light transference to neighboring residential properties. All exterior lighting to be LED fixtures.
 - ii. Garbage dumpster to be placed in a dumpster enclosure with gates and situated to allow regular service to prevent wind scatter of garbage, rubbish or debris.
 - iii. No on-street parking or parking of display vehicles outside of the sales lot.
 - iv. Maintain a minimum of five (5) parking spaces for employees and customers in off street locations, including ADA access spaces.
 - v. Sight obscuring fencing to be installed and/or maintained on the east, north and west sides of the subject property.
 - vi. Installation of a minimum of 5% of the site area in landscaping. Water wise installations required.
- c. Development of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence finding that properly managed

- storm water flows prevent flooding and the destruction of property.
 - d. Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
 - i. Signage representing any prior business or land use to be removed.
 - e. Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
 - i. Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
 - f. No other land uses authorized, including service and/or maintenance of vehicles at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
 - i. Additional or related land uses shall require an amendment to the Conditional Use Permit.
 - g. No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.
2. Acknowledgement that the applicant, applicants' agents and representatives are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

MOTION. Councilmember Miller moved to approve a Conditional Use Permit (CUP) for the land use of motor vehicle sales, for a business called Angel Auto Mart, as applied for by Kevin Norried, to be located at 441 East 100 North including the conditions of approval indicated above. Motion seconded by Councilmember Nelson and passed.

c. AUTOMOTIVE REPAIR AND SERVICE - Consideration and possible approval of a Conditional Use Permit for an automotive repair and service facility located at 294 South Carbon Avenue within the C-1 zoning district called K&S Custom Automotive, Melvin S. Parrish.

The Planning Commission recommends that all activity performed at the location must be restricted to no work that includes oils, solvents or other potential contaminants to the waste water system as, reportedly, there is not a grease trap and sampling manhole at the location. All work completed must be of the "bolt on" type as indicated in the application. Staff has discussed the restriction with the applicant. The Planning Commission recommended that the CUP be approved including the following conditions of approval:

- a. No service work that involves oils, solvents or other potential contaminants to the public waste water system finding that no approved grease trap or sampling manhole is present at the site.
 - i. Alternate: Upon inspected installation of a qualified grease trap and sampling manhole an amended scope of work for the site may be considered.
- b. No outdoor storage or display of work in progress finding that Carbon Avenue is a primary community corridor and the aesthetic condition of properties is a priority on the corridor and restricted outdoor storage is consist with the Price City General Plan.
 - i. Alternate: An optional site plan may be submitted to the Price City Planning Department for consideration and approval for screened/fenced work in progress locations.
- c. Installation of a garbage dumpster within a dumpster enclosure and service of the dumpster at a frequency that prevents accumulation of garbage, rubbish and debris finding that properly located and serviced dumpsters mitigate the potential for wind scatter of garbage, rubbish and debris.
- d. Inspection of the property by the Price City Building Inspector and Price City Fire Chief for safety and compliance with all safety recommendations stemming from the inspections finding that property inspected commercial locations protect the health, safety and welfare of the community.
- e. Installation of business signage as indicted in CUP application only finding that

- reviewed and approved business signage promotes consistency in the community and is consistent with the Price City General Plan.
- f. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property maintained properties and structures protect area property values.
2. Acknowledgement that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

MOTION: Councilmember Nelson moved to approve a Conditional Use Permit (CUP) for a business called K&S Custom Automotive, as applied for by Melvin K. Parrish, to be located at 294 South Carbon Avenue with the conditions above included. Motion seconded by Councilmember Hanna-Smith and passed.

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

9. MINUTES -

- a. July 22, 2015 Price City Council Meeting - UAMPS Workshop
- b. July 22, 2015 City Council Meeting
- c. August 7, 2015 City Council Workshop

10. 650 NORTH MEADS WASH CULVERT CLEANING PROJECT (5C-2015)—Approval of final payment to Nelco Contractors of \$9,565.00—total project cost: \$9,535.00. All of the work under the contract has been completed.

Gary Sonntag, Public Works Director, asked for Item 10. to be pulled from the record for discussion. He stated that there was a discrepancy between the two amounts for final payment of the project. The final payment will not be higher than \$9,565.00. He will contact the City Recorder with the correct amount for payment.

MOTION: Councilmember Hanna-Smith approved payment up to \$9,565.00 upon clarification from Gary Sonntag, Public Works Director. Motion seconded by Councilmember Clausing and carried.

11. NIELSON CONSTRUCTION - Class C Road Mill and Overlay 400 North, 1E to 3E. Change order +\$10,779.75 (additional asphalt, water and sewer lid collars collars). Payment #1 final \$90,867.25.
12. LOWER ELEVATION RESERVOIR PROJECT-FISCAL AGENT - Price City has been asked by the Price River Watershed Council to serve as fiscal agent in the administration, receipt of funds and payment of expenditures for this project. It was important that a confirming letter be sent to the State Division of Water Resources in anticipation of receiving funds. The Mayor and City Council were polled and they gave their concurrence to do this. It is recommended that this action be ratified by Council approval.
13. DESERT WAVE POOL BUBBLE PROJECT - Request approval to accept a bid from Yeadon Fabric Domes for the pool bubble project. The bid is within budget.
14. GREENLIGHT ENTERTAINMENT - International Days, Peace Gardens, July 31, 2015, Fire at Will performance, \$1,500.
15. BUSINESS LICENSES - Miss Sarah's Preschool at 827 Molyneux, Pine Top Medical at 415 North 1095 West, Angel Auto Mart at 441 East 100 North, and K & S Custom Automotive at 294 South Carbon Avenue.
16. TRAVEL REQUESTS –
Russell Seeley, Public Works Institute Series III, American Public Works Association, September 14-17, 2015, South Jordan, UT.
Deputy Mike Adams and Officer Stephen Regruto, Desert Snow Phase 2015, August 24-28, 2015, Cheyenne, WY.
Gary Sonntag, State Joint Highway Committee meeting, September 10-11, 2015, Monticello, UT.
17. COMMITTEES – Updates presented.
 - a. WATER RESOURCES

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

Councilmember Hanna-Smith proposed that a five (5) year date schedule be considered for approval for International Days. The following dates were suggested:

- July 28, 29 and 30, 2016
- July 27, 28 and 29, 2017
- July 26, 27 and 28, 2018
- July 25, 26 and 27, 2019
- July 16, 17 and 18, 2020

MOTION. Councilmember Davis moved to approve the five (5) year date schedule for International Days. Motion seconded by Councilmember Nelson and passed.

Mayor Piccolo asked the City Council to recommend a Chair for the 2016 International Days celebration. Councilmember Davis recommend Councilmember Hanna-Smith be appointed the 2016 International Days Chair. Mayor Piccolo asked Councilmember Hanna-Smith if she would accept this recommendation. She said yes.

MOTION. Councilmember Davis moved to approve the appointment of Councilmember Hanna-Smith as the 2016 International Days Chair. Motion seconded by Councilmember Clausing and passed.

18. UNFINISHED BUSINESS

- a. Recycling – Councilmember Davis will attend a meeting on August 11, 2015 at 4:00 p.m. and report back to the committee.

Mayor Piccolo requested a recess of 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 Nelson made a motion to recess the regular City Council meeting and convene the Price City Community Development and Urban Renewal Agency Meeting at 6:46 p.m. Motion seconded by Councilmember Clausing and carried.

Following conclusion of the Price City Community Development and Urban Renewal Agency Meeting, Mayor Piccolo reconvened the regular City Council Meeting at 6:57 p.m.

The regular City Council meeting was adjourned at 7:01 p.m. by Mayor Piccolo, pursuant to the motion by Councilmember Nelson.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder