

Minutes of the Price City Council Meeting  
City Hall  
Price, Utah  
August 26, 2015 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Layne Miller

Miles Nelson

Rick Davis

Kevin Drolc-Chief of Police

Nick Sampinos-City Attorney

John Daniels-Human Resources Director

Gary Sonntag-Public Works Director

Sherrie Gordon-City Recorder

Excused: Councilmember Clausing, Nick Tatton-Community Director, Lisa Richens-Finance Director, and Bret Cammins-Customer Service Director

Present: Collin Faucett and Scottie Draper

1. Mayor Piccolo called the regular meeting to order at 5:36 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT – No public comment was received.
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 mentioned that he attended the Olene Walker Housing Loan Fund meeting. He presented to the Council an award received at the meeting.
5. LOWER ELEVATION RESERVOIR PROJECT-AGREEMENT FOR ENGINEERING SERVICES -  
Based on prior involvement, experience and qualifications, it is proposed that the services of Jones & DeMille Engineering be used on this project.  
Gary Sonntag, Public Works Director, reviewed the following proposed Agreement:  
It is proposed that Price City enter into an Agreement for specific engineering services related to the Lower Elevation Reservoir project with Jones & DeMille with offices in Price and Richfield, Utah. Said agreement shall be an amendment under the existing General Engineering Services Agreement between the Price Municipal Corporation (City) and Jones & DeMille Engineering (JDE).  
The Agreement will require that each Phase of the Lower Elevation Reservoir project and supporting projects be submitted for approval by the City. Engineering work planned in each phase will explain the scope of work detail the outline of work to be completed the anticipated time of work completion and the anticipated cost of the work.  
Entering into said Agreement with JDE is qualification based and the terms of the Agreement and associated costs will be negotiated based on demonstrated competence at a fair and reasonable price for professional and engineering services in conformance with the City's purchasing rules and regulations.  
JDE, at the request of local water users initiated and facilitated a gathering and discussion amongst water users and water regulators in the Price River Valley of Carbon County, Utah, addressing concerns over wise use of water resources, water conservation and developing water improvements. The Price River Watershed Council (PRWSC) has been formed and is acting as a steering group for ideas, solutions, expertise, and improvements alternatives. JDE is a qualified engineering firm in capital water improvement development and engineering with experience in dam reservoir design and construction.  
It is the desire of both the City and PRWSC to continue its association with JDE and the Lower Elevation Reservoir project and supporting projects.  
**MOTION.** Councilmember Davis made a motion to enter into the Agreement for specific engineering services related to the Lower Elevation Reservoir project with Jones & DeMille Engineering. Motion seconded by Councilmember Hanna-Smith and carried.

6. MAIN STREET RENOVATION - Presentation that describes the potential Concept Template for the improvements along Main Street comparable to what has been planned for the City Hall block with sidewalk, parkway, lighting, and landscaping.
- Collin Faucett, with Jones & DeMille, presented an over-view of the proposed improvements along Main Street, south side between 100 East and 200 East. This will be a template for the rest of Main Street. Council and staff discussed ways to move forward with the project. Council suggested a committee be formed and the committee put the presentation package together to move forward and report back to Council. The committee will be named the Main Street Renovation Presentation Committee. It was suggested that a Councilmember, Gary Sonntag, Public Works Director, Nick Tatton, Community Director, and Russell Seeley, City Engineer, be part of the committee.
- MOTION.** Councilmember Miller made a motion to authorize staff to form a committee named the Main Street Renovation Presentation Committee, consisting of a Councilmember, Gary Sonntag, Public Works Director, Nick Tatton, Community Director, and Russell Seeley, City Engineer, and other staff, and that the committee report back to Council how the project should move forward. Motion seconded by Councilmember Nelson and carried.

#### PLANNING AND ZONING COMMISSION

7. CONDITIONAL USE PERMIT – Councilmember Hanna-Smith reported that the Planning & Zoning Commission gave a favorable recommendation on the application for a Conditional Use Permit as follows:

CLUB AND ACTIVITY LAND USE - Consideration and possible final approval recommendation for a Conditional Use Permit for the Boys and Girls Club of Carbon County for occupancy and operation at 30 East 200 South, within the Commercial 1 zoning district, Megan Marshall, Board Chair. The Planning Commission reviewed the land use and has recommended the Price City Council provide final approval for the land use including the conditions of approval below:

- a. All use and occupancy restricted until structural mitigation improvements identified in the structural engineer's report are completed finding that structurally safe buildings protect the health, safety and welfare of the community.
- b. Use of Main Level restricted and unauthorized until final inspection and approval by the Price City Fire Chief as it is related to exit signage, door removal and emergency lighting finding that compliance with safety requirements protects the health, safety and welfare of the community.
- c. Use of kitchen restricted until such time as exit signage is installed and all equipment not in use is removed and final inspection of the grease hood is completed finding that the potential for fire is mitigated with proper inspection and compliance.
- d. Use of basement restricted until final inspection and compliance with all requirements, including fire safety in the stairwell, for use of the basement are completed finding that compliance with safety requirements protects the health, safety and welfare of the community.
- e. Use of second floor above grade restricted until all safety requirements and access requirements are installed and inspected finding that compliance with safety requirements protects the health, safety and welfare of the community.
- f. Site requirements:
  - i. Area Lighting: lighting to be shaded and angled to mitigate light transference to neighboring residential uses. Lights to be on timers and motion activated.
  - ii. Drop-Off & Pick Up Zone: Boys and Girls Club to coordinate paint striping of drop off and pick up zone with Price City Public Works Department to mitigate any vehicle or pedestrian impacts.
  - iii. Off-Street Parking Lot: minimum of 9 off street parking spots completed based on the need of 4 spaces for staff and 5 spaces for visitors.
  - iv. Garbage Enclosure: Garbage dumpster location to be enclosed in a 6' sight obscuring and gated enclosure. Garbage service to be such that the size and frequency of disposal does not allow accumulations of garbage or rubbish to overflow the garbage cans.
- g. All building renovations to be completed under the auspices of a valid Price City Building Permit and safety inspection of structures and property completed by the Price City Building Inspector finding that properly constructed, renovated and inspected structures and property protect the health, safety and welfare of the community;
- h. Signage to be placed at the site only after final review and approval of site signage plan by the Price City Planning Department finding that complying signage promotes increased consistency and commercial operation identification within the community;
- i. Control of site and location entry and security of all club participants from unauthorized persons and background checks by qualified law enforcement personnel for all employees and volunteers working with children at the club finding that safety of minor children is a primary concern in the community;
- j. No conditions at the property or structure(s) that place the property or structures in violation of the Price City Property Maintenance Code, including all snow removal loading to be maintained on-site and not placed within 200 South Street or Carbon Avenue, finding that properly maintained properties and structures protect area property values and promote the goals in the Price City General Plan.

**MOTION**. Councilmember Hanna-Smith moved to approve the Conditional Use Permit for the Boys and Girls Club of Carbon County as recommended by the Planning & Zoning Commission with the conditions indicated. Motion seconded by Councilmember Miller and carried.

CONSENT AGENDA – **MOTION**. Councilmember Hanna-Smith moved to approve consent agenda items 8 through 13. Motion seconded by Councilmember Nelson and carried.

8. MINUTES-

a. August 12, 2015 City Council Meeting

9. LOCAL CONSENT - Consideration and possible approval of local consent for a single event beer sales permit for Notre Dame Church, Oktoberfest event, September 25-26, 2015.

10. PRICE RIVER TRAIL RESTROOM (2C-2015)— Bid opening on August 20, 2015 for site preparation for the restroom at the Price River Trail Parking Lot. The low bidder was Nelco Contractors at \$18,193.25, followed by Renegade Industrial at \$21,111.20, and B Hansen Construction at \$46,188.00. Authorization to award contract to Nelco Contractors Inc. (Budgeted).

11. STREET CLOSURE - Consideration and possible approval of closure of 200 North from Carbon Avenue to approximately 50 West, September 25-26, 2015 for Notre Dame Oktoberfest.

12. BUSINESS LICENSES - Little Wonders Child Care at 410 South 600 East, Southwestern Advantage-Rene Axl Aun (Reciprocal Business License), Rosco D. Contracting at 396 North 250 East, and Road Trip Shuttle Service at 388 North 500 East.

13. TRAVEL REQUESTS:

Debbie Worley, Price City Police Department, SWAVO Training, September 2-4, 2015, St. George, UT,

J. Scott Olsen, Street/Maintenance Supervisor, Public Works Institute Series III, American Public Works Association, September 14-17, 2015, South Jordan, UT.

Chris Pugliese, Brandon Sicilia and David Wilkinson, Price City Police Department, Investigative Strategies for Child Abduction Cases, September 14-17, 2015, Logan UT.

John Daniels, Turning Point Conference, October 1-2, 2015, Park City, UT.

Jerry Clark and Brian Berggren, Parks & Cemetery, Blackflow Prevention, November 2-6, 2016, North Salt Lake, UT.

14. COMMITTEES – Updates presented.

a. WATER RESOURCES – Price City citizens have saved over 30% of water from what they used last year. A notice complementing citizens on their water conservation is being prepared to be printed on the utility bills.

b. EMERGENCY PLANNING

c. COMMUNITY PROGRESS - CULTURE CONNECTION

d. POWER COMMITTEE

e. INTERNATIONAL DAYS

Mayor Piccolo discussed with Council the possibility of removing Power Committee from the Committee list. Councilmembers agreed.

15. UNFINISHED BUSINESS

a. Recycling – No report provided.

The regular City Council meeting was adjourned at 6:55 p.m. by Mayor Piccolo, pursuant to the motion by Councilmember Nelson.

APPROVED:

ATTEST:

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Joe L. Piccolo, Mayor

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Sherrie Gordon, City Recorder