

# Minutes of The Price City Council Meeting

City Hall: Price, Utah

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August 26, 1998, 5:30 p.m.

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**Present:**

**Councilmembers:** Roy A. Nikas, Betty P. Wheeler, Steve Bringhurst, Stephen L. Denison, Joe L. Piccolo

**Staff:** Joanne Lessar (City Recorder), Pat Larsen (Finance Director), Nick Sampinos (City Attorney), Gary Sonntag (PWC Dir/City Eng), Vernon W. Jones, (Adminis. Ass't.), Aleck Shilaos (Chief of Police)

**Excused:** Mayor Lou Colosimo

**Others Present:** Ron C. Wadsworth, Jim Pulli, Fred Lupo, Jeff Azar, Dustin Hicks, Ryan Nelson, Alex Markakis, Doloris Markakis

Councilmember Nikas led the Pledge of Allegiance. Roll was called with the above members in attendance.

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1. MAYOR PROTEMPORE - Councilmember Roy A. Nikas

**MOTION.** Councilmember Piccolo moved that in the absence of Mayor Colosimo, that Councilmember Roy A. Nikas be appointed Mayor Protempore. Motion seconded by Councilmember Wheeler and carried.

2. MINUTES - August 12, 1998 - Tabled

**MOTION.** Councilmember Bringhurst moved that the minutes of August 12, 1998 be tabled. Motion seconded by Councilmember Denison and carried.

3. UPPERROOM CHRISTIAN FELLOWSHIP YOUTH GROUP - Permission To Sponsor Band At Pioneer Park

Dustin Hicks and Jeff Azar, representing the Upperroom Christian Fellowship Youth Group, requested permission to sponsor a band at Pioneer Park on Thursday, September 24, 1998. This will be a fund raising event to help fund costs for the youth group to attend the Christian Youth Conference in Michigan in April, 1999.

**MOTION.** Councilmember Wheeler moved that the request be approved. Motion seconded by Councilmember Bringhurst and carried.

4. FREELANCE PROPERTIES - Request For Separate Water Meter

Jim Pulli and Ron Wadsworth (Freelance Properties), owners of rental property on 709 East 2nd North, stated that they have owned the property for 12 years and have never had a separate water meter. There are 4 or 5 apartments that are served from a private water line that was installed several years ago. The apartments are all charged a flat rate each month. In past years, when the meter was read during the summer months, the overage was split between the 4 or 5 apartments. However, for the past several months, Freelance Properties have been charged all the overage. Mr. Wadsworth requested that the City take over both the road and this water line and install separate water meters for each apartment. The Council discussed the road, the water line, and improvements in the area. It was unclear where the main water line is.

**MOTION.** Due to the lack of information, Councilmember Piccolo moved that the item be tabled and placed on Unfinished Business until it can be resolved. Motion seconded by Councilmember Denison and carried.

5. NOTRE DAME OKTOBERFEST - Special Event Beer Permit Approved

**MOTION.** Councilmember Bringhurst moved that a special event beer permit be approved for the annual Notre Dame Oktoberfest scheduled for September 26th. Motion seconded by Councilmember Denison and carried.

6. CARBON COUNTY AIRSHOW COMMITTEE - Program Ad - Tabled

The Council discussed the request of the Carbon County Airshow committee to purchase an ad in their program. It was recommended that in lieu of this request that the City provide inkind services, such as providing barricades and employees to assist in parking at the event. **MOTION.** Councilmember Bringhurst moved that a letter be sent to the committee explaining that at this time, the Council is reviewing all requests concerning contributions and that the item be tabled. Motion seconded by Councilmember Denison and carried.

7. CARBON COUNTY AIRSHOW COMMITTEE - Fee For Banners Waived

**MOTION.** Councilmember Bringhurst moved that the fee be waived to place a banner on the west end of Price City for the Carbon County Airshow. Motion seconded by Councilmember Wheeler and carried.

8. VFW - Viet Nam Prisoner Of War Flag Approved In Peace Garden

**MOTION.** Councilmember Bringhurst moved that the VFW be permitted to hang a Viet Nam Prisoner of War Flag directly under the American Flag for as long as Price City deems appropriate. Motion seconded by Councilmember Piccolo and carried.

9. JAY MARTINO - Snowbirds - Struck

10. BIG D'S POWER WASHING, SHADES WINDOW CLEANING & SERVICES - Home Occupied Businesses Approved

Councilmember Piccolo reported that the Planning and Zoning Commission gave a favorable recommendation to the following home occupied businesses.

Big D's Power Washing, 1101 South Carbon Avenue, Douglas W. Harrison-Owner - Mobile Power Washing

Shades Window Cleaning & Services, 305 East 100 North, Brandon Fitzgerald-Owner - Cleaning Services and Piano Tuning

**MOTION.** Councilmember Piccolo moved that the home occupied businesses be approved upon payment of the business license fees. Motion seconded by Councilmember Wheeler and carried.

11. COLLEGE OF EASTERN UTAH, PINNACLE GATE STATION/SWITCHYARD RESTAURANT - Conditional Use Permits

Councilmember Piccolo reported that the Planning and Zoning Commission gave a favorable recommendation to the following requests for Conditional Use Permits.

College of Eastern Utah - A-Frame Signs - Temporary use for 60th Homecoming and Reunion

Pinnacle Gate Station/Switchyard Restaurant - Sign request and improvements - Sign on retaining wall and identification sign for restaurant; Agreement for lighting and curb and gutter.

**MOTION.** Councilmember Piccolo moved that the requests be approved and that Conditional Use Permits be issued. Further, that previous agreements for the lighting and for the curb and gutter on the north end of the Pinnacle Gate Station property have been met and the City accepts the conditions. Motion seconded by Councilmember Wheeler and carried.

12. SHAUNA FASSETT - Travel Approved

Mayor Protem Nikas reported that Shauna Fassett is requesting permission to attend the State Computer System training on October 5th in Salt Lake.

**MOTION.** Councilmember Denison moved that the travel be approved. Motion seconded by Councilmember Bringhurst and carried.

13. UTAH LEAGUE OF CITIES AND TOWNS - Per Diem

**MOTION.** Councilmember Denison moved that the per diem to attend the Utah League of Cities and Towns Convention be set at \$45/day. Motion seconded by Councilmember Bringhurst and carried.

14. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM - Authorized To Pursue A Grant

Vern Jones requested direction whether to apply for a Community Development Block Grant for the upcoming year.

**MOTION.** Councilmember Piccolo moved that Vern Jones be authorized to pursue another grant with the Community Development Block Grant Program. Motion seconded by Councilmember Wheeler and carried.

15. HOUSING AUTHORITY OF CARBON COUNTY - Granting of Easement For

Ingress and Egress

Mr. Sampinos presented an easement for the Housing Authority of Carbon County for ingress and egress purposes on City-owned property located on Railroad Avenue and 300 West.

**MOTION.** Councilmember Piccolo moved that the easement be approved, that the Mayor and City Recorder be authorized to execute the document and that it be recorded. Motion seconded by Councilmember Wheeler and carried.

16. UTAH STATE SURPLUS PROPERTY - Contract Renewal

Gary Sonntag reported that the City currently has a contract with Utah State Surplus Property which will expire in September, 1998. He recommended that this contract be renewed and that the authorized agents of the City be allowed to purchase items at their facility. He recommended that those agents be himself, Kent Boyack, Paul Wheeler, Harold Valdez, Brian Allred and Richard Oliver.

**MOTION.** Councilmember Denison moved that the contract be renewed with the above recommended agents. Motion seconded by Councilmember Bringhurst and carried.

17. CLASS "C" ROADS AND BULK MATERIALS - Contracts Awarded

Gary Sonntag reported that the committee appointed to review the bids for the Class "C" Road and Bulk Materials has awarded the contracts as follows:

Schedules A & B (overlays and surface course) to Valley Asphalt.

Schedule C (crack sealing) to Bonneville Asphalt

Schedule D (hot and cold mix materials) to Henrie Construction

Schedule E (gravel) to Valley Asphalt.

18. WATER DISTRIBUTION LINE REPLACEMENT PROJECT - Contract Awarded

Gary Sonntag reported that the committee appointed to review the bid for the Water Distribution Line Replacement Project has awarded the contract to K & P Plumbing and Heating for a bid amount of \$118,130 less \$28,625. The reason for the reduction is to bring the project within budget and to eliminate one of the four streets that are to be replaced. The bid was reduced to \$89,505.

19. PRICE CITY HALL NORTH WALL REPAIR - Committee Report

Gary Sonntag reported that the committee appointed to review the bid for the repair of the Price City North Wall has awarded the contract to Kent Stilson Construction for a bid amount of \$87,948.

#### 20. PINNACLE GATE STATION AND CONVENIENCE CENTER - Drainage Easement On Hospital Drive

Gary Sonntag reported that as a condition of project approval for the Pinnacle Gate Station and Convenience Center, the developer was required to grant the City a drainage easement. He presented the easement and recommended that it be recorded.

**MOTION.** Councilmember Piccolo moved that the easement be accepted and that it be recorded. Motion seconded by Councilmember Wheeler and carried.

#### 21. PURCHASE OF ROLLER, PICK UP TRUCK, LOADER, SEWER TRUCK -

Permission To Advertise For Bids - Tabled

Gary Sonntag requested permission to advertise for bids to purchase equipment that is budgeted. This will include a pavement roller and front end loader (Street Dept.), pick up truck (cemetery), and sewer vacuum truck (Water & Sewer Dept.). Councilmember Piccolo recommended that due to what has happened recently with the budget, he recommended that these purchases be delayed until some of the budget problems are solved.

**MOTION.** Councilmember Bringham moved that the request be tabled. In addition, the Street Sweeper will also be placed on hold. Motion seconded by Councilmember Wheeler and carried.

#### 22. WATER TREATMENT PLANT FILTER BUILDING - Permission To Re-Roof

Gary Sonntag reported that the roof on the Water Treatment Plant filter building has deteriorated to a point that it needs to be replaced as soon as possible. Two quotations were received from local area roofing contractors. C & C Improvement Company submitted a quote of \$4,920 to install a new Neoprene membrane roof over the old one. Hansen Roofing filed a quote of \$2,900 to remove the old roof and install a new asphalt built-up roof. He recommended that Hansen Roofing Co. be hired to complete the work.

**MOTION.** Councilmember Piccolo moved that the roof be repaired and that Hansen Construction be awarded the contract. Motion seconded by Councilmember Denison and carried.

#### 23. BUDGET SESSION FOR FY1998/99 - Special Meeting Scheduled

The Council scheduled a special meeting on Wednesday, September 2nd, to review the budget for FY1998/99.

#### 24. WORKSITE WELLNESS FAIR - Influenza Shots

**MOTION.** Councilmember Piccolo moved that flu shots be approved for all employees for the upcoming flu season. Motion seconded by Councilmember Denison and carried.

#### 25. ALEX MARKAKIS - Complaint On Weed Ordinance

Alex Markakis stated that in April, 1984, he leased his property located behind the Century Cafe to Price City at no charge. He has not asked the City for a dime. He is working to help Price City. The parking lot behind his building was damaged when the blacktop was installed. The sidewalk was raised above the blacktop and every time it rained, he had a swimming pool. He found it difficult to wheel his juke boxes in and out of the building where they were stored. He hired Frank Marquez to pour concrete to raise it up, but then he had problems with the door closing and had Armando Pierucci raise the door. He paid Mr. Pierucci \$300 and Frank Marquez \$1,000. The original invoices were lost in a house fire, but he has since obtained copies of them. He submitted these bills to the Council for payment. Mayor Protem Nikas stated that these bills should be submitted to the Redevelopment Agency instead of the Council. They will be placed on the next agenda for the Redevelopment Agency for review. As was discussed a long time ago, there is RDA money available for improving properties.

Mr. Markakis registered a complaint regarding the City's weed ordinance. He has received tickets for not cleaning his property and feels it is unfair as there are several other property owners, as well as Price City, that have not cleaned their weeds and have not received tickets. Mr. Markakis presented several photographs that he took of property covered with weeds. The Council thanked Mr. Markakis for his input and felt if he tried to take care of his weeds, that the Police Department would leave him alone. They realize that weeds are hard to control and there are a lot of them in the City.

#### 26. PRICE RIVER WATER IMPROVEMENT DISTRICT - Rate Study and Analysis

Councilmember Denison reported that Price River Water Improvement District had made some changes in the structure of the sewer impact fee for the Bunderson Car Wash and Laundromat. Rather than an up front fee, PRWID has agreed to take monthly payments over a 2 year period. The payments will begin 30 days after he receives his occupancy permit from the City.

Meeting adjourned at 7:25 p.m.

APPROVED: