

Present:

Mayor Kourianos

Councilmembers:

Rick Davis

Amy Knott-Jespersen

Boyd Marsing

Layne Miller

Terry Willis

Nick Tatton, Community Director

Kevin Drolc, Police Chief

Lisa Richens, Finance Director

EXCUSED: Sherrie Gordon, City Recorder

1. Mayor Kourianos called the regular meeting to order at 5:30 p.m. Bishop Daniel Luke with the Church of Jesus Christ of Latter Day Saints, 10th Ward, extended a word to open the meeting.
2. Mayor Kourianos led the Pledge of Allegiance.
3. Roll was called with the above Councilmembers and staff in attendance.
4. SAFETY SECONDS – Councilmember Willis reviewed 10 ways for employees to increase workplace safety.
5. PUBLIC COMMENT – Ryan Smith, Chief Recycloperations Officer with Recyclops, discussed his recycling business. Recyclops is a private business. 2% of homes now recycle and their goal is to increase recycling to 15%.
6. PUBLIC HEARING - Public hearing to receive input regarding designation of the Price City Planning and Zoning Commission as the final land use authority for Price City. Nick Tatton reviewed the information.
MOTION. Councilmember Marsing moved to open the public hearing at 5:40 p.m. Motion seconded by Councilmember Willis and carried.
No public comment was received.
MOTION. Councilmember Knott-Jespersen moved to close the public hearing at 5:41 p.m. Motion seconded by Councilmember Miller and carried.
7. RESOLUTION NO. 2018-17 - Consideration and possible approval of a Resolution Delegating Authority to the Price City Planning and Zoning Commission as the Final Land Use Authority for Price City.
Councilmember Davis commented that he reviewed, researched the issue and topics, and that he is supportive.
MOTION. Councilmember Marsing moved to approve Resolution No. 2018-17. Motion seconded by Councilmember Davis 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. MIXED LAND USE - Consideration and possible approval of a mixed, residential and commercial, land use at 202 N 200 E within the Residential 2-7 zoning district, Wix Plaza Annex, Richard Morley.
 1. General:
 - Garbage service to be maintained in a capacity and service frequency so as to not allow accumulation or wind scatter of garbage, rubbish, debris finding that properly controlled garbage, rubbish, debris improves the community aesthetic and is consistent with the Price City General Plan.
 - Off-street parking to be maintained in a surfaced conditions and to a capacity of a minimum of five (5) spaces including ADA spaces finding that off-street parking mitigates the potential for pedestrian and vehicle accidents.
 - Code requirement of a minimum of 5% areal landscaping maintained.
 2. Commercial, business land use of main building:
 - Exterior area lighting associated with the business use of the main building to be angled, shielded or on timers to mitigate light transference and negative impact on surrounding residential properties.
 - Exterior parking and building entrances/exits to be lighted during non-daylight hours of business operation finding that lighted parking and building access mitigates the potential for accidents and injury. All exterior lighting to be high efficiency LED fixtures.
 - Any business signage to be submitted to the Price City Planning Department prior to installation for Code compliance review finding that properly reviewed and approved signage

- promotes commercial activity and consistency in the community.
 - Day use only of the structure by the occupant, no overnight or residential use/occupancy permitted finding that additional structure renovations may be required.
 - Structure safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all requirements stemming from that inspection finding that safety inspections protect the health, safety and welfare of the community. Any renovations to the structure to be completed under the auspices of a Price City building permit.
3. Residential land use of secondary structure (Accessory Dwelling Unit (ADU)):
 - Residential occupancy of the ADU restricted to temporary or permanent occupancy by the property owner only finding that separate and distinct utility connections are not present for the ADU. No third-party rental or leasing, long-term or short-term authorized.
 - Structure safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all requirements stemming from that inspection finding that safety inspections protect the health, safety and welfare of the community. Any renovations to the structure to be completed under the auspices of a Price City building permit.
 4. No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained structures and property protect area property values.
 5. No other land uses not specifically identified herein authorized or approved finding that additional land uses at the property may be subject to additional review, consideration and Conditional Use Permit requirements.

MOTION. Councilmember Willis moved to approve a mixed, residential and commercial, land use at 202 N 200 E within the Residential 2-7 zoning district, Wix Plaza Annex. Motion seconded by Councilmember Miller and carried.

CONSENT AGENDA – Councilmember Davis moved to approve consent agenda items 9 through 18 with the exception of Item 14. Motion seconded by Councilmember Willis and carried.

MOTION. Councilmember Miller requested Item 14 be struck for the agenda. Motion seconded by Councilmember Knott-Jespersen and carried.

9. MINUTES

- a. September 12, 2018 City Council Workshop
- b. September 12, 2018 City Council Meeting

10. CITY AUDIT - Consideration and possible approval of an agreement with Smuin, Rich and Marsing for the financial audit ending June 30, 2018.
11. PLANNING COMMISSION APPOINTMENT - Consideration and possible approval of appointment of Jade Powell to the vacant position on the Price City Planning and Zoning Commission.
12. WAGE ADJUSTMENT - Wage adjustment in the Police Department to maintain supervisory wage relativity between Sergeant position and Officer position, per memo distributed by Nick Tatton on 09-07-2018.
13. COMMUNITY BASEBALL COMPLEX – OWNER SUPPLIED MATERIALS AND EQUIPMENT
Consideration and possible approval of award for Owner Supplied Materials and Equipment to selected companies. Bids were received and opened September 17th, 2018. The Bid package included 15 schedules with each schedule reviewed separately. Successful Bid results are as follows: Schedule 1 Scoreboards- BSN Sports \$11,600.00 each (may purchase up to two), Schedule 3 Bases -BSN Sports \$1,615.00, Schedule 7 Backstop -Elite Athletics \$45,000.00, Schedule 8 Bleachers -BSN Sports \$14,100.00 and Schedule 10 Batters Eye -Beacon Athletics \$23,100.00. Total of all Schedules Awarded = \$107,015 Which is Within Budget for the Project. Schedules 2, 4, 5, 6, 8, 11A, 12, 13 and 15 will not be considered for award at this time.
14. BOB TANNER, PRESIDENT OF FRIENDS OF PRICE CITY LIBRARY - Consideration and possible approval of letter of support for donations to the Price City Library.
This item was previously completed and is now moving forward. This item was struck.
15. LOCAL CONSENT - Consideration and possible approval of local consent for alcohol sales at the Tangerine Eatery, 700 East Main Street, Rick Krompel.
16. BEER LICENSE APPLICATION - Consideration and possible of a Beer License Application for RLK COM LLC DBA Tangerine Eatery at 695 E Main St.
17. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Independence Rehab LLC at 250 E 600 N, Naturally Inspired at 11 West Main Street, Quick Realty at 475 E Main Street, Parkdale Health & Rehab Center at 250 E 600 N., and Peaceful Transitions at 23 S Carbon Ave, #24.

18. TRAVEL REQUEST - Consideration and possible approval of travel request for:
Dave Wilkinson, Police Department - Chemical Capture Training, September 20-21, 2018 - St. George, UT
19. JOANE PAPPAS WHITE ON BEHALF OF THE COMMUNITY TENNIS COMMITTEE
Joane Pappas White, attorney on behalf of the Community Tennis Committee, addressed the Mayor and Council.
She made the following statements:
1. She wanted to “clear the air”. The Community Tennis Committee is not against pickleball.
 2. There is a miscommunication.
 3. The issue is the lines, not the people or groups.
 4. The U.S. Tennis Association (USTA) provided funding. No lines allowed for pickleball.
 5. Talked to school board attorney.
 6. No problems with tape for pickleball lines.
 7. Bring courts back up to sanctioned levels.
 8. Need to change lines before winter.
 9. Bid to “repair” inbound portion of court: \$11,250
Estimated damage: \$7,500 x 3 courts = \$22,500
 10. Drafted a motion for council to consider.
 11. Hope to have all this done as fast as possible.

Mayor asked Council if there was any discussion on the item. Councilmember Davis stated:

1. He just received the information this afternoon.
2. City Council has legislative authority.
3. Council needs time to get legal advice.

Joane Pappas stated “time is of the essence”!

Councilman Davis continued:

4. We need to follow council’s advice and we only received the packets this afternoon.

Nick Mahleres with the Community Tennis Committee stated that any new or replaced lines on the tennis courts needed 21-days of curing time. Lisa Richens stated that Price City needed to follow the city’s purchasing policy and sealed bids will be required if any new or additional project is over \$8,000. This is not a budgeted item. The Mayor stated that he previously requested a committee, including all partners, be formed. Now attorneys are involved. The Mayor pointed out:

1. Should we revisit the courts?
2. \$2,000 to paint the lines.
3. Not budgeted.
4. Must follow Price City Purchasing Policy.

Joane Pappas White stated:

1. She is concerned about committees beyond the original partnership being involved.
2. USTA can’t sanction the tennis courts.
3. Is there even a pickleball group?
4. There is concern over the “damaged” courts.

MOTION. Councilmember Davis moved table Item 19 until the October 10, 2018 City Council meeting to allow time for the parties to meet, discuss the issue. Motion seconded by Councilmember Miller and carried.

20. UNFINISHED BUSINESS – No unfinished business discussed.

Mayor Kourianos called for a motion to close the regular City Council meeting.

MOTION. Councilmember Willis moved to close the regular City Council meeting. Motion seconded by Councilmember Marsing and carried.

The regular City Council meeting was adjourned at 6:14 p.m.

APPROVED:

ATTEST:

Michael Kourianos, Mayor

Sherrie Gordon, City Recorder