

Present:

Councilmembers:

Kathy Hanna-Smith	Bill Barnes- Police Captain
Rick Davis	John Daniels-Human Resources Director
Wayne Clausing	Miles Nelson-Public Works Director
Layne Miller	Lisa Richens-Finance Director
Terry Willis	Bret Cammans-Customer Service Director
	Sherrie Gordon-City Recorder

Excused Absence: Joe Piccolo-Mayor, Nick Sampinos-City Attorney and Nick Tatton-Community Director

Present: Darrin Teply, SueAnn Martell, Nicole Steele, R. Chantz Richens, Bill Thayn, Ajay Thayn, Jeff Pero, Jill Emerson, Russell Seeley, and Kendra Seeley

MOTION. Councilmember Willis moved to appoint Councilmember Clausing to serve as Mayor pro tempore in the absence of Mayor Piccolo. Motion seconded by Councilmember Hanna-Smith and carried.

1. Mayor pro tempore Clausing 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 –**
Boy Scout Ajay Thayn addressed the Mayor pro tempore and Council. He said he is currently looking for a scout troop to join. He is working on citizenship within the community.
Kendra Seeley addressed the Mayor pro tempore and Council. The Trinity Christensen Center, located at 925 East Main, has put a “Blessing Box” outside their church. The black steel cabinet is for people to place donated food in and for hungry people to take food out. There is no regulation, no embarrassment, or guilt. People simply take what they need. The Blessing Box is open 24-hours a day, 7-days a week.
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.
Councilmember Davis announced that the Green Team has ceased to function. He will be meeting with the County Commissioners to see what their plans are. Trailers are still in place within the community but they will be emptied and stored. Councilmember Davis will continue to work on this project.
5. **EASTERN UTAH TOURISM & HISTORY ASSOCIATION -** Update on re-opening in new location, tour schedule and consideration and possible approval to conduct two tours in the Price City Cemetery.
Darrin Teply and SueAnn Martell, Co-directors of the Eastern Utah Tourism and History Association, provided an update to the Mayor pro tempore and Council. The association is a grassroots organization created to preserve and promote the outstanding natural cultural and history of Eastern Utah, Western Colorado and the Intermountain West, through education, advocacy and responsible tourism. Their new address is 96 North Carbon Avenue, Price, Utah 84501. They will update the Mayor pro tempore and Council on their re-opening date. They requested permission to conduct two tours at the Price City Cemetery: one tour on October 15th and the other tour on October 22nd, 2016
MOTION. Councilmember Willis moved to approve consent for two tours in the Price City Cemetery on the dates requested. Motion seconded by Councilmember Davis and carried.
6. **CAL RIPKEN BASEBALL TOURNAMENT -** Presentation and request for \$3,000 sponsorship.
Jill Emerson, Nicole Steele and Jeff Pero addressed the Mayor pro tempore and Council. They thanked Price City for the great condition of the ball fields. They described the function of Cal Ripken League. They reviewed what the league has contributed and what the benefit could be toward the community if the 2017 State tournament is held in Price. Carbon County donated \$2,000 and the use of the fairground fields.
The league requested a \$3,000 sponsorship from Price City so they can host the 2017 State tournament in Carbon County. The money would go towards certified umpires, insurance, baseballs, and travel expenses. They need the money by the first of November 2016 so they can sign the contract and start planning for the tournament which will be held in July of 2017. A discussion was held on sponsorship opportunities throughout the community.
MOTION. Councilmember Hanna-Smith moved to approve a \$1,500 sponsorship for the Cal Ripken Baseball Tournament. Motion seconded by Councilmember Miller and carried.

Upon Mayor Piccolo's arrival Mayor pro tempore Clausing asked for a motion to dismiss him as Mayor pro tempore. **MOTION.** Councilmember Davis moved to dismiss Mayor pro tempore Clausing. Motion seconded by Councilmember Willis and carried.

7. UTAH DIVISION OF WATER RESOURCES APPROPRIATION AGREEMENT – Consideration and possible approval of legislative appropriation of \$500,000 for the Lower Elevation Reservoir Project. City will be reimbursed actual costs incurred. Agreement is retroactive to July 1, 2016 and expires June 30, 2017. Russell Seeley reviewed the proposed agreement with the Mayor and Council. **MOTION.** Councilmember Clausing moved to approve the request of legislative appropriation of \$500,000 for the Lower Elevation Reservoir Project. Motion seconded by Councilmember Willis and carried.
8. TEMPORARY WATER USE AGREEMENT – Consideration and possible approval of agreement with Rocky Mountain Power for temporary use of Colton Well #1 and #2 starting October 1, 2016 on an as needed basis as a means to supplement the City's drinking water supply as well as to provide drinking water to PRWID during the construction period at Scofield Dam. Russell Seeley reviewed the proposed agreement with the Mayor and Council. **MOTION.** Councilmember Davis moved to approve the agreement with Rocky Mountain Power for temporary use of Colton Well #1 and #2. Motion seconded by Councilmember Miller and carried.

PLANNING AND ZONING COMMISSION – In Mr. Tatton's absence, Councilmember Clausing reported that he attended the Planning and Zoning Commission meeting held on September 26, 2016. He reported that the Planning and Zoning Commission gave a favorable recommendation for final approval by the Price City Council on Item 9.a.

9. Conditional Use Permit

a. SITE PLAN AMENDMENT – Consideration and possible approval of a site plan amendment to locate the 7th District Judicial Court building at 120 East Main Street within the Commercial 1 zoning district, Seth Oveson, Carbon County.

- Site Plan:
 - Exterior area and parking lot lighting per the lighting plan. Exterior lighting to be high efficiency LED fixtures only.
 - Fencing to be installed as indicated: (Re)Install as needed a six foot (6') sight obscuring fencing surrounding bank to be installed. Fence to only be three feet (3') high for first twenty feet (20') back from each sidewalk: Main Street and 200 East. (Re)Install as needed a six foot (6') sight obscuring fencing surrounding residential structures and properties to be installed. Fence to only be three feet (3') high for first twenty feet (20') back from each sidewalk: 200 East and 100 South.
 - Ingress & Egress: Main Street driveway to be a minimum of thirty-feet (30') in width finding that wider ingress/egress at the location may mitigate vehicle and pedestrian conflicts. 100 East driveway to be a minimum of thirty-feet (30') in width and signage posted to direct secure & non-secure access to the sally-port.
 - Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic. Minimum of eighty-five percent (85%) landscaping drought tolerant and water-wise. Backflow prevention installed & inspected by Price City Water Department prior to use/operation of irrigation system. Plantings, lighting, concrete treatments in sidewalk area to match same at Peace Garden across Main Street to north.
 - Off-street parking to be a minimum of one-hundred twenty-eight (128) spaces (38,344 net usable square feet / 300 = 127.81 → 128) for the overall site finding that adequate off-street parking mitigates congestion on roadways surrounding the development. Shared parking with adjoining uses permitted. On-street parking to be striped angle parking consistent with size and angles in Chapter 6 of the Code. No parking or storage of commercial, industrial, construction vehicles and equipment.
 - Garbage dumpster to be located within an enclosure with sight obscuring gate inserts to prevent unauthorized access including a service frequency to mitigate wind scatter of garbage, rubbish or debris and nuisance accumulations or odors. No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
 - Fire Department Red Zones and access to be coordinated with the Price City Fire Chief finding that compliant and functional fire access and infrastructure protect the health, safety and welfare of the public. Includes access points, fire department connections, fire risers, on-site hydrant placement, hydrant minimum flow, supply line sizing.
 - Building signage and way-finding signage to only be installed upon completion of submission of final signage plan, review and authorization by the Price City Planning Department. Signage to include numeric address and street locator. Monument sign, per Section 4.13.1.1.a of the Code, not to exceed forty-five square feet in size as indicated.
- Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development.
 - Electrical load sheet to be submitted to the Price City electric department in advance of connection request.
 - Provide to Price City all necessary utility easements for access to installed public utilities, including fire department access.

- Existing Structures:
 - Existing 7th District Court Building restricted to public or private administration and business office services land uses as indicated in Section 11.3.5.1 of the Code finding that alternate land uses may require additional review and permitting.
 - Existing Carbon County P&Z Building restricted to public or private administration and business office services land uses as indicated in Section 11.3.5.1 of the Code finding that alternate land uses may require additional review and permitting.
- Plans, Licenses, Permits and Documents:
 - Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the study.
 - Completion of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the plan. Plan to address a 100 year storm event and mitigate any storm water runoff impact on neighboring and surrounding property. All storm water runoff must not flow to neighboring properties and must be fully mitigated.
 - Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department. All public infrastructure to be (re)installed/replaced surrounding the development site meeting Price City Minimum Standards and coordinated with the Price City Engineer. Plantings, lighting and concrete treatments in sidewalk area to match same at Peace Garden across Main Street to north, as indicated above in landscaping requirements section. Decorative Bump-Outs at curb line into roadway restricted.
 - Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
 - Complete a Price River Water Improvement District (PRWID) Waste Water Survey and submit to PRWID, copy to Price City, and compliance with all directed waste water system protection recommendations stemming from the survey including grease traps and sampling manholes provided by PRWID or Price City.
 - Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety and welfare of the community. Construction plans to be reviewed for compliance with the IBC 2015 and all construction consistent with that review and any plan amendments stemming from the review. Inspection of the building construction locally by Price City or by Carbon County only upon final execution of a building inspection agreement between Price City and Carbon County.
- All development consistent with all information, agreements, documents submitted to Price City finding that development consistent with supplied information mitigates misunderstandings and promotes efficient development activity in the community.
- No condition 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.

MOTION. Councilmember Clausing moved to provide final approval of a site plan amendment to locate the 7th District Judicial Court building at 120 East Main Street within the Commercial 1 zoning district. Motion seconded by Councilmember Hanna-Smith and carried.

b. **BUSINESS OCCUPANCY** - Consideration and possible approval of a business occupancy conditional use permit for America Supports One, LLC., to locate an day programming administration business for disabled adults at 214 E 100 N within the Commercial 1 zoning district, Sarah Norton. This item was declined by the Planning and Zoning Commission at the September 26, 2016 meeting. No action was taken by the City Council.

c. **SODA DRIVE UP BUSINESS** - Consideration and possible approval of a soda drive up business called Sodalicious, located at 97 E 100 N within the Commercial 1 zoning district, Chad Carlson. This item was struck from the agenda.

CONSENT AGENDA - Councilmember Clausing moved to approve consent agenda items 10 through 18. Motion seconded by Councilmember Willis and carried.

10. **MINUTES**

- a. September 2, 2015 City Council Workshop
- b. September 7, 2016 City Council Meeting

11. **HIRING ROSTER** - Consideration and possible approval to establish a hiring roster from which to fill police officer vacancies in the next twelve months. The roster will consist of the preferred subset of candidates interviewed on September 01, 2016.

12. **LOWER ELEVATION RESERVOIR STUDY (9C-2015)** – Consideration and possible approval of Assignment Order with Jones and DeMille Engineering for continuation of services on Lower Elevation Reservoir Phase III in the amount of \$253,000. Services will be performed by December 30, 2016.

13. 2016 WATER AND WASTEWATER IMPROVEMENTS PROJECT—Consideration and possible approval of final payment to Terry Brotherson Excavating of \$55,025.08 for their work on 400 North and 400 South. Total project contract amount: \$1,094,988.28 (Budgeted).
14. BUILDING INSPECTION AGREEMENT - Consideration and possible approval of an Agreement for Building Inspection Services to be Completed During the Construction of the 7th Judicial District Courthouse Located at 120 East Main Street, Price, UT.
15. PRICE CITY LIBRARY - Consideration and possible approval to continue the After School Meal Program in conjunction with the Utah Food Bank.
16. DEPARTMENT OF HUMAN SERVICES - Consideration and possible approval to place crosses at the Peace Garden during the month of October in remembrance of individuals who have died as a result of domestic violence.
17. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Love Fit Studio, LLC at 26 South Carbon Avenue and American Supports One, LLC at 214 E 100 N.
18. TRAVEL REQUESTS -
Brandon Rigby, Police Department - Emergency Vehicle Operations, September 12-16, 2016, (Plus one day the following week), Salt Lake City, UT
Andrew Olson, Police Department - Defensive Tactics Instructor Part 2, November 14-18, 2016, Salt Lake City, UT
Kevin Drolc, Police Department - Chief's of Police Mid-Winter Meeting, November 1, 2016, Layton, UT
Paul Bedont, Fire Department - Fire/Hazmat Training, October 2-6, 2016, Reno, NV
Russell Seeley, Engineering - APWA Fall Conference, October 11-12, 2016, Sandy, UT
Miles Nelson, Public Works - Joint Highway Committee Meetings, September 29-30, 2016, Logan, UT
19. COMMITTEES - Updates presented.
 - a. Community Progress
 - b. Culture Connection
 - c. Emergency Planning
 - d. International Days
 - e. Water Resources
20. UNFINISHED BUSINESS -
 - a. Recycling – No report provided.

The regular City Council meeting was adjourned at 7:29 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder