

Present:

Mayor Piccolo	
Councilmembers:	
Kathy Hanna-Smith	Kevin Drolc-Police Chief
Rick Davis	Nick Sampinos-City Attorney
Wayne Clausing	Nick Tatton-Community Director
Terry Willis	John Daniels-Human Resources Director
	Miles Nelson-Public Works Director
	Sherrie Gordon-City Recorder

Excused Absence: Councilmember Miller, Lisa Richens-Finance Director, and Bret Cammans-Customer Service Director

Present: R. Chantz Richens, Mallorie Bradley, Tami Ursenbach, Rick Sherman, Theresa Kinder and Bob Thomas

1. Mayor Piccolo called the regular meeting to order at 5:33 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –

Tami Ursenbach informed the Mayor and Council about a press release from the University of Utah, concerning a POWER grant from EDA that was arranged by the SEUALG locally and utilizes the engineering students at the University of Utah to research new ways to turn coal into carbon fiber material. She also updated the Mayor and Council on her activities relating to economic development.

Mallorie Bradley, Junior Representative with USU-Eastern, invited the Mayor, Council and the community, to a fall fundraising event being held at Utah State University-Eastern on October 28, 2016. They are sponsoring a roller-skating party.

4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and function in which they have participated in support of Price City since the last Council meeting.
Mayor Piccolo updated the Council on the current status of negotiations on the fire contract. Carbon County Commissioners have expressed interest in partnering with Price City. The final contract is still forthcoming.
5. PUBLIC HEARING - Public hearing to receive input on a proposed application to the Utah Permanent Community Impact Fund Board (CIB) for approximately \$1.5 million in emergency assistance funding for mitigation of flooding damage that has occurred within Price City.
MOTION. Councilmember Davis moved to open the public hearing at 6:04 p.m. Motion seconded by Councilmember Willis and carried.
Nick Tatton reviewed the damage to public infrastructure caused by the recent storms and resulting flooding. Multiple projects have been identified and a list of projects was provided to the Council. He will proceed with submitting the application to receive possible funding to assist Price City in restoring infrastructure. Mr. Tatton informed the Council that while a grant is being applied for, it is possible that a loan, either interest free or interest bearing, may be how the application is approved by the CIB. The CIB meeting when the application will be heard is scheduled for December 8, 2016.
Theresa Kinder asked the Mayor and Council if this funding would apply to flooding damage and conditions only within the city limits. Mayor Piccolo said yes. She asked for advice on whom to approach at Carbon County for assistance. It was suggested she contact Justin Needles, Carbon County Emergency Coordinator, for assistance. It was also suggested she contact FEMA directly.
MOTION. Councilmember Clausing moved to close the public hearing at 6:15 p.m. Motion seconded by Councilmember Hanna-Smith 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.

6. CONDITIONAL USE PERMIT -

a. SODA BUSINESS WITH DRIVE UP - Consideration and possible approval of a soda business with drive up window called Sodalicious, located at 97 E 100 N, within the Commercial 1 zoning district, Chad Carlson. This item was tabled by the Planning and Zoning Commission pending additional information from the applicant. Councilmember Clausing stated he attended the meeting and commented on the professionalism of the Commission.

b. VEHICLE ACCESSORY AND CUSTOMIZATION LAND USE - Consideration and possible approval of a vehicle accessory and customization land use located at 410 East Main Street within the Commercial 1 zoning district called Rusty Fork, Nick Madrigal.

- Maintain all parking lot and area lighting to be high efficiency LED fixtures and include timers and/or shields and/or angled away from neighboring residential uses finding that reducing light transference mitigates nighttime impacts on residential properties.
- Ensure no vehicle parking beyond the safe capacity of the parking lot and no on-street parking or parking/displays in the parking strip finding that restricted parking mitigates the potential for vehicle and pedestrian accidents.
 - Minimum of seven (7) off-street open parking spaces for employees and visitors based on the requirement of Section 6.4.15 of the Code.
- Install a minimum of 5% landscaping as required by the Code and as the site may accommodate.
- Garbage dumpster to be maintained in an enclosure and serviced at a frequency that mitigates accumulations of garbage, rubbish and debris or the wind scatter of garbage, rubbish and debris.
- Ensure no unscreened outside storage of work in progress, materials, inventory, supplies finding that restricted outdoor storage of work in progress enhances the community aesthetic and is consistent with the Price City General Plan.
- Ensure no on site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community.
 - No service activity that involves disposal of oils, greases or other chemicals finding that a grease trap and sampling manhole are not present on-site.
 - All site floor drains or other possible sources of waste water system contamination to be sealed from use.
- Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
- All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
- Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.

MOTION. Councilmember Clausing moved to provide final approval of a Conditional Use Permit (CUP) application submitted by Nick Madrigal to locate a vehicle accessory and customization business at 410 East Main Street in an existing building within the Commercial 1 (C-1) zoning district. Motion seconded by Councilmember Willis and carried.

CONSENT AGENDA – Councilmember Hanna-Smith moved to approve consent agenda items 7 through 12. Motion seconded by Councilmember Willis and carried.

7. MINUTES

- a. October 7, 2016 City Council Workshop
- b. October 12, 2016 City Council Meeting

8. APPLICATION FOR PERMANENT CHANGE OF WATER—Colton Wells: Consideration and possible approval of permanent change of water right that is currently owned by PacifiCorp that is associated with Colton Wells #1 and #2. Change Application will change water rights 91-198 and 91-199 from Power Generation to Municipal Use in anticipation of Price City taking over ownership of wells.
9. ASSISTANCE TO FIREFIGHTERS GRANT - Consideration and possible approval to apply for funding to replace old extrication tools.
10. PRECISION CONCRETE CUTTING - Consideration and possible approval of final payment to Precision Concrete Cutting for the removal of tripping hazards on selected City concrete sidewalks. Precision is a sole source provider for this type of service utilizing patented methods of concrete cutting. The City will pay Precision, for services performed, the rate of \$26.95 per inch-foot, not to exceed a total of \$10,000 (budget). See itemized invoice attached.
11. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Rusty Fork located at 410 E Main Street, Dave's Professional Auto Detailing at 97 E 100 N, Hills Handyman Services at 360 N 700 E, and Price Nutrition at 90 W 100 N.

12. TRAVEL REQUESTS -
Scott Olsen, Charlie Westbrook and Jake Johnson, Streets Department, and John Procarione, Public Works - Utah Asphalt Conference, November 14-15, 2016, St. George, UT.
Trenton Bennett, Building Inspector - Bonneville Chapter Building Inspector Training, November 8-10, 2016, West Valley City, UT.
13. COMMITTEES – Updates presented.
 - a. COMMUNITY PROGRESS
 - b. CULTURAL CONNECTION
 - c. EMERGENCY PLANNING
 - d. INTERNATIONAL DAYS
 - e. WATER RESOURCES
14. UNFINISHED BUSINESS
 - a. Recycling - No report provided.

The regular City Council meeting was adjourned at 6:25 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder