

Present:

Mayor Piccolo	
Councilmembers:	
Kathy Hanna-Smith	Kevin Drolc-Police Chief
Rick Davis	Nick Sampinos-City Attorney
Layne Miller	Lisa Richens-Finance Director
Terry Willis	Miles Nelson-Public Works Director
	Sherrie Gordon-City Recorder

Excused Absence: Councilmember Clausing, Nick Tatton-Community Director, John Daniels-Human Resources Director, and Bret Cammans-Customer Service Director

Present: Tyler Cressall, Mel Coonrod, Tom Paluso, Joe Vic, Mallorie Bradley, Jon Carpenter, and R. Chantz Richens

1. Mayor Piccolo called the regular meeting to order at 5:31 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –  
Mel Coonrod, EIS Consulting, addressed the Mayor and Council regarding a dam construction contract awarded to Nelson Construction. He expressed concerns regarding the bidding process.

Mayor Piccolo clarified the two projects:

Project 1: Construction of a new Carbon Canal Company diversion dam near the golf course. Carbon County is the acting agent for this project. Carbon Canal Company is overseeing the project and is the owner thereof. The \$1.27 million bid awarded to Nielson Construction was opened at a Carbon Canal Company Board meeting. This information was reported to the Carbon County Commissioners on November 2, 2016. This is not a Price City project.

Project 2: Garley Wash Reservoir

Price City is overseeing this project. This project is the beginning stages. Mayor Piccolo stated when the project gets to the “build portion” all contracts will go out to bid to all contractors listed on the qualified builders list in compliance with all adopted purchasing and bidding processes.

Miles Nelson, Public Works Director, made the Mayor and Council aware of a letter sent by Scott Olsen, Price City Streets/Fleet Department, to Daniel Campbell, Carbon County Road Department. He read the letter. The letter addressed the major flooding that hit our community in September. The letter expressed thanks and appreciation of the assistance extended towards Price City. He noted the cooperation between the City and the County and he plans on continuing building this relationship.

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.
5. POLICE OFFICER OATH OF OFFICE - Officer Tyler Cressall by Judge Jon Carpenter.  
Chief Drolc introduced Officer Tyler Cressall who was recently hired. Carbon County Justice Court Judge Jon Carpenter administered the oath of office. The new officer was welcomed by the City Council, staff and audience members.

PLANNING AND ZONING COMMISSION –In Mr. Tatton’s absence, Councilmember Hanna-Smith reported that she attended the Planning and Zoning Commission meeting held on November 7, 2016. She reported that the Planning and Zoning Commission gave a favorable recommendation for final approval by the Price City Council on Item 6.a.

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.
- Remove not more than four (4) parking spaces from the overall site to accommodate the drive-up window finding that changes in the business mix at the overall site have reduced the parking need by four (4) parking spaces.
    - Restriping of parking lot to clearly identify drive-up lane and all parking required.
  - Placement of reflective indicators on utility pole adjacent to identified business ingress point to mitigate potential vehicle/pole collisions finding that the ingress is narrow and the utility pole is very close to the ingress.
    - Coordinate the enclosure or other treatment of the gap immediately to the west of the ingress in the gutter overshoot with the Price City Public Works Department to prevent accident or injury.
  - Submission of business and way-finding signage to the Price City Planning Department prior to installation for potential approval finding that properly reviewed and approved signage increased commercial activity in the community.
  - No food prep on-site that requires cooking or grease finding that no commercial kitchen equipment is in place including a grease/smoke hood and no waste water grease trap or sampling manhole is present to protect the waste water system.
  - Garbage dumpster to be maintained in an enclosed area and serviced at a frequency to prevent nuisance odors in the area finding that prevention of accumulations of garbage and odors is in the best interest of the community.
  - Maintain or increase the existing minimum five percent (5%) landscaping at the overall site finding that properly landscaped commercial businesses and corridors improves the community aesthetic and is consistent with the goals in the Price City General Plan.
  - Complete and submit a Price River Water Improvement District (PRWID) waste water survey finding that properly understood waste water discharges mitigate negative impacts to the waste water collection system.
  - All renovations and construction work at the business location to be completed under the auspices of a Price City Building Permit and building inspection finding that properly permitted and inspected building alterations protect the health, safety and welfare of the community. Occupancy restricted until final building and fire safety inspections are completed and passed.
  - Procurement of a Price City Business License prior to business operation finding that properly licensed business increase the commercial activity in the community.
  - No conditions at the property or structure that violate 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 Hanna-Smith moved to provide final approval of a Conditional Use Permit (CUP) application submitted by Chad Carlson for a soda business with drive up window called Sodalicious, located at 97 E 100 N, within the Commercial 1 zoning district. Motion seconded by Councilmember Willis and carried.

CONSENT AGENDA – **MOTION.** Councilmember Willis moved to approve consent agenda items 7 through 11. Motion seconded by Councilmember Miller and carried.

7. MINUTES

- a. October 26, 2016 City Council Special Workshop
- b. October 26, 2016 City Council
- c. November 4, 2016 City Council Workshop

8. SALARY ADJUSTMENT-Consideration and possible approval of salary adjustment to Miles Nelson. Reference Memo dated November 4, 2016.

9. 2016 WATER AND WASTEWATER IMPROVEMENTS PROJECT—Consideration and possible approval of final payment to Jones and DeMille Engineering of \$30,921.60 for design and construction engineering services on 400 North and 400 South. Total project contract amount: \$176,161.21 (Budgeted).

10. BUSINESS LICENSES - Consideration and possible approval for business licenses for: Price Autoplex and Transmission Rebuild at 771 E Main St. and Sodalicious Intermountain located at 97 E 100 N, Suite B.

11. TRAVEL REQUESTS -

Paul Bedont, Fire Chief - State Chiefs Association Meetings and Winter Fire School, January 16-21, 2017, St. George, UT.

Paul Bedont, Fire Chief - Up to three firefighters to attend Winter Fire School, January 19-21, 2017, St. George. UT.

12. COMMITTEES – Updates presented.
  - a. COMMUNITY PROGRESS
  - b. CULTURE CONNECTION
  - c. EMERGENCY PLANNING
  - d. INTERNATIONAL DAYS
  - e. WATER RESOURCES
  
13. UNFINISHED BUSINESS -
  - a. Recycling – A meeting is scheduled for November 10, 2016.

The regular City Council meeting was adjourned at 6: 18 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

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Joe L. Piccolo, Mayor

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Sherrie Gordon, City Recorder