

Present:

Mayor Piccolo
Councilmembers:
Leif Nelson
Rick Davis
Layne Miller
Kathy Hanna-Smith
Terry Willis

Kevin Drolc-Police Chief
Lisa Richens-Finance Director
Nick Tatton-Community Director
John Daniels-Human Resources Director
Miles Nelson-Public Works Director
Bret Cammans-Customer Service Director
Sherrie Gordon-City Recorder

Excused Absence: Nick Sampinos-City Attorney

Present: Andrea Hofer, Clara Jenson, Melanie Mainord, Ray Jenson, McKylee Mainord, Collette Child, Dashel Hansen, Eric Johnson, Judy Beacco, Amy Knott-Jespersen, Stephanie Jackson, Suzanne Critchlow, Barbara Piccolo, Jan Young, Alan Young, Juergen Kehl, Scott Axelgard, Jewel Salazar, and Michael Kourianos

1. Mayor Piccolo 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 –

Suzanne Critchlow addressed the Mayor and City Council regarding Alcoholic Anonymous using Conference Room 106 for meetings. Mayor Piccolo suggested she work with Bret Cammans in the Price City Facilities Department. Juergen Kehl addressed the road conditions along 100 South and specifically in the vicinity of 500 East to 700 East. He claims there are many vehicle accidents occurring. He also noted the potholes. He suggested the two hills (vertical curves) be graded lower so oncoming traffic can be seen easier. Mayor Piccolo stated the road paving project is a little behind schedule but the City is catching up as quickly as possible.

Ray Jenson addressed the Mayor and City Council regarding the trend that he thinks is happening in Price. Price City is losing business. He suggested that the Mayor and City Council look closer at how money is being spent. He also suggested they watch maintenance costs closely.

Jewel Salazar addressed the Mayor and City Council. She discussed the streets on 3rd East and 4th East. She believes that the roads are County roads and are part of the old State highway system and that Price City does not have any obligation to spend money to maintain those roads. She doesn't understand why she is paying taxes on these roads. She also asked why Price City needs new sewer lines. She suggested cutting the City Council budget. She doesn't want to see more tax rates because we are being taxed to death.

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.
Mayor Piccolo, on behalf of the City Council, presented Councilmember Hanna-Smith with a plaque in appreciation of her dedicated service to the citizens of Price. Councilmember Hanna-Smith served on the Price City Council from 2006 to 2017.
Mayor Piccolo, on behalf of the City Council and citizens of Price City, also presented Councilmember Hanna-Smith with a framed letter of appreciation for her service.
Mayor Elect Kourianos, on behalf of the City Council, presented Mayor Piccolo with a plaque in appreciation of his dedicated service to the citizens of Price. Mayor Piccolo served as a City Councilmember from 1996 to 2001.
Mayor Elect Kourianos, on behalf of the City Council, also presented Mayor Piccolo with a plaque in appreciation of his dedicated service to the citizens of Price. Mayor Piccolo served as Mayor from 2002 to 2017.
Mayor Elect Kourianos, on behalf of the City Council and citizens of Price City, presented Mayor Piccolo with a framed letter of appreciation for his service.
Mayor Elect Kourianos presented Mayor Piccolo with the gavel he has used for the past 16 years.
Mayor Piccolo presented Mayor Elect Kourianos with a new gavel for his use in moving forward as he serves the citizens of Price City.
5. PLANNING COMMISSION MEMBER (RE) APPOINTMENTS- Consideration and possible approval of the reappointment of Jan Young and Judy Beacco to 3-year terms on the Price City Planning and Zoning Commission.

MOTION. Councilmember Willis moved to approve the Planning Commission appointments as recommended by staff and presented for appointment by Mayor Piccolo. Motion seconded by Councilmember Nelson and carried. Sherrie Gordon, Price City Recorder, administered the oath of office to each newly (re)appointed member of the Planning Commission. The Mayor and Council thanked them for their willingness to serve the community.

6. ORDINANCE 2017-02 - Adopt the City Council 2018 meeting schedule.
MOTION. Councilmember Davis moved to approve Ordinance 2017-02. Motion seconded by Councilmember Miller and carried.
7. ORDINANCE 2017-03 - Adopt the Planning and Zoning Commission 2018 meeting schedule.
MOTION. Councilmember Nelson moved to approve Ordinance 2017-32. Motion seconded by Councilmember Willis and carried.
8. INTERLOCAL COOPERATION AGREEMENT ESTABLISHING THE PRICE RIVER WATERSHED COMMISSION - Consideration and possible approval of an Interlocal Cooperation Agreement.
MOTION. Councilmember Hanna-Smith moved to approve the agreement. Motion seconded by Councilmember Nelson and carried.
9. HOLIDAY AIR SPACE PERMIT FOR SANTA CLAUS - Consideration and possible approval of a Price City air space permit for Santa Claus for the delivery of toys and goodies to good children in the area.
MOTION. Councilmember Hanna-Smith moved to approve the air space permit for Santa Claus. Motion seconded by Councilmember Miller and carried.
10. PUBLIC HEARING - A PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF PRICE CITY WATER AND SEWER REVENUE BONDS, SERIES 2017, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$404,000 FOR WATER AND SEWER SYSTEM IMPROVEMENTS, AND RELATED MATTERS.
Eric Johnson with Blaisdell, Church & Johnson law firm reviewed the terms of the bond.
MOTION. Councilmember Miller moved to open the public hearing at 7:04 p.m. Motion seconded by Councilmember Nelson and carried.
No public comment was presented or received.
MOTION. Councilmember Davis moved to close the public hearing at 7:05 p.m. Motion seconded by Councilmember Willis and carried.
11. RESOLUTION NO. 2017-20 - A RESOLUTION AUTHORIZING \$300,000 WATER AND SEWER REVENUE BONDS, SERIES 2017 TO FINANCE WATER SYSTEM AND SEWER SYSTEM IMPROVEMENTS AND RELATED IMPROVEMENTS, AND RELATED MATTERS.
MOTION. Councilmember Willis moved to approve Resolution No. 2017-20. Motion seconded by Councilmember Miller and carried. The Council approved the motion and it carried pursuant to the following roll-call vote:
Councilmember Davis - Yea
Councilmember Willis - Yea
Councilmember Nelson - Yea
Councilmember Hanna-Smith - Yea
Councilmember Miller - Yea
12. PUBLIC HEARING - A PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF PRICE CITY CEMETERY AND SALES TAX REVENUE BONDS, SERIES 2017, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$606,000 FOR CEMETERY IMPROVEMENTS, AND RELATED MATTERS.
Eric Johnson with Blaisdell, Church & Johnson law firm reviewed the terms of the bond.
MOTION. Councilmember Willis moved to open the public hearing at 7:10 p.m. Motion seconded by Councilmember Nelson and carried.
No public comment was presented or received.
MOTION. Councilmember Hana-Smith moved to close the public hearing at 7:11 p.m. Motion seconded by Councilmember Miller and carried
13. RESOLUTION NO. 2017-21 - A FINAL BOND RESOLUTION AUTHORIZING THE \$450,000 CEMETERY REVENUE AND SALES TAX REVENUE BONDS, SERIES 2017 (THE "SERIES 2017 BONDS") FOR CEMETERY IMPROVEMENTS; AND RELATED MATTERS.
MOTION. Councilmember Miller moved to approve Resolution No. 2017-21. Motion seconded by

Councilmember Davis and carried. The Council approved the motion and it carried pursuant to the following roll-call vote:

- Councilmember Davis - Yea
- Councilmember Willis - Yea
- Councilmember Nelson - Yea
- Councilmember Hanna-Smith - Yea
- Councilmember Miller -Yea

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.

14. Conditional Use Permit

a. **RV STORAGE, 24 HR LOCKSMITH, U-HAUL RENTALS LAND USE** - Consideration and possible approval of a conditional use permit for the land use of limited RV storage, 24 hour locksmith and U-Haul rentals at 404 South Carbon Avenue within the Commercial 1 zoning district, Darlene Juber.

- Inclusion of the following site plan elements finding that mitigated site plan impacts protect the health, safety and welfare of the community.
 - Garbage dumpster placed in an enclosure and serviced at a frequency that prevents accumulations or wind scatter of garbage rubbish or debris.
 - Maintain security fencing surrounding all property boundaries not immediately facing public streets.
 - Maintain lot and area lighting that is angled away from/on timers/or shielded from light transference to neighboring residential properties.
 - Install a minimum of 5% landscaping as required in the Code.
 - Maintain off street parking for a minimum of 5 vehicles to accommodate employees and customers. No on-street parking permitted.
 - No relocated or new ingress/egress from the site finding that a school zone street crossing is located adjacent to the subject property. No new or altered traffic patterns allowed.
 - Parking lot area to be permitted to be in as-is condition finding that the unsurfaced nature of the parking lot is legal non-complying.
 - Approval of business signage by the Price City Planning Department prior to installation.
- Inclusion of the following building/structure elements finding that inclusion of the following protects the health, safety and welfare of the community.
 - Maximum of four (4) RV storage stalls as indicated on the submitted site plan. Maintain fire department access to stored vehicles at all times. All stored vehicles to be a minimum of ten feet (10') from the property line.
 - Completion of an inspection of the building by the Price City Building Inspector and Price City Fire Chief and compliance with all building code and safety recommendations/requirements stemming from that inspection.
 - Replacement of broken window on east elevation of building.
 - Completion of a building renovation/repair/rehabilitation plan in conjunction with the Price City Building Inspector and all renovations completed within a timely manner as directed by the Price City Building Inspector.
- No residential occupancy in the location/structure at any time finding that the property and structure are not suitable for residential occupancy.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property and structures in compliance with the Property Maintenance Code protect area property values.
- Only non-mechanical installing of accessories will be done on site, specifically trailer hitches. No oil based work to be done.
- No land uses authorized that are not expressly approved herein. This specifically includes work or storage of vehicles for repair or restoration.

MOTION. Councilmember Nelson moved to provide final approval of a conditional use permit for the land use of limited RV storage, 24 hour locksmith and U-Haul rentals at 404 South Carbon Avenue within the Commercial 1 zoning district with the conditions indicated. Motion seconded by Councilmember Miller and carried.

CONSENT AGENDA - Councilmember Miller requested to make a comment on Item 20. Councilmember Hanna-Smith moved to approve consent agenda items 15 through 22. Motion seconded by Councilmember Willis and carried.

15. MINUTES

- a. November 21, 2017 Community Development Block Grant Public Hearing
- b. November 21, 2017 City Council Meeting
- c. December 1, 2017 City Council Workshop

16. **2018 BOARD/COMMITTEE MEETING SCHEDULES** - Authorization to adopt the 2018 meeting schedule for the Library Board, International Days Committee and Community Progress Committee.

17. **DESERT WAVE POOL** - Consideration and possible approval to accept the bid from CEM to re-plaster the wave pool and proceed with the work. The bid was within budget.

18. PRECISION CONCRETE CUTTING - Consideration and possible approval of an Agreement to remove tripping hazards on selected City concrete walkways. Precision is a sole source provider for this type of service utilizing patented methods of concrete cutting. The city will pay to Precision, for services performed, not to exceed a total of \$10,000 (budgeted).
19. COOPERATIVE AGREEMENT - Consideration and possible approval of a Cooperative Agreement Between the Utah Division of Forestry, Fire and State Lands and Price City.
20. SOUND EQUIPMENT DONATION - Consideration and possible approval to accept the sound equipment donation from Neil Breinholt.
Councilmember Miller reviewed the generous donation by Neil Breinholt. The Mayor and City Council publically thanked Mr. Breinholt. The Mayor asked Bret Cammans to prepare a thank you letter.
21. BUSINESS LICENSE - Consideration and possible approval of a business license for Images By McKensi
22. TRAVEL REQUESTS - Consideration and possible approval of travel for:
Paul Bedont, Fire Chief - Winter Fire meetings in St. George, UT; 1) State Fire Marshals meetings, January 14-16, 2018, 2) State Fire Chiefs meetings, January 17-18, 2018, and 3) Winter Fire School, January 19-21, 2018
Dave Wilkinson, Police Department - Utah Animal Control Officers Association Conference, February 7-9, 2018, St. George, UT
Nick Tatton, Community Director - Rural Day at the Legislature 2018, February 2, 2018, Salt Lake City, UT
Russell Seeley, Engineer - Utah City Engineers Association Winter Conference, January 24-25, 2018, St. George, UT
23. COMMITTEES - Updates presented.
 - a. COMMUNITY PROGRESS
 - b. CULTURE CONNECTION
 - c. EMERGENCY PLANNING
 - d. INTERNATIONAL DAYS
 - e. WATER RESOURCES
24. UNFINISHED BUSINESS -
 - a. Recycling – No report provided.

The regular City Council meeting was adjourned at 7:40 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder