Minutes of the Price City Council Meeting
City Hall: Price, Utah
March 23, 2011 at 5:30 p.m.

Present:
Mayor Joe L. Piccolo

Councilmembers:	Nick Sampinos, City Attorney
Jeff Nielson	Nick Tatton, Community Director
Jeanne McEvoy	John Daniels, Human Resource Director
Richard Tatton	Aleck Shilaos, Police Chief
Rick Davis	Gary Sonntag, Public Works Director
Kathy Hanna-Smith	Pat Larsen, Finance Director
	Bret Cammans, Customer Service Director
	Laurie Tryon, City Recorder

Others Present: Lisa Richens, Kendra and Russell Seeley, Rusty Seeley, Lilly and Joel Seeley, Amy Jesperson, Jan and Dave Cox, Kevin Scannell, Diana Wood, Tonya Griffeth, Tamara Gray, Boy Scout Troop 297 members: David Petty, Luke Hansen, Paul Bryner, Karsten Jennings, Andy Jennings and Tyson Swasey
Excused Absence:

Mayor Piccolo called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Roll was called with the above Councilmembers and staff in attendance.

1. PUBLIC COMMENT-No public comment was received.

2. COUNCILMEMBERS REPORT-The Mayor and Councilmembers presented an update on the activities and functions in which they have participated.

3. EDUCATIONAL SCHOLARSHIP. Consideration and possible approval of an educational scholarship to CEU-USU, Michael Stream.
Michael Stream was unable to attend the meeting. **MOTION**. Councilmember Nielson moved to table the item to the next meeting. Motion seconded by Councilmember Hanna-Smith and carried.

4. WASHINGTON PARK- Authorization to approve recommendations from the Washington Park Committee, selecting VCBO as the architect for the pool development project and request for the amount of $15,000 for the preliminary conceptual design work.

   Customer Service Director, Bret Cammans requested the Mayor and Council to approve VCBO as the architect for the pool development project. Councilmember Davis asked if anyone from the audience had a comment. Diane Wood, Amy Jesperson, Tonya Griffeth, Dave and Jan Cox all commented that they approved of the family oriented project and were looking forward to the benefits it would add to the community. Amy Jesperson stated that it is a good time to begin the project now due to the low cost of building supplies. She stated that the Zap Tax is there for park improvements and it's a great opportunity to move forward to create a kid friendly environment. Tamara Gray, Price City Pool Supervisor, stated that patrons are requesting more items such as: longer lap time, aerobics and a larger area for swim teams to have their events. She stated that the additions would provide more summer activities and a year round facility which would be beneficial to the City and all of Carbon County citizens. She stated that the study will show the dollar savings, benefits and overall costs of a new facility. Ms. Gray stated that the facility would cost approximately $3 million dollars and would be funded through the Zap Tax. Lisa Richens, Price City Finance Department stated that the City has three more years of the Zap Tax before it has to return to Carbon County to request approval from citizens to implement the tax again. She stated that Carbon County could implement the tax without the City but they would not be able to tax citizens in City limits. Mayor Piccolo suggested that in the year 2013 we begin reviewing the possibilities of renewing the Zap Tax. He stated it would be a good thing if Carbon County and Price City were on the same page when adding amenities to the community. Lisa Richens stated that tonight's request is for a preliminary report on the project so that the City can gather enough data to have a good estimate of what to expect. Bret Cammans stated that the new development would be done before the 2014 Zap Tax renewal.
   Councilmember McEvoy stated that many people had requested information regarding the tennis courts and asked whether the proposed project would impact the courts or if the courts were going to be removed. Gary Sonntag stated that the tennis courts would be a part of the design solution in another phase of the long term plan. A representative from the Carbon County School District stated

that the schools are using the tennis courts and do not want the City to remove any of them. She stated that there are not enough courts currently available when a competition is held in the City and it would have a negative impact on the school tennis programs if any of them were removed. The Mayor and Council felt that having the open communication between the School District and the City was a great step forward when working on developments within the community.

Councilmember Tatton asked Bret Cammans if the repayment for this project would take all of the Zap Tax funding and if so, would that eliminate any other potential Zap Tax projects? Mr. Cammans stated that it is possible it would take a great amount of the Zap Tax money. Ms. Richens stated that if the City plans it correctly and the renewal tax is successful in 2014, it would extend the life of the Zap Tax ten more years and then the money could be used for maintenance and operation. She stated that there is approximately $841,000 in the fund now. Gary Sonntag stated that in previous conversations, the City agreed to cast attention on the pool but in the future, the Zap Tax would be beneficial to parks as a whole for aging improvements to infrastructure that needed to be made. Lisa Richens stated that tonight's authorization would be funded through the pool fund balance or capital projects fund. Councilmember Hanna-Smith thanked the committee members for all of their hard work. She stated that she concurs with building a recreation center and all of the pool development ideas as she believes the items are needed in the community. She thanked Tamara Gray and Bret Cammans for their passion and leadership with this project and their positions within Price City. **MOTION**. Councilmember Hanna-Smith moved to approve recommendations from the Washington Park Committee, selecting VCBO as the architect for the pool development project and the amount of $15,000 for the preliminary conceptual design work. Motion seconded by Councilmember Nielson. Councilmember Tatton voted Nay. Motion carried.

Mayor Piccolo stated that it would be good to have the interest and need in the tennis courts from Carbon County School District in writing and on file with Price City.

Mayor Piccolo stated that because Jan Cox, Principal of Castle Heights Elementary was present at the meeting, she could tell the audience about the upcoming reading challenge. Mrs. Cox stated that on April 12, 2011 from 5-7 p.m. at Castle Heights there would be a reading challenge night sponsored through KSL Channel 5 News. She stated that Mayor Piccolo would speak at the event and dinner would be served as well as breakout sessions, discussion on curriculum and education. Mrs. Cox stated that other agencies from within the community have been invited and that she is excited about the program to promote reading and working with the City.

PLANNING AND ZONING COMMISSION-Nick Tatton reported that the Planning and Zoning Commission gave the following recommendations on an application for a Conditional Use Permit:

5. Conditional Use Permit

   LAND ASSEMBLY PLAT- Land assembly plat and new development construction at 250 E. 1300 S.- Holt Properties- Final on plat and development construction with conditions for Codale. **MOTION**. Councilmember Davis moved to approve the land assembly plat and new development construction for Codale. Motion seconded by Councilmember Tatton and carried.

CONSENT AGENDA-Councilmember Tatton moved to approve the Consent Agenda items 6 through 16 with item 15 removed for discussion. Motion seconded by Councilmember Hanna-Smith and carried.

6. MINUTES
   a. March 9, 2011 City Council Meeting

7. FACILITY MANAGEMENT AGREEMENT. Consideration and possible approval of a facility management agreement between Price City and the BTAC for the Community Services Building.

8. IS DEPARTMENT- Requests approval to purchase hardware and software.

9. INTERNATIONAL DAYS- Authorization to approve Neil Breinholt as the Entertainment Coordinator/Audio/Visual Coordinator for the 2011 International Days Celebration on July 28-30, 2011 as recommended by the committee members chosen to review the bid proposals.

10. BUSINESS LICENSING- Authorization to approve a Business License for the following: Dart Locksmithing-258 N. 5th Ave. (HOB), Southeast Home Improvements-721 S. Nicklane (HOB), Rise, Inc.-217 E. Main, Apria Healthcare, Inc. 60 S. 700 E., and Help Advocates, Inc.-23 S. Carbon Ave.

11. LIBRARY GRANT- Authorization to approve the annual contract to provide Community Library Enhancement Funds (CLEF) to Price City Library in the amount of $6,694.00.

12. CONSULTING SERVICES FOR EMPLOYEE BENEFIT PORTFOLIO - Approve the committee recommendation to accept the proposal of First West Benefit Solutions to provide consulting services and authorize the Mayor and Staff to execute all documentation implementing the same. The services will be for a yearly commitment up to three years, based on satisfactory performance. Reference Memorandum dated March 17, 2011.

13. CENTENNIAL LOGO DESIGN AGREEMENT- Authorization to approve a release agreement between Price City and Marilou Kundmueller for the design of the Centennial logo.

14. JONES & DEMILLE ENGINEERING—Addendum #03-11 to General Services Agreement dated January 24, 2007; Culinary Water SCADA Upgrade and Technical Services—Project #3C-2011—Services include assistance in RFQ preparation and selection of technical services contractor; assist City and contractor in evaluating current SCADA system, necessary upgrades, and additions; and review and assist City and contractor in preparation of Operation and Maintenance Manual for new SCADA system. $9,700.00—Budgeted City (Water).

15. LAYNE CHRISTENSEN COMPANY—Project #7C-2010 Emma Park Drinking Wells. Budgeted (CIB/City). Authorization to award a drilling contract with 5% increase to original bid prices. Original bid was opened January 6, 2010 however; it could not be awarded due to delays in property access acquisition.
Russell Seeley, Price City Engineer, stated that fuel prices have risen since January and costs will vary depending on the size and type of production well drilled, but are not expected to exceed $2.7 million for two wells. He stated that the City did not have easements in hand from property owners at the time the bids were opened. He stated that the City had just now received well #2 agreement. He stated that the Layne Christensen Company is still interested and will maintain the original bid with a fuel price increase of an additional 5% of original bid. Mr. Seeley stated that staff has reviewed that request and even with the increase, the bid is still below the second lowest bidder. He stated that to avoid jeopardizing the project by rebidding, the 5% increase is acceptable. He stated that he had received the agreement for well #1 just that morning and access was secured. He continued to say that the City did not have all of the access to that particular property yet because it is owned by BLM and they required a lengthy approval process. Mr. Seeley stated that he would like to see both wells awarded to Layne Christensen Company based on their work quality, reputation and cost. He stated that the danger in waiting to award the second well later could be a potential increase in cost. Councilmember Tatton stated that in his opinion, the City should lock in both wells with the contractor to avoid further increases in fuel and is confident with the BLM easements coming through. The Councilmembers acknowledged Mr. Sonntag and Mr. Seeley for all of their hard work on the project. Mayor Piccolo asked if staff had reviewed the situation with the City Attorney. Mr. Seeley answered yes, he had discussed the contract with him and it was his opinions that this is an urgent situation and should proceed as it is in the City's best interest to not jeopardize the project. **MOTION**. Councilmember Tatton moved to approve both well projects at increased price of 5%. Motion seconded by Councilmember McEvoy and carried.

16. TRAVEL REQUEST
Nick Tatton-Utah Rural Summit, Cedar City, Utah, August 11-12, 2011.
Frank Lujan-Seventh District Court Juvenile Program, RESTA Conference, March 23-24, 2011, Salt Lake City

17. PRWID-Councilmember Tatton reported on the results of the last PRWID Board meeting.

18. WATER RESOURCES-
Councilmember Tatton stated that he had been working with the City Attorney on the subject of leasing water shares to private citizens. He asked if the Mayor or Council were in approval of the City Attorney contacting legal water experts on the issue to see if it's worth pursuing leasing of water. **MOTION**. Councilmember Tatton moved for the City Attorney to contact legal water experts and bring back the approximate costs to a City Council meeting. Motion seconded by Councilmember Davis and carried.

19. EMERGENCY PLANNING-Update by Councilmember Davis
    - Working with City Attorney and several County officials on emergency planning.
    - Will continue to work on training with City employees.

20. COMMUNITY PROG.-CULTURE CONNECTION-Update by Councilmember Hanna-Smith
    - Price City Centennial Culture Connection- continue to look for sponsors.
    - Schedule almost done for Peace Gardens.
    - June 28th Centennial program-troop support.

21. UNFINISHED BUSINESS

    Community Covenant Program
    - A covenant will be created for the Mayor to sign at a future Council meeting.

    c. Centennial Celebration-
    - Let sponsors know they can sponsor international days and also centennial celebration for projects around the community and about the tax benefits through CDC.
    - $10,000 funding for floats in the International Days parade
    - Centennial Committee will choose how the money will be split between companies, bands or groups willing to place a float in the parade.

The regular City Council meeting adjourned at 7:16 p.m. by Mayor Piccolo pursuant to the motion by Councilmember McEvoy.

APPROVED ATTEST

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Joe L. Piccolo, Mayor Laurie Tryon, City Recorder