Minutes of the Price City Council Meeting
City Hall
Price, Utah
March 28, 2018, at 5:30 p.m.

Present:
Mayor Kourianos
Councilmembers:
Leif Nelson
Rick Davis
Terry Willis
Layne Miller
Amy Knott-Jespersen

Brandon Sicila, Police Department
Miles Nelson, Public Works Director
Nick Tatton, Community Director
John Daniels, Human Resource Director

1. Mayor Kourianos called the regular meeting to order at 5:30 p.m. Pastor Jimmy Darter with Liberty Faith Fellowship extended a word to open the meeting.

2. Mayor Kourianos led the Pledge of Allegiance.

3. Roll was called with the above Councilmembers and staff in attendance.

4. PUBLIC COMMENT – No public comment was received on any item.

5. PINNACLE PEAK INVITATIONAL PYSA SOCCER TOURNAMENT - Request for sponsorship.
Crystal Barraclough representing the Pinnacle Peak Invitational PYSA Soccer Tournament (soccer tournament) addressed the Mayor and Council. She stated that the tournament will be held on May 25-28, 2018. She requested sponsorship to help facilitate the soccer tournament.
The Council discussed the tournament and the budget for community donations.
MOTION. Councilmember Willis moved to:
   1. Approve a $225 sponsorship for the soccer tournament; and
   2. If no other sponsorship requests are received by June 30, 2018, the end of Price City's fiscal budget year, the balance then remaining up to $225, be approved for future sponsorship of the soccer tournament; and
   3. Councilmember Knott-Jespersen be appointed as the liaison for this tournament.

Motion seconded by Councilmember Knott-Jespersen and carried.

6. ACCEPT PROPOSAL FOR INSURANCE PORTFOLIO AND RISK MANAGEMENT SERVICES - Consideration and possible approval to accept proposal from Utah Local Governments Trust (ULGT) for the provision of an insurance portfolio to include liability, property, auto, and workers compensation along with ancillary products and services. Authorize the Mayor and staff to implement the same for 2018-2019 and an additional four annual renewals subject to financial and performance reviews. Ref attached Memo dated March 15, 2018.
John Daniels, Human Resource Director, reviewed the portfolio.
MOTION. Councilmember Miller moved to a accept the proposal from Utah Local Governments Trust for the provision of an insurance portfolio to include liability, property, auto, and workers compensation along with ancillary products and services for 2018-2019 and an additional four annual renewals contingent upon acceptable financial and other performance reviews. Authorize Mayor and staff to execute all documents and complete all steps to implement the same. Motion seconded by Councilmember Nelson and carried.

7. BASEBALL TOMORROW FUND GRANT - Consideration and possible approval of the grant application for the Baseball Tomorrow Fund (BTF) for improvements to the Atwood Baseball Complex.
Miles Nelson, Public Works Director, reviewed the grant and the grant process.
MOTION. Councilmember Willis moved to approve the grant application. Motion seconded by Councilmember Miller 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 applications with the conditions indicated.

8. Conditional Use Permit

   a. PERSONAL STORAGE BUILDING - Consideration and possible approval of a personal storage building development at 87 S 500 E within the commercial 1 zoning district, Gus Adams.
   This item was struck.
   MOTION. Councilmember Nelson moved to strike this item. Motion seconded by Councilmember Knott-Jespersen and carried.

b. YOUTH AND FAMILY GAME CENTER - Consideration and possible approval of a youth and family game center land use located at 441 E 100 N within the commercial 1 zoning district, D20 Game Cafe, Justin O'Rafferty.

- All exterior lighting to be high-efficiency LED fixtures and situated (shielded, angled, timers) to mitigate light transference disturbances to neighboring residential land uses finding that high efficiency fixtures mitigate long term impacts to the public electric system and consideration of neighboring residential land uses mitigates the potential for conflicts.
- Control and mitigation of any potential noise nuisance that may occur finding that Control and mitigation of any potential noise nuisance prevents conflicts with neighboring residential property owners.
- Maintain garbage service to the building and property with a service frequency to prevent accumulations or wind-scatter of garbage, rubbish or debris finding that properly controlled garbage, rubbish and debris mitigates potential negative impacts to the aesthetic condition of the community.
- Submit business signage plan to the Price City Planning Department for consideration and possible approval based on compliance with Chapter 4 of the Code prior to installation of signage finding that properly reviewed and approved signage promotes commercial activity in the community.
- Installation of a minimum of 5% landscaping on the site of the development consistent with the requirements within the Code.
- All parking by business owners, employees and customers to be maintained in the off-street parking lot finding that off-street parking mitigates the potential for pedestrian and vehicle accidents. Bicycle racks and other youth oriented items and infrastructure to be located on private property; not in the public right of way.
- Inspection of the subject building and property by the Price City Fire Chief and Price City Building Inspector for safety and compliance with all safety recommendations and direction stemming from the inspection finding that properly reviewed and inspected business locations protect the health, safety and welfare of the community.
- Building renovations, if any, to be completed under the auspices of a Price City Building Permit and inspection finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community. Issuance of Certificate of Occupancy (C of O) by the Price City Building Department prior to building occupancy.
- Restrictions: No smoking or vaping on site not in compliance with the Utah Indoor Clean Air Act. No prepared foods on site (grease trap, sampling manhole, kitchen hood).
- No authorizations or land uses not specifically identified herein approved finding that restricted authorizations and land uses protect the long-term interests of the community.
- No conditions 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 Knott-Jespersen moved to approve a youth and family game center land use located at 441 E 100 N within the commercial 1 zoning district with the conditions indicated. Motion seconded by Councilmember Nelson and carried.

c. CARD STORE AND DIGITAL ARCADE - Consideration and possible approval of a card store and digital arcade land use at 60 N 100 W within the Commercial 1 zoning district, Jetman Digicade, LLC., Sarah Norton.

- Lighted ingress/egress during all open hours not naturally lit finding that lighted ingress/egress to the building protects the health, safety and welfare of the community. All exterior lighting to be high-efficiency LED fixtures.
- Maintain garbage service to the building and property with a service frequency to prevent accumulations or wind-scatter of garbage, rubbish or debris finding that properly controlled garbage, rubbish and debris mitigates potential negative impacts to the aesthetic condition of the community.
- Submission of business signage plan to the Price City Planning Department for consideration and possible approval based on compliance with Chapter 4 of the Code prior to installation of signage finding that properly reviewed and approved signage promotes commercial activity in the community.
- All parking by business owners, employees and customers to be maintained in the off-street parking lot finding that off-street parking mitigates the potential for pedestrian and vehicle accidents.
- Bicycle racks and other youth oriented items and infrastructure to be located on private property; not in the public right of way.
- Inspection of the subject building and property by the Price City Fire Chief and Price City Building Inspector for safety and compliance with all safety recommendations and direction stemming from the inspection finding that properly reviewed and inspected business locations protect the health, safety and welfare of the community.
- Building renovations, if any, to be completed under the auspices of a Price City Building Permit and inspection finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
- Issuance of Certificate of Occupancy (C of O) by the Price City Building Department prior to building occupancy.
- Restrictions:
    - No loitering of customers or employees adjacent to the State of Utah Liquor Store finding that restricted loitering mitigates the potential for conflicts with neighboring land uses.
    - No smoking or vaping on site not in compliance with the Utah Indoor Clean Air Act.
    - No prepared foods on site (grease trap, sampling manhole, kitchen hood).

    - No authorizations or land uses not specifically identified herein approved finding that restricted authorizations and land uses protect the long-term interests of the community.
- No conditions 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 Nelson moved to approve a card store and digital arcade land use at 60 N 100 W within the Commercial 1 zoning district with the conditions indicated. Motion Seconded by Councilmember Miller and carried.

d. TREATMENT AND PHARMACY LAND USE - Consideration and possible approval of a drug treatment and pharmacy land use to be co-located within the existing social services location at 77 S 600 E within the commercial 1 zoning district, Linda Moore, Executive Director, Project Reality DBA Operation Recovery.

- No on street parking by finding that restricted on-street parking mitigates parking congestion in the commercial area and promotes commercial activity consistent with the Price City General Plan.
- Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris.
    - No improper disposal of medications in traditional garbage receptacles.
- Price City Police Department review and concurrence regarding storage and disposal of any medications on-site finding that properly reviewed and authorized procedures mitigate potential malfeasance regarding medications. Must be completed prior to any dispensing of medications.
- Building and fire safety inspection of structures on the site and used for business purposes for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community.
    - Compliance with all safety recommendations stemming from the inspections.
    - Procurement of a Price City Building Permit for any building renovations or improvements that occur.
- Security review of medication storage and procedure by the Price City Police Chief and compliance with recommendations stemming from the review finding that reviewed and understood medication storage mitigates the potential for theft and disproportionate usage of public safety resources.
- Licensing in good standing of all pharmacists and other DOPL licensed persons involved with treatment and/or dispensing of medications finding that properly licensed persons protect the health, safety and welfare of the community.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
- No business operation from the site except that previously authorized and that expressly applied for, considered, and approved herein finding that additional business operations may require additional licensing and/or CUP consideration.
- Procurement of a Price City Business License, as required, for legal operation of the business within Price City.
- No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.

Karen Dolan, Four Corners Behavioral Health Director, reviewed the project.

MOTION. Councilmember Willis moved to approve a drug treatment and pharmacy land use to be co-located within the existing social services location at 77 S 600 E within the commercial 1 zoning district with the conditions indicated. Motion seconded by Councilmember Davis and carried.

e. TATTOO, BODY ART, RETAIL SALES - Consideration and possible approval of a tattoo, body art, retail sales land use located at 135 W Main Street, within the commercial 1 zoning district, Intrynsik Ink, LLC., Haigon Larsen.

- Maintain all business garbage service of a type and frequency to prevent accumulations or wind-scatter of garbage, rubbish or debris finding that properly maintained garbage, rubbish, debris conditions mitigate negative impacts to the community aesthetic.
- Business owners and employees to park in mid-block lots finding that maintaining open street parking improves commercial activity in the community.
- Business signage not to exceed that allowed within Chapter 4 of the Code finding that complaint signs promote consistency in the community.
- Specific acknowledgement and approval of the business in the location identified being located within less than ½ mile of other similar land uses finding that a proximity requirement is listed in Section 11.3.5.40 of the Code.
- Procurement of a Price City Business License finding that all businesses operating within Price City are required to be licensed by Price City.
- Safety inspection of the business location by the Price City Building Inspector and Price City Fire Chief and compliance with any safety recommendations stemming from the safety inspections finding that properly reviewed and inspected business locations protect the health, safety and welfare of the community. Building permit required for any building renovations.
- Land Use Restrictions:
    - No sales of any items that may be considered subject to the terms and requirements of the Price City Sexually Oriented Business Ordinance.
    - No sales of smoke shop items including vape.
- No loitering within the vicinity of the business finding that loitering may create a negative

community aesthetic and a loitering restriction may mitigate a negative aesthetic.

- No land uses allowed that are not specifically authorized herein finding that additional or differing land uses may require additional land use application(s), consideration and possible approval by Price City.
- No conditions 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 Miller moved to approve a tattoo, body art, retail sales land use located at 135 W Main Street, within the commercial 1 zoning district with the conditions indicated. Motion seconded by Councilmember Willis and carried.

CONSENT AGENDA - Councilmember Nelson moved to approve consent agenda items 9 through 15. Motion seconded by Councilmember Miller carried.

9. MINUTES
   a. March 1, 2018 City Council Workshop
   b. March 14, 2018 City Council Meeting

10. SURPLUS PROPERTY DECLARATION - Consideration and possible approval to declare specific items owned by Price City as surplus property and directing staff to dispose of said property through public auction @ www.publicsurplus.com (see attached list).

11. 2018 Class C Road Improvements Project #1C-2018 - Consideration and possible approval of the contract with Intermountain Slurry Seal, Inc. (ISS) for $480,875.00 to apply cape seal improvements to designated streets within Price City. (Project was awarded previously to ISS at the February 14, 2018 City Council meeting.)

12. COMMUNITY BASEBALL COMPLEX PROJECT - Consideration and possible approval of contract with Jones and DeMille Engineering for design engineering services for the Community Baseball Complex including electrical; sprinkler and landscape; mechanical; plumbing; and architectural designs for two baseball fields with associated improvements including dugouts, restroom/concession building, and parking lot in partnership with Carbon School District. Cost of services is $183,000 and is within budget.

13. PROCLAMATION - Consideration and possible approval of a proclamation for Arbor Day on April 27, 2018.

14. BUSINESS LICENSES - Consideration and possible approval of a business licenses for: for Project Reality DBA Operation Recovery at 77 S 600 E and The Black Market at 66 E Main Street.

15. TRAVEL REQUESTS - Consideration and possible approval of travel for:
    Nick Tatton, Community Director - Utah Alliance for Economic Development Spring Meeting, April 19, 2018, Brigham City, UT.
    Debbie Worley, Police Department and Dominique Kiahtipes, City Attorney - Utah Council on Victims of Crimes Conference, April 18-20, 2018, Midway, UT.
    Miles Nelson, Public Works Director - Joint Highway Committee and ULCT Midyear Conference, April 25-27, 2018, St. George, UT.

16. UNFINISHED BUSINESS – No unfinished business discussed.

Mayor Kourianos called for a motion to close the regular City Council meeting.

MOTION. Councilmember Miller moved to close the regular City Council meeting. Motion seconded by Councilmember Nelson and carried.

The regular City Council meeting was adjourned at 6:02 p.m.

APPROVED: ATTEST:

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Michael Kourianos, Mayor Sherrie Gordon, City Recorder