REVISED

Minutes of the City Council Meeting
City Hall
Price, Utah
April 9, 2025

Present:
Mayor Kourianos
Councilmembers:
Amy Knott-Jespersen via phone
Layne Miller
Tanner Richardson
Terry Willis

Jaci Adams, City Recorder
Lisa Richens, Finance Director
Miles Nelson, Public Works Director
Nick Tatton, Administrative Director

Excused: Councilmember Christman, Councilmember Knott-Jespersen

Staff/Others: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE
Mayor Kourianos called the regular meeting to order at 5:04 p.m. Jimmy Darter, Living Hope Church offered a word. Mayor Kourianos led the Pledge of Allegiance.

2. ROLL CALL
Roll was called with the above Councilmembers and staff in attendance.

3. SAFETY SECONDS
Councilmember Willis reminded everyone to keep your eyes and vision healthy and take any necessary precautions.

4. GENERAL BUSINESS/DISCUSSION

a. SAFETY DRAWING. Drawing for the quarterly employee safety prize.

The winner of the quarterly employee safety prize was Jason Wichman.

b. PUBLIC HEARING – SPRING WATER TRANSMISSION LINE REPLACEMENT. To receive public comment on the Spring Water Transmission Line Replacement project.

Mayor Kourianos asked for a motion to open the Public Hearing.

MOTION.
Councilmember Willis moved to open the Public Hearing at 5:08 p.m. Councilmember Richardson seconded and motion carried.

Miles Nelson, Public Works Director explained the Price City Spring Water Transmission Line Replacement Project by reading aloud the following:

The purpose of this public hearing is to receive public comment on the City's proposed Spring Water Transmission Line Replacement Project. The project is needed to ensure the continued delivery of safe, clean drinking water from the City's Colton Springs to its water treatment plant and distribution system. An extensive study of the condition of the transmission line was completed in February 2024 which documented the poor condition of the aging infrastructure.

The City is planning to replace approximately 7 miles of the existing 11 mile stretch of pipeline. Most of the seven-mile section of pipeline to be replaced is over 95 years old and is beyond its useful life. There are some sections of the pipeline that are in such poor condition that leaks have become a more regular occurrence, requiring the City's water system maintenance crew to inspect and make repairs more frequently. The old thin-wall steel pipe is in such poor condition it is difficult to patch and repair. The new proposed pipe material will be HDPE pipe, which stands for high density polyethylene pipe. HDPE pipe is known for its strength and resistance to impact and corrosion. It's also flexible which facilitates installation in challenging terrain. With its durability, it can have a lifespan of over 100 years.

It is anticipated that the transmission line replacement project will take at least 3-4 years to complete as the majority of the work will likely only be performed from late April until October. This schedule avoids construction during the coldest months of the year when the transmission line cannot be taken off-line because it is the sole sources of drinking water for Price City's customers during those months Utilizing this approach, it is anticipated that there will be little to no interruption in water service for the City's customers during the project.

The total cost of the project is estimated to be $12 million to $14 million dollars. Price City will be seeking funding assistance for the design and construction phases of the project from multiple sources, including grant/loan funding through the State Division of Drinking Water, as well as grant/loan funding through the Permanent Community Impact Board (CIB). In order to qualify for loan funding, the City will be required to issue revenue bonds. The increase in the City's debt obligations will be funded through increases in customer water rates.

Janell Braithwaite, Rural Water Association of Utah, Marie Owens, Advanced Engineering Environmental Services (AE2S) and Jon Johansen, Johansen and Tuttle Engineering were also in attendance to explain how critical the need to replace the spring water transmission line is. During the public hearing the following residents asked questions and voiced their concerns. Ron Gordon asked with the install of new pipe, will there be a new right of way or will it stay in the same location? Also, is there a process to install an insertion into the existing pipe to avoid

excavation? Mr. Gordon also asked what the plan is to keep water running once the old pipe is removed? He has concerns with alkali that has been coming down the gutter near his home for the past three months, it has killed some of him grass and flowers. He asked if it has been tested and is it toxic? Rory Jones asked if the water rates have been compared to other cities around the State and if other funding avenues have been explored and also other efficiencies in any other departments been explored. Cal Ockey asked if the city has looked at a way to get secondary water to residents for landscaping. He feels that treated water should not be used for outside. Todd Richardson, Price City resident asked if in 1920 or 1930 when the transmission line was installed, was there money set aside and saved over the years for future projects and maintenance specifically for the transmission line? He also asked what guarantees do the citizens have that the new rate increase is going to be just for this new infrastructure. How is the city going to pay for it? Mr. Richardson does not want any funding support from the State, he feels, being a small community, the citizens can pay for the new infrastructure without any support form the State of Utah or Federal Government. He does not want any water agency controlling the city and their infrastructure. Jaron Hansen had concerns for the local farmers and ranchers due to their income being limited and the water rates being increased. He asked if Price City has considered any other funding sources. Paul Smith inquired what studies have been done, such as an efficiency analysis with all departments of the city and are they made public? After a lengthy discussion, Mayor Kourianos asked for a motion to close the public hearing.

MOTION.
Councilmember Miller moved to close the Public Hearing at 6:03 p.m. Councilmember Richardson seconded and motion carried.

c. SPRING WATER TRANSMISSION LINE REPLACEMENT PROJECT. Consideration and possible approval to advance the project forward, including pursuing funding for design engineering and pipeline construction from the Division of Drinking Water and the Permanent Community Impact Board (CIB).

MOTION.
Councilmember Richardson moved to approve to advance the Spring Water Transmission Line Replacement project forward, including pursuing funding for design engineering and pipeline construction from the Division of Drinking Water and the Permanent Community Impact Board (CIB). Councilmember Miller seconded and motion carried.

d. PUBLIC HEARING – CULINARY WATER RATE INCREASES. To receive public comment on the proposed increases for the City's culinary (drinking) water rates charged to its customers. The rate increases are needed to help fund essential upgrades to the City's water infrastructure.

Mayor Kourianos asked for a motion to open the Public Hearing.

MOTION.

Councilmember Willis moved to open the Public Hearing at 6:04 p.m. Councilmember Miller seconded and motion carried.

Miles Nelson, Public Works Director, informed everyone that the purpose of the water rate increase is to ensure the continued reliability and quality of its drinking water supply, the City is implementing water rate increases to fund essential upgrades to some of the City's aging water infrastructure, including its spring water transmission line and water treatment plant. It is anticipated that there will be a series of rate increases implemented over the next three years, with the current year increase taking effect on May 1, 2025. Miles Nelson then went on to explain the proposed water rate increases according to residential and commercial. Janell Braithwaite, Rural Water Association of Utah again, explained the necessity of the water rates increase and how crucial the need is to have this happen immediately. Bob Teny, Price resident had concerns with the increase of water rates along with the replacement of the spring water line transmission line, along with Cal Ockey and Ron Gordon that also expressed their concerns. After a lengthy discussion, Mayor Kourianos asked for a motion to close the public hearing.

MOTION.
Councilmember Miller moved to close the Public Hearing at 6:41 p.m. Councilmember Willis seconded and motion carried.
e. ORDINANCE NO. 2025-002. Consideration and possible approval of An Ordinance Establishing the Water Rates to be Charged to Drinking Water Customers Inside and Outside the Corporate Limits of Price City.

MOTION.
Councilmember Miller moved to approve Ordinance No. 2025-002 establishing the water rates to be charged to drinking water customers inside and outside the corporate limits of Price City. Councilmember Willis seconded and motion carried.

f. RESOLUTION NO. 2025-10. Consideration and possible approval of a Resolution Amending and Expanding the Tenure Based 401K Retirement Financial Contribution Incentive for Certain Price City Employees.

MOTION.
Councilmember Willis moved to approve Resolution No. 2025-10 amending and expanding the tenure based 401K Retirement Financial Contribution Incentive for certain Price City employees. Councilmember Richardson seconded and motion carried.

g. RESOLUTION NO. 2025-11. Consideration and possible approval of a Resolution Adopting Price City Privacy Posting and Policy Documents.

MOTION.
Councilmember Richardson moved to approve Resolution No. 2025-11 adopting Price City Privacy Posting and Policy Documents. Councilmember Willis seconded and motion carried.

h. RESOLUTION NO. 2025-12. Consideration and possible approval of a Resolution Amending the Price City Elected Official Compensation Time frame.

MOTION.
Councilmember Willis moved to approve Resolution No. 2025-12 amending the Price City Elected official compensation time frame. Councilmember Miller seconded and motion carried.

5. CONSENT AGENDA

MOTION.
Councilmember Miller moved to approve consent agenda items a. thru h. Councilmember Richardson seconded and motion carried.

a. MINUTES for 03-26-2025 City Council Workshop and City Council.

b. GRANT CONTRACT. Consideration and possible approval/ratification of the Dept of Energy Grant Contract for assistance to rebuild the Price City 46kv line.

c. AGREEMENT EXTENSION REQUEST – UPPER PRICE RIVER PLAN-EIS. Consideration and possible approval to request an extension for the current Upper Price River Plan-EIS Agreement (lower elevation reservoir study) with the Natural Resources Conservation Service (NRCS) from May 2025 to May 2026.

d. RENAISSANCE FAIR ENTERTAINMENT CONTRACTS. Consideration and possible approval of Renaissance Fair entertainment contracts between Price City and (1) Mayada Banjara World Dancers-The Dueling Pyros-The Northern Lights; (2) The Reel Folk; (3) The Order of the Silver Rose.

e. BLACK DIAMOND RODEO SPONSORSHIP REQUEST. Black Diamond Rodeo representative, Jen Robertson is requesting a $500.00 sponsorship donation for the Black Diamond Rodeo that will be held at the Carbon County Fairgrounds June 6-7, 2025.
f. FEE WAIVER REQUEST. Consideration and possible approval to waive fees for the Utah Division of State History to use the Price City Auditorium for a Public Hearing for the creation of a National Buffalo Soldiers Historic Trail. The Public Hearing will be held June 6, 2025 at 6:00 p.m.

g. TRAVEL REQUESTS. Debbie Worley, 37th Annual Crime Victims Conference, Midway, UT., April 23-25, 2025. Miles Nelson, Public Works Director, Joint Highway Committee & ULCT Conference, April 16-18, 2025, St. George, UT.

h. BUSINESS LICENSES. Homestead Steaks at 406 State Hwy 55 (Sutherlands parking lot).

6. PUBLIC COMMENTS
NO public comments were discussed or reported.

7. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

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

Councilmember Willis moved to closed the regular City Council meeting. Councilmember Richardson seconded and motion carried.

The regular City Council meeting was adjourned at 6:51 p.m.

APPROVED:

Michael Kourianos, Mayor

ATTEST:

Jaci Adams, City Recorder

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