Minutes of the Price City Council Meeting
City Hall: Price, Utah
June 26, 2013 at 5:30 p.m.

Present:
Mayor Piccolo
Councilmembers:

Rick Davis	Kevin Drolc, Police Chief
Layne Miller	Nick Sampinos, City Attorney
Kathy Hanna-Smith	Nick Tatton, Community Director
	Gary Sonntag, City Engineer
	Laurie Tryon, City Recorder
	Bret Cammans-Customer Service Director

Excused Absence: Councilmember Clausing, Councilmember McEvoy, Lisa Richens-Finance Director and John Daniels-Human Resource Director
Present: Kendra Seeley, Norma Procarione, Karen Basso, Kevin Scannell, Jimmy Jewkes, David O'Brien, Dean Graham, David Johnson, Thomas Williams, Chad Carlson and Kelly Stoddart

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

1. PUBLIC COMMENT-
Kendra Seeley, Norma Procarione and Kelly Stoddardt representing the Price City Library Board (Board) presented a project that would assist with the Board's goal to continue to increase attendance. Ms. Procarione stated that the Board would like to delete all current library book fines for all patrons and allow their accounts to be cleared in hopes that the patrons will again utilize the library services. She stated that the announcement would be made through the media along with upcoming library activities. She stated that there are over $8,000 in fines with some dates as far back as 12 years that need to be forgiven so that people return to the library. Mayor Piccolo stated that he would like the board to develop a policy that would be reviewed biannually and followed in order so that fines are not allowed to be in the system past a few years. Ms. Procarione stated that the library fines do not generate significant revenue and is not the main focus of the library as much as getting the book back in good condition for others to use. She stated that fines stop when a customer brings the book back. Kendra Seeley stated that customer service and increased attendance have been the top goals of the Board and both are going extremely well.

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

3. HELPER ARTS FESTIVAL-Donation Request
Thomas Williams and David Johnson, representing the 2013 Helper Arts Festival discussed all of the activities, entertainment and artists that will be part of this year's festival. Mr. Johnson stated that the events would begin on Friday, August 1, 2013 and asked for a financial donation from Price City. **MOTION**. Councilmember Hanna-Smith moved to approve a donation of $500.00 to the Helper Arts Festival. Motion seconded by Councilmember Davis and carried.

4. USDA REDLEG APPLICATION-RESOLUTION 2013-21.Consideration and possible approval of an United States Department of Agriculture, Rural Economic Development Loan application for the ultimate recipient of West River Hospitality, Dallas Hakes, in the amount of $1,000,000.

Councilmember Davis disclosed that he has a relative involved in this project but that he would in no way receive personal gain.
Dean Graham of Better City stated that everything is complete for this loan application except for a formal resolution of Price City. **MOTION**. Councilmember Hanna-Smith moved to approve the Rural Economic Development Loan application for West River Hospitality and to authorize the Mayor and City Recorder to sign the resolution on behalf of the City. Motion seconded by Councilmember Miller and carried.

5. PUBLIC HEARING-To receive input on the year-end budget revision for Fiscal Year 2012-2013. **MOTION**. Councilmember Davis moved to open the public hearing at 6:11 p.m. Motion seconded by

Councilmember Hanna-Smith and carried. Mayor Piccolo stated that he is very proud of the Financial Director for her hard work and professional efforts with assisting each department with their budgetary needs. No public comment was received. **MOTION**. Councilmember Davis moved to close the public hearing at 6:13 p.m. Motion seconded by Councilmember Miller and carried.

6. TRANSIENT ROOM TAX INCREMENT REQUEST. Discussion with developer, consideration and possible approval of the use of incremental Price City transient room tax as a performance based development incentive.

David O'Brien, Chad Carlson and Dean Graham representing the new hotel and development project in the west Price area requested 100% of the transient room tax increment for the next ten years that the new hotel development would produce. Nick Tatton stated that Carbon County had received the same request and approved 80% for five years. He stated that the Mayor and City Council had received the financial breakdown of the request and it was now up them to make the final decision. Mayor Piccolo stated that Price City wanted to work with the developers and help the project move along wherever possible. He stated that he believed everyone was on board with this project as it would benefit the community, be a good investment and provide employment to local citizens. Mr. O'Brien stated that if the County and City could not approve the request then the developers would have to return to the bank as there are incentives to move forward and build the project now. He stated that the developers are local builders and have always followed through from start to end with their projects. Mr. O'Brien stated that they have criteria they must meet when building a franchised hotel and will have an in house Marketing Director and General Manager overseeing advertising and other local issues that may arise. Mr. O'Brien stated that there are no guarantees with this project but that the developers were taking the risk while the timing is right. Councilmember Miller suggested having a meeting with the developers and City staff to discuss how the project would effect local employment. Mr. Graham stated that the projects together could employ between 30-50 people. Councilmember Davis read aloud the three suggested motions created by Nick Tatton and asked if the combination of two of the motions was appropriate. Nick Sampinos suggested a motion to approve granting the developers 80% of the transient room tax increment and the additional 20% subject to meeting certain performance goals. **MOTION**. Councilmember Hanna-Smith moved to approve the developers' request for transient room tax increment as follows: (a) 80% of the transient room tax increment for 10 years and (b) the remaining 20% of the transient room tax increment for 10 years subject to the developers' fulfillment of the performance goals established by the City and to authorize City staff to develop these performance goals and criteria for inclusion in the agreement and to authorize the Mayor and City Recorder to sign on behalf of Price City. Motion seconded by Councilmember Miller and carried.

7. RESOLUTION 2013-19-A Resolution adopting the 2013 Certified Tax Rate of .002064, for a total value of $714,109 of property tax revenues.
MOTION. Councilmember Miller moved to approve Resolution 2013-19. Motion seconded by Councilmember Hanna-Smith and carried.

8. RESOLUTION 2013-20-A Resolution amending Resolution 2013-06 and setting forth the revised budget of Price City, Utah for the fiscal year ending June 30, 2013.
Councilmember Davis commended the Financial Department for their many hours of work on the budget. He stated that they need to be recognized for their detail oriented work that gives everyone confidence in a job well done. Mayor Piccolo stated that the overall budget decreased by $1,547,766 and $1,200,000 was due to LED light project that was not done. He stated that the only fund that was increased was the Debt Service Fund and that $23,000 of the Class C Road money was transferred from the General Fund for the first debt payment on the new road bonds. **MOTION**. Councilmember Hanna-Smith moved to approve Resolution 2013-20. Motion seconded by Councilmember Miller and carried.

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

9. Conditional Use Permit:
Hotel and Lodging Property-220 N. Westwood Blvd.-Concept Only-No action from Council necessary.

CONSENT AGENDA-Councilmember Hanna-Smith moved to approve the consent agenda items 10

through 16. Motion seconded by Councilmember Davis and carried.

10. MINUTES
    a. June 12, 2013 City Council Meeting

11. BUILDING PERMIT INCENTIVE-Consideration and possible approval of a targeted building permit incentive for West River Hospitality to encourage timely construction, investment and development.

12. RYDER BOARD ACQUISITION-Consideration and possible approval of an agreement with Carbon County to exchange partial ryder board fee refund for ownership of ryder board and accessories.

13. ELECTION 2013 POLLWORKERS-Authorization to approve the following pollworkers for the 2013 General Election: Connie Julian, Kim Hathaway, Bobbie Henrie, Jolene Safley, Florence Sealey, Ileen Gibbons and Lorraine Stevens. If for any reason an approved pollworker cannot assist with the November 5, 2013 Election, an alternate would be chosen at that time to replace that position.

14. ATLAS ENGINEERING-Research Drive Road Construction Phase II (#8C-2012) Final Payment for design engineering services. All work has been completed under this contract. Original Contract Amount: $2,600.00; Change Order #1: $850.00; Change Order #2: $4,700.00. Final Contract Amount: $8,150.00. Payment: Partial #1: $2,600.00; Partial #2: $800.00; Final #3: $4,750.00. Total Payments: $8,150.00.

15. HIRE TO FILL VACANT POSITION -Consideration and approval to fill the budgeted and vacant FT position in the Parks and Cemetery Department. If filled by transfer or a seasonal employee, approval is also requested to fill that position up to budgeted staff levels.

16. FINANCE DEPARTMENT-Authorization to approve budgeted year-end fund transfers.

17. WATER RESOURCES-Update by Gary Sonntag
    - Algae issue earlier in season is now under control but worst is yet to come.
    - Overall flow-increase of flow to reservoir is at highest, 160 cubic feet per second and is increasing steadily.
    - Forecast- water conservation is a must by all citizens as this water season is going to end at a lower level then we ended last year and lower then we started this year.

18. EMERGENCY PLANNING-Update by Councilmember Davis
    - Met with Jason Llewelyn regarding the overtime payment for the Police Department during the Seeley Fire. No progress on issue and payment may not ever be made.

19. COMMUNITY PROG.-CULTURE CONNECTION-Update by Councilmember Hanna-Smith
    - Culture Connection activities are ongoing and well attended.
    - Community Progress has had the first judging for Yard of the Month.
    - Community cleanup for the upcoming ball tournament has been scheduled.

20. INTERNATIONAL DAYS-Update by Nick Tatton
    - Everything is going well with the scheduled Golf Tournament and sponsorships.

21. UNFINISHED BUSINESS
    a. Recycling
    b. Tennis Courts
    c. City Projects: 1) ADA Ramps: Library/Auditorium 2) West/East Price Entrances 3) 100 N. Entryway

MOTION. Councilmember Hanna-Smith moved to go into the Community Redevelopment and Renewal Meeting at 7:11 p.m. Motion seconded by Councilmember Miller and carried.

The regular City Council meeting adjourned at 7:17 p.m. by Mayor Piccolo pursuant to the motion by Councilmember Davis.

APPROVED ATTEST

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Joe L. Piccolo, Mayor	Laurie Tryon, City Recorder