Minutes of the Price City Council Meeting
City Hall: Price, Utah
July 27, 2011 at 5:30 p.m.

Present:

Mayor Piccolo	Laurie Tryon, City Recorder
Councilmembers:	Nick Sampinos, City Attorney
Kathy Hanna-Smith	John Daniels, Human Resource Director
Rick Davis	Nick Tatton-Community Director
Richard Tatton	Aleck Shilaos, Police Chief
Jeanne McEvoy	Gary Sonntag, Public Works Director

Others Present: Jonathan Arriola, Kevin Scannell, Paul Bedont, Kendra and Russell Seeley, Libby Jensen, Dallen Skelley, Scott and Laurey Herzog
Excused Absence: Finance Director-Pat Larsen, Customer Service Director-Bret Cammans and Councilmember Nielson

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
   Fire Chief Paul Bedont requested permission to award a bid for the storage building to be located adjacent to the electrical substation at 200 East to house the new fire engine. He stated that the bids were received and reviewed by a committee made up of Russell Seeley, Bob Bennett and himself. He stated that the high bid was $16,700 and the low bid was $14,700 for the steel building alone and construction will be bid as soon as the geotechnical study and engineering are completed. He stated that he would like to order the building as soon as possible as it takes 6-8 weeks to construct and the fire engine will be here soon. The Council suggested that a meeting be set to review the committee's recommendations to include Councilmember Davis, Councilmember McEvoy and the original committee members.

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

3. PUBLIC HEARING- To receive input on the potential development of City owned property located at the northwest corner of 100 East & 500 North.
   MOTION. Councilmember Tatton moved to open the public hearing at 6:09 p.m. Motion seconded by Councilmember Hanna-Smith and carried. Nick Tatton stated that all of the appropriate public hearings had been held for this project by the Planning and Zoning Commission and the City Council. He stated that proposals were solicited for development actions on the property, that one proposal had been received and the matter was before the Council for a final decision. Public comment was received from Jonathan Arriola who asked the property location and Nick Tatton provided him with the exact address. He also asked what proposal was being considered and Nick Tatton replied that Beehive Homes, a local entity specializing in assisted living care for elderly residents, had submitted the only proposal. Nick Tatton stated that in order to maximize the value of City owned property and create a taxable use for the vacant property, proposals were solicited. **MOTION**. Councilmember Tatton moved to close the public hearing at 6:12 p.m. Motion seconded by Councilmember Davis and carried.

4. CLOSED SESSION-To discuss the estimated value of the City's Property ID#01-1783-000X at approximately 75 E. and 500 North.
   The public was excused.
   MOTION. Councilmember Tatton moved to close the regular City Council meeting at 6:20 p.m. to discuss valuation of the City's property located at the northwest corner of 100 East and 500 North. Motion seconded by Councilmember McEvoy and carried. Roll was taken with each Councilmember present except Councilmember Nielson who was excused. Gary Sonntag, Russell Seeley, Nick Tatton, Nick Sampinos and John Daniels remained in the room at the Council's request. The City's real property management policy and the property estimated value report were discussed. **MOTION**. Councilmember Tatton moved to close the session at 6:42 p.m. and to return to the regular meeting. Motion seconded by Councilmember McEvoy and carried.

5. PROPERTY SALE-Report from the property sale and development evaluation committee and consideration and possible approval of the sale of City-owned property located at the northwest corner of 100 East and 500 North.
MOTION. Councilmember Tatton moved to authorize the sale of the parcel located at the northwest corner of 100 East and 500 North to Dallen Skelley of Beehive Homes at the sale price of $42,754.14 per acre, subject to the construction guidelines as outlined in the project report, payment of a 10% earnest money fee which will be non-refundable and which will be applied toward the purchase price; creation of a subdivision plat to be provided by the City and the understanding that the balance of the surrounding property be left intact and available for future sale; allowing subordination of the property as collateral for a construction loan as may be needed by the developer (subject to the City's receipt of favorable credit information from developer). Motion seconded by Councilmember Hanna-Smith and carried. Mr. Skelley asked if the property was being sold without the water tanks that are currently on the property. The Mayor responded that only the real property was being sold to him.

CONSENT AGENDA-**MOTION**. Councilmember Tatton moved to approve the Consent Agenda items 6 through 13 with item 14 removed for discussion. Motion seconded by Councilmember Hanna-Smith and carried.

6. MINUTES
   a. July 13, 2011 City Council Meeting
   b. July 15, 2011- Special City Council Meeting

7. STREET CLOSURE-Authorization to close 700 E. between 700 and 800 North for an annual block party on August 8, 2011 from 4-9p.m.

8. BUSINESS LICENSE- Authorization to approve a business license for The Intermountain Stroke Center, 230 N. Hospital Drive #4, Dr. Nancy Futtrell

9. ORDINANCE 2011-004- Authorization to approve Ordinance 2011-004 repealing Ordinance 2001-008 concerning finance disclosure requirements for election candidate filing

10. PRICE AREA EDUCATION AND COMMERCIAL ROAD DEVELOPMENT AUTHORITY-Consideration and possible approval of Price City partnering to be an incorporator of the authority to facilitate road construction associated with educational and commercial development.

11. UTILITIES-Requesting Council approval for the payout of the annual winter water overage. Current payout total is $2361.48.

12. EMERGENCY SEWER REPAIR—650 South Carbon Ave (16C-2011). Estimates for emergency repair of 15" clay tile sewer were solicited from two contractors. Nelco Contractors Inc was low estimate at $6,530.00. Nelco was given permission to proceed with repair.

13. TRAVEL REQUEST-
Kamra Davis- Swim Meet- July 29-30, 2011- Richfield, Ut.

14. FIRE STATION GARAGE—(11C-2011). On Wednesday, July 14, Western Technologies Inc performed a soils investigation at location for proposed garage for new ladder truck. Western Technologies has done soils investigations for Price City on prior occasions and was the low bid from solicited firms. ($1,600 Budgeted Fire Department)
MOTION. Councilmember Tatton moved to approve the payment of $1,600 to Western Technologies Inc. Motion seconded by Councilmember McEvoy and carried. **MOTION**. Councilmember Tatton moved to authorize the bid committee have a meeting on Friday, July 29th at 12 noon made up of Councilmember Davis, Councilmember McEvoy, Bob Bennett, Russell Seeley, Paul Bedont and Lisa Richens to review the bids, and to award the bid for purchase of the steel building within budget, and to authorize the Mayor and City Recorder to sign the necessary documents on behalf of Price City. Motion seconded by Councilmember McEvoy and carried.

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

16. WATER RESOURCES-Update by Gary Sonntag
   - Emma Park Update- Changing to a new process with drillers and working out logistics to get

drill rig to Price

17. INTERNATIONAL DAYS
    - 911 Charger to come for event on Friday night
    - Burnout Event- Mayor Piccolo and Councilmember Hanna-Smith will make sure that the surrounding neighbors and surrounding businesses are aware of the event
    - Amusement Rides and Equipment contract: two original copies to be signed will be in the City Recorder's office for signatures. Items to be added to the contract are concession item details and a list of game booths if any. The City needs to also receive a copy of the certificate of insurance from Hometown Amusement and add the date of July 26th to the contract.

    MOTION. Councilmember Hanna-Smith moved to accept the contract with the above listed conditions and authorize the Mayor and City Recorder to sign the contract on behalf of Price City. Motion seconded by Councilmember Tatton and carried.

18. UNFINISHED BUSINESS
    a. Recycling
    b. Centennial Celebration
    c. Vandalism

MOTION. Councilmember Tatton moved to go into the Community Redevelopment and Renewal Meeting at 6:13 p.m. Motion seconded by Councilmember McEvoy and carried.

The regular City Council meeting resumed from closed session at 6:38 p.m.

NEW BUSINESS:
Scott Herzog stated that he lives at 70 E. 500 N. in Price and that during a recent survey of his property he was told that the property lines are off in the area and he wanted to make sure that the parcel City's sale of the of property at 100 E. 500 N. would not interfere with his property. Mayor Piccolo stated that the project discussed tonight would not interfere with his property or his legal description.

The regular City Council meeting adjourned at 6:55 p.m. by Mayor Piccolo pursuant to the motion by Councilmember Hanna-Smith.

APPROVED ATTEST

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Joe Piccolo, Mayor Laurie Tryon, City Recorder