Minutes of the Price City Council Meeting
City Hall: Price, Utah
September 25, 2013 at 5:30 p.m.

Present:
Mayor Piccolo
Councilmembers:
Wayne Clausing
Kathy Hanna-Smith
Rick Davis
Layne Miller
Wayne Clausing

Kevin Drolc, Police Chief
Nick Sampinos, City Attorney
Nick Tatton, Community Director
Bret Cammans, Customer Service Director
Lisa Richens, Finance Director
Gary Sonntag, Public Works Director

Excused Absence: John Daniels-Human Resource Director, Councilmember McEvoy, Laurie Tryon-City Recorder
Present: Nicole Humes, Terry Willis and Daniel Thatcher

A workshop for the Mayor and City Council was held at 4 p.m. with an informational presentation from Enerlyte, James Noble regarding the Price City utility bill design.

Mayor Piccolo called the regular 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 Councilmembers presented an update on the activities and functions in which they have participated.

3. PUBLIC HEARING-To receive input and evaluate the proposed Capital Improvement Projects and purchases for the 2014-2015 fiscal year and following 4 year period as well as the projected future periods.
MOTION. Councilmember Hanna-Smith moved to open the public hearing at 6:06 p.m. Motion seconded by Councilmember Clausing and carried.
Nick Tatton stated that it's time to go over the Capital Improvement Projects for the year as the annual cycle with a resolution to follow for approval. He stated that the Capital Improvement Project Committee reviews each project on the list and weighs each project as to the necessity and value of the project versus the upcoming budget. He stated that not all projects on the list may be completed and some projects or department equipment/vehicle needs may be put off until another budget depending on the City's needs.. He stated that equipment, tools, vehicles and projects are done according to need and many times these items are maintained or removal from the budget in order to replace much needed items or emergency repairs first. He stated that the City also tries very hard to replace items but not add new items such as new vehicles which may add to insurance rates. Nick Tatton reviewed each of the following projects with the City Council, specifically noting and discussing the projects stated for PCIB application and funding 2014-2015:

Streets:	**Project Amount**
Class C Equipment Purch – C	76,000
Class C road improvemnts - C	169,000
Class C Bond Obligation (100 E)	50,000
Class C Bond Obligation- 300 West & 700 East-	23,000
1900 East Design & Build - UDOT-SM URBN RDS	1,026,000
1900 East-Busn Park-Strm Drn Sys	200,000
Storm Water Utility:	
Upstream Automated Canal Spillway - SWU	50,000
Local Culvert Replacements - SWU	25,000
Maintenance of Canal Fence - SWU	10,000
Vegitation Mitigation - SWU	12,000
Public Works:	

PWC In-Ground Fuel Tank Removal	50,000
Police:	
Police vehicles	40,000
Police vehicle lease payments	8,904
Community Development:	
Replace vehicle #1100	40,000
Building Inspection:	
Replace vehicle	30,000
Parks/Cemetery:	
"Rhino" type utility vehicle purchase	16,000
Tennis Court Rebuild-Washington Park - Z	600,000
Electric:	
PWC Emergency Generator - Elect Fund	50,000
Water & Sewer:	
Water distribution rplcmnts Bonds:	
Bond Pmts: Trns Line & Tank	615,148
Bond Payments - CIB - 2011 B	23,000
PWC Roof Bond	17,000
Sewer system replacement	
Bond Payments - CIB 2011 A	13,000
In-House Water Line Rplcmnts	10,000
In- House Sewer Line Rplcmnts	10,000
DDW - Water Bond	117,507
DWQ-Stimulus Funds - Sewer Bond	42,000
Sewer Jet Vac Truck rplc #4920 - SEWR FND	80,000
T-plt Forklift - WATER FUND	50,000
T-plt Algae Treatment System - WATER FUND	100,000
T-plt Security Gate -WATER FUND	40,000
Emma Park Wells - Bond Obligation - Phase I	72,000
Dumptruck Lease Paments - WATER FUND	28,573
1900 E Water & Sewer Installations-RDA	400,000
Building Maintenance:	
Repaint Pblc Wrks Annex Warehouses (old BLM)	120,000
Replace Truck W/ full size	35,000
Auditorium Upgrades - Z	50,000
Library Renovations-Upgrades	100,000
City Hall Mural Preservation - Z	25,000
Grand Total	4,449,132

The following have separate grant/loan match amounts:
1900 E. Design and Build $26,000 Other Grant $1,000,000
1900 E. Busn. Park-Storm Drain System $200,000 CIB Grant
PWC In-Ground Fuel Tank Removal $50,000 CIB Grant
Tennis Court Rebuild-Washington Park $200,000 City and $400,000 Other Grant
Sewer Jet Vac Truck Replacement- $80,000 Loan
T-plt Forklift- Water Fund- $50,000 Loan
1900 E. Water & Sewer Installation-RDA- $200,000 City and $200,000 CIB Grant

No public comment was received. **MOTION**. Councilmember Hanna-Smith moved to close the public hearing at 6:20 p.m. Motion seconded by Councilmember Miller and carried.

4. RESOLUTION 2013-30. Establishing the Multi-year Price City Capital Improvement Plan.
Nick Tatton stated that approval of the resolution also sets that storm water rate and flood mitigation for the period year of the Capital Improvement Plan. **MOTION**. Councilmember Davis moved to approve Resolution 2013-30. Motion seconded by Councilmember Clausing and carried.

5. BILLING FORMAT CHANGE-Consideration and possible approval of an update to the layout and format of the Price City utility bill to include the possible inclusion of coupons.
Nick Tatton stated that the format of the utility bill could be changed, color can be added and also the City could have advertising spaces available on the bill. He stated that Enerlyte is proposing to prepare the bill with any options chosen and has the ability to send the bill to a printer. Councilmember Hanna-Smith asked if changing the bill format to color would cost more and how much it would be and stated that she is not interested in adding advertising to the City's utility bills. Councilmember Miller asked for more review time, cost comparisons and information from Enerlyte. **MOTION**. Councilmember Miller moved to table the billing format change until the next City Council meeting for further information from Enerlyte. Motion seconded by Councilmember Hanna-Smith and carried.

6. USDA REDLG-Consideration and possible approval of the final documents for a USDA REDLG loan of $1,000,000 for West River Hospitality, Holiday Inn Express, 1050 West Westwood Blvd., including the following documents: publication for finding of no significant impact; loan agreement; promissory note; letter of conditions.
MOTION. Councilmember Miller moved to approve execution of the final documents for the USDA REDLG loan for West River Hospitality. Motion seconded by Councilmember Clausing and carried.

7. ECONOMIC VITALITY LOAN FUND. Consideration and possible approval of a loan from the Economic Vitality Loan Fund Program to West River Hospitality, LLC., Dallas Hakes, Chad Carlsen and David O'Brien in the amount of $1,000,000 and related documents including the Guarantee, Installment Note, Truth in Lending Disclosure, Loan Agreement and Security Agreement.
MOTION. Councilmember Miller moved to approve the Economic Vitality Loan to West River Hospitality LLC. Motion seconded by Councilmember Hanna-Smith and carried

8. INTERMOUNTAIN FARMERS ASSOCIATION—Authorization of easement across parcel of land owned by Price City adjacent to parcel owned by Intermountain Farmers Association for the purposes of access, fenced storage, landscaping and parking.
Daniel Thatcher, Intermountain Farmers Association (IFA) stated that he has requested an easement across a parcel of property owned by Price City to build a fence that would enclose the IFA storage and items stored on the Marx property next to IFA. He stated that a survey of IFA's property has the edge of the property right in the middle of IFA driveway which is approximately 16 feet over onto Price City south end piece of property where he would like to build the fence. The City Attorney, Nick Sampinos stated that he had reviewed the request and has no concerns on the proposal. Councilmember Hanna-Smith asked Mr. Thatcher if he would take care of and possibly enhance the appearance of the property in front of IFA. Mr. Thatcher stated that the fence would help with the maintenance and enhancement and that he would make sure the easement was maintained free of debris, weeds and other such issues that may arise and according to the easement agreement. Nick Tatton stated that the fence complies with the zoning code and that there will not be a cost to the City. Nick Sampinos stated that Price City will reserve the ability to maintain its property and not deed it to IFA in case the road needs to be widened at 150 North in the future. He stated that if the City widened the road in the future then IFA would have to relinquish the easement area to Price City. Mayor Piccolo stated that Price City should provide a right of way easement for the entire parcel of property

to IFA so that they can use the parcel and make this a more efficient agreement for both parties. Mr. Thatcher agreed to taking over the entire parcel of property and accepts the responsibility to maintain the property. Gary Sonntag stated that the ROW easement would need to have changes made to the description for a final agreement.
MOTION. Councilmember Miller moved to approve the easement across the parcel owned by Price City adjacent to parcel owned by IFA with the entire Price City parcel added in and for the Mayor and City Recorder to sign the easement on behalf of Price City. Motion seconded by Councilmember Clausing and carried

9. 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:

   DAYCARE OR PRESCHOOL LAND USE- Cheryl Cloward-473 E. 100 S.-Final with conditions
   MOTION. Councilmember Hanna-Smith moved to approve the Conditional Use Permit for Cheryl's Daycare. Motion seconded by Councilmember Miller and carried

   CONSENT AGENDA-Councilmember Hanna-Smith moved to approve consent agenda items 10 through 16. Motion seconded by Councilmember Davis and carried.

10. MINUTES
    a. September 10, 2013-City Council Meeting

11. DOMESTIC VIOLENCE AWARENESS ACTIVITIES-Authorization to place the Domestic Violence Awareness banner and 29 crosses in the Peace Gardens for the month of October 2013 to represent the 29 fatalities that have occurred in Utah in 2012.

12. BUSINESS LICENSES- Authorization to approve a business license for the following businesses: Coin Drop Vending, LLC, (HOB) 688 Birch Circle, Energize Yourself Today (HOB) 318 E. 100 So., and Limitless Ink, LLC. 9 E. Main

13. 300 WEST 700 EAST ROAD CONSTRUCTION-(Project #23C-2011) Jones & DeMille Change Order and Final Payment. Original contract amount: $61,000.00. Change Order #1: $(-11,000.00). Final Contract Amount: $50,000.00. Partial Payment #1: $4,200.00, #2: $9,300.00, #3: $16,980.00, #4: $5,520.00, Final payment: $14,000.00. Total payments: $50,000.

14. WASHINGTON PARK IMPROVEMENTS-(Project 14C-2012) Jones & DeMille Change Order and Final Payment. Original contract amount: $43,000.00. Change Order #1: $2,000.00. Final Contract Amount: $45,000.00. Partial Payment #1: $3,153.75, #2: $10,700.00, #3: $16,146.25, #4: $7,884.75, Final Payment: $7,115.25. Total Payments $45,000.00.

15. FINANCE DEPARTMENT-Authorization to assign general fund balance in the amount of $9,000 on the fiscal year 2013 financial statements. Amount represents an unspent contribution to the Green Team for recycling during the prior year. Funds were the result of a temporary decrease in tippage fees.

16. TRAVEL REQUEST-
    Officer Judd-Investigation and Forensic Science Seminar-Sept. 23-24, 2013-SLC
    Shauna Fassett-NIBRS-Sept. 30- Oct.1 -SLC
    Captain Barnes-Crisis International Training-Oct. 13-17, 2013- Hartford, Connecticut

17. WATER RESOURCES-Update by Gary Sonntag
    - Scofield Reservoir is at 1,483 acre feet and is rising. 23 feet of inflow to reservoir is 110 second feet with release of 23 second feet. Springs are running on their own
    - 34.1 feet-10,000 tank
    - 3 million tank-43.5 feet
    - River is cloudy, 100 ntu

18. COMMUNITY PROG.-CULTURE CONNECTION
    - Culture Connection-new sponsor Castleview Hospital
    - Community Progress-still working on flags for Main Street

19. UNFINISHED BUSINESS

a. Recycling

b. City Projects: 1) 100 N. Entryway 2) West/East Price Entrances

The regular City Council meeting adjourned at 7:01 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