Minutes of the Price City Council Meeting
City Hall: Price, Utah
October 12, 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
Jeff Nielson	Gary Sonntag, Public Works Director

Others Present: John Cook, Layne Miller, Alan Peterson, Rick Shaw, Bill and Larue Bate, Wayne Clausing, Russell and Kendra Seeley, Brandon Sicilia, Nathan Arellano, Ed Macauley, Crystal Lindt, Vincent Anella, Sid Nelson, Dick Manus and Casey Hopes
Absent:
Excused Absence: Councilmember McEvoy

The Mayor and City Council met before the meeting for a 5 p.m. workshop on Professional Services Solicitation presented by Carl Empey, Credit Rating Consulting

Eagle Scout Vincent Anella, Troop 296 led the pledge of allegiance. Mayor Piccolo called the meeting to order at 5:30 p.m. Roll was called with the above Councilmembers and staff in attendance.

MOTION. Councilmember Tatton moved to have the Community Development and Urban Renewal Agency meeting held after the Councilmembers Report on the agenda. Motion seconded by Councilmember Hanna-Smith and carried.

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. DONATION- Acceptance of a donation to Price Public Safety- William and Larue Bates

   Police Chief Shilaos read a letter from the Price City Police and Fire Departments expressing their gratitude to Bill and Larue Bates for their donation of a 2011 Polaris Ranger 800. He stated that the ATV would be utilized for both law enforcement and fire rescue operations encountered by personnel each year. On September 22, 2011, Mr. and Mrs. Bates were involved in a rescue operation where the utilization of all terrain vehicles were used to safely remove the couple from a rugged, remote area. Chief Shilaos stated that this donation will increase the efficiency and effectiveness of emergency responders and thanked the couple for their generosity. The Bates expressed their gratitude to all of the emergency personnel that responded to them when they were in need.

4. PRESENTATION- John Cook, Utah Division of Water Quality

   John Cook, Utah Division of Water Quality presented a certificate to Price City for their outstanding efforts in support of Utah's Clean Water Program through its present sewer line replacement project. Gary Sonntag stated that he appreciates the City staff and everyone at the Division of Water Quality for assistance in completing the City's largest single sewer improvement project in the last thirty years. He stated that a lot was accomplished and it gives the City staff motivation to do another project.

5. EAGLE SCOUT PROJECT- Troop 296- Vincent Anella

   Vincent Anella presented a request from Scouts Troop 296 for an eagle project. He stated that the troop would like to duplicate a stone monument commemorating the first cabin built in the Price Township near the new Price access at 600 south approximately 200 feet from the original cabin site for the 100th birthday celebration. He stated that he is trying to find an original photo of the monument and needs the City's approval to proceed and have this dedicated as a centennial project. Rick Shaw from the Sun Advocate stated that he will run an article to see if the community can assist with finding the photo. Mr. Anella stated that he would like to begin the project as soon as possible. Mayor Piccolo suggested that a centennial brick be placed with the monument to commemorate the 100 years. The Council requested Mr. Anella to determine the actual cost of the project and to bring the item back to Council for an update on

donations and details and to work with Gary Sonntag and Russell Seeley for project preparation. **MOTION**. Councilmember Hanna-Smith moved to approve the project and to return the item City Council for further discussion and approvals of after the actual costs have been determined. Motion seconded by Councilmember Tatton and carried.

6. PUBLIC HEARING-To receive input regarding possible action to vacate the alley-way at 150 South between 200 West Street and 250 West Street.

MOTION. Councilmember Tatton moved to open the public hearing at 6:04 p.m. Motion seconded by Councilmember Hanna-Smith and carried. Nick Tatton stated that the notice of public hearing has been published in the Sun Advocate and a Planning and Zoning public hearing was held resulting in passage of a resolution to vacate the alley way. No public comment was received. **MOTION**. Councilmember Tatton moved to close the public hearing at 6:06 p.m. Motion seconded by Councilmember Nielson and carried.

7. PUBLIC HEARING-To receive input on the annual capital improvement plan and projects slated for application to the Utah Permanent Community Impact Fund Board for grant and/or loan funding.

MOTION. Councilmember Tatton moved to open the public hearing at 6:07 p.m. Motion seconded by Councilmember Nielson and carried. Nick Tatton presented the following Capital Improvements suggested by the Capital Plan Development Committee for the fiscal year 2012-2013and specifically discussed the proposed funding source and "what if' scenarios for alternate funding types – loans vs. grants:

Streets:					**Funding Source**
Class C Equipment Purchase - C	107,000				Class C Road Fund
Class C Bond Obligation (100 E)	60,000				Class C Road Fund
Class C - Local Street Improvement	300,000	300,000			Class C Road Fund and CIB
Maintenance of Canal Fence	20,000				Price City General Fund
Shop:					
Evaluation & Fuel Storage/Dispensing System	350,000				Price City General Fund
Police:					
Police vehicles	78,000				Price City General Fund
Community Development:					
Replace vehicle #1100	35,000				Price City General Fund
USU-CEU Research Park Infrast. (RDA)		1,100,000	500,000		Redevelopment Agency and CIB
Parks/Cemetery:					
New Mower	23,000				Price City General Fund
Clfvw Cmtry - Entrnc Improv. & New Sect(s)	25,000				Price City General Fund
Water & Sewer:					
Property Acquisition for 5MG Tank	50,000				Price City General Fund
Bond Pmts: Trns Line & Tank	600,000				Water Fund
Bond Payments - CIB	175,000				Water Fund
PWC Roof Bond	17,000				Water Fund
Bond Payments	96,750				Water Fund
10 wheel dump truck rplc 4917 - WATER FND				120,000	Water Fund
In-House Water Line Replace	10,000				Water Fund
In- House Sewer Line Replace	10,000				Sewer Fund
DWB - Water Bond	117,000				Water Fund
DWQ-Stimulus Funds - Sewer Bond	87,000				Sewer Fund
Bond Obligation - Phase I	96,000				Sewer Fund
Repaint Citizen Svc. Warehouses (old BLM)	300,000				Price City General Fund
Replace Truck W/ full size	20,000				Price City General Fund
Auditorium Structural Repairs & Paint REST TAX	25,000		25,000		Price City General Fund and County Restaurant Tax Fund

No public comment was received. **MOTION**. Councilmember Tatton moved to close the public hearing at 6:13 p.m. Motion seconded by Councilmember Hanna-Smith and carried.

8. FIRE STATION AUXILIARY GARAGE- Project No. #11C-2011, Bid Results and Award.

Gary Sonntag explained the bid abstract to the Mayor and City Council for the Fire Station Auxiliary Garage. He

discussed the chain link fence and the masonry wall options included in each bid. Staff prefers the masonry wall around the west side of the substation near the new auxiliary building. Mr. Sonntag stated that the budget to erect the building and put up either a masonry wall or chain link fence was $50,000. He stated that if the City were to choose the $77,425 bid from Nelco it would include the masonry wall but put the City over budget by $36,266.00. Pat Larsen stated that the masonry wall could be paid for through the electric fund and the building set up through the capital improvement fund. Russell Seeley stated that the water department is going to do the majority of the work on the water service connection to the building and all utilities will be stubbed into the building but the cost does not include wiring, lighting or heaters inside of the building. Licensed contractor volunteers who are members of the Price City Fire Department will assist with labor on those items.

Bidders	Nelco	Stilson & Sons
Bids Schedules A,B,C & Dw/cl fence	$65,590	$77,493
" w/mas. Wall	$77,425	$90,156
Expenditures to date (metal bldg, survey etc)	$20,676	
Budget	$50,000	
Difference; Un-expended Bal.	$29,324	
Un-Expend. Bal. less Low bid w/cl fence	$36,266	

MOTION. Councilmember Tatton moved to award the contract to Nelco Contractors (the lowest bidder) as discussed and allow an overage of up to $50,000 with a report back to City Council as to how the money was dispersed through the Electric and Capital Improvement Fund. Motion seconded by Councilmember Hanna-Smith and carried.

PLANNING AND ZONING COMMISSION-Nick Tatton reported that the Planning and Zoning Commission gave the following recommendations on the applications for Conditional Use Permits:

9. CONDITIONAL USE PERMITS-
   a. Gas Well-1900 E. 300 N. Kerr/McGee/Anadarko-concept approval
   b. Alley Way Vacate-150 S. between 200 W. and 250 W.-Final Approval to vacate the alley way and to have a new plat created and recorded within 60 days
   c. Medical Office Development- Approx. 230 N. Fairgrounds Road-preliminary approval
   d. Flag pole- 611 W. Price River Drive-Price Chapel-final approval with conditions:
      a. Installation of the flagpole and electrical improvements in compliance with a Price City Building Permit and under the supervision of the Price City Building Inspector finding that properly permitted and inspected installations protect the health, safety and welfare of the community;
      b. Installation of the flagpole in compliance with recommendations and restrictions provided by the Price City Electrical Department and Rocky Mountain Power as it relates to the proximity of the flagpole to area power lines finding that installations in compliance with clearance regulations to electrical infrastructure protect the health safety and welfare of the community;
      c. Installation of the flagpole in compliance with recommendations and restrictions provided by the Utah Department of Transportation (local office contact is Dale Stapley) finding that the flagpole will be installed adjacent to the UDOT right-of-way and installations in compliance with UDOT recommendations and restrictions protects the right-of-way and traffic conditions on 100 North Street adjacent to the location;
      d. No conditions present at property that will subject the property to a violation of the Price City Property Maintenance Code in effect now or in the future finding that property compliant with the Property Maintenance Code protects property values and community aesthetic matters.
      e. Will contact the neighbors within 300' to let them know of the project finding that fully informed neighbors mitigate misunderstandings regarding projects.

   MOTION. Councilmember Davis moved to approve items a-d. Motion seconded by Councilmember Hanna-Smith and carried.

CONSENT AGENDA- **MOTION**. Councilmember Hanna-Smith moved to approve the Consent Agenda items 10 through 17. Motion seconded by Councilmember Tatton and carried.

10. MINUTES
    a. September 28, 2011 City Council Meeting
    b. October 7, 2011 City Council Workshop

11. RESOLUTION 2011-19 Consideration and possible approval of a resolution adopting the annual capital improvement plan and committee recommendations.

12. RESOLUTION 2011-20- A resolution canceling the Price City General Election on November 8, 2011.

13. ORDINANCE 2011-007-Consideration and possible approval of an ordinance amending the Williams Addition plat to vacate the alley way at 150 South between 200 West Street and 250 West Street.

14. QUIT CLAIM DEED-Consideration and possible approval of a Quit Claim Deed completing the ownership transfer of the vacated alley way at 150 South between 200 West Street and 250 West Street.

15. BUSINESS LICENSES- Authorization to approve a business license for Jake Mellor Financial Services, LLC.-453 E. Main Street, Cool Day Spa and Boutique-90 W. 100 N. and 4 Your Occasion (HOB) 827 N. 800 E.

16. PROFESSIONAL SERVICES SOLICITATION-Consideration and possible approval of action to direct staff to negotiate and complete a professional services contract with Carl Empey for credit rating consulting.

17. POWER RATE INCREASE-Authorization to approve a 4% electrical rate increase effective October 1, 2011, due to Rocky Mountain Power's increase of 4.92% to Price City for the purchase of wholesale power.

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

19. WATER RESOURCES-Update by Gary Sonntag
    - Should have a reclamation update at the next City Council meeting on the Emma Park wells.

    Gary Sonntag stated that the City has received an extension on the water right application with the State of Utah until December 6, 2011 to continue its diligence in pursuing water development. He stated that he would now like to work on the 40 year plan for use of the water right and work with Hansen, Allen & Luce to prepare those documents to identify the City's needs. **MOTION**. Councilmember Tatton moved to authorize staff to work with Hansen, Allen & Luce to prepare the documents for the City's 40 year plan for water development and for the Mayor to sign the plan on behalf of Price City. Motion seconded by Councilmember Nielson and carried.

22. EMERGENCY PLANNING-Update by Councilmember Davis
    - Mitigation Disaster survey being filled out by Mayor, Council and staff

23. COMMUNITY PROG.-CULTURE CONNECTION-Update by Councilmember Hanna-Smith
    - City billboard at highway entrance is in disrepair. The design is ready and needs to be approved. Item will be placed on the next agenda for final approval. Councilmember Hanna-Smith received approval to begin the proceedings without spending money until final approval.

24. INTERNATIONAL DAYS
    - Contract between Price City and Neil Breinholt for professional sound and lighting services for International Days 2011/2012 needs to be signed. Council agreed to move forward. **MOTION**. Councilmember Tatton moved to authorize the Mayor and City Recorder to sign the contract on behalf of Price City to present the same and Mr. Breinholt for signature . Motion seconded by Councilmember Davis and carried.

25. UNFINISHED BUSINESS

    a. Recycling- No Report
    b. Centennial Celebration
    - Remaining funds may be used for Eagle Scout project
    - Gary Sonntag will take care of centennial brick placement in City Hall building cornerstone

- Time capsule will be placed near the entrance to the Price River Trail
- Maybe get Pat Worley to help with project.

c. Tennis Courts-

- Resurfacing is underway.
- Received contract signed by all parties

MOTION. Councilmember Tatton moved to go into the Community Redevelopment and Renewal Meeting at 5:41 p.m. Motion seconded by Councilmember McEvoy and carried.

The regular City Council meeting adjourned at 7:06 p.m. by Mayor Piccolo pursuant to the motion by Councilmember Davis.

APPROVED ATTEST

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Joe Piccolo, Mayor Laurie Tryon, City Recorder