Minutes of the Price City Council Meeting
City Hall: Price, Utah
October 26, 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
Jeanne McEvoy	Bret Cammans, Customer Service Director
	Pat Larsen, Finance Director

Excused Absence:
Others Present: Jonathan Arriola, Zach Heywood, Jim Diaminti, Travis Blackburn, Loren Unsworth and Kevin Scannell

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-No public comment was received.

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

   A committee was chosen to create smoke free signs to be placed in several locations within City limits in relation to the new City ordinance. The committee includes: Councilmember Hanna-Smith, Ron Brewer, John Daniels, Councilmember Tatton and Russell Seeley. Mayor Piccolo asked that all sign ideas be brought before the City Council and the City Attorney for final approval.

   Gary Sonntag presented the Price Yard 100 year old Railroad Map that has been printed and framed for display in City Hall.

3. KOKOPELLI STATUE-Placement- Councilmember Tatton
   Councilmember Tatton stated that years ago a group of local business owners created the Businessman's Alliance. The group came to the City Council with their first request for an art project to beautify Main Street with the Kokopelli statue. He stated that the City provided the group with approximately $40,000 to purchase the statue and it was placed on the west side of downtown as a beautification project to bring people to the shopping area. Councilmember Tatton stated that due to road hazard issues the statue is now in storage and he has received many requests and concerns regarding its whereabouts. He stated that he would like the City to make a decision as to the statues new location as soon as possible.
   Mayor Piccolo stated that it is his desire to keep the Kokopelli statue at the west end of Main Street. He stated that he would like to use the November 4, 2011 Council workshop to discuss the location possibilities and to thereafter make a final decision as to where to place the Kokopelli statue.

4. ELK RIDGE SUBDIVISION PUD-Homeowners Association request for City to take over private street improvements. Report with City staff's review and evaluation of improvements-City Engineer, Russell Seeley
   City Engineer, Russell Seeley presented a report that he was asked to do on the Elk Ridge Subdivision Planned Unit Development (PUD) and the desire of the residents to have Price City take over ownership and maintenance of the street, sidewalk and gutters in the PUD. He stated that the developer created a PUD at the time of construction back in 1998 which allowed him to not follow City requirements on street width etc. Mr. Seeley stated that he took an inventory of the subdivision improvements to see what had been installed and what current standards would call for if the City were to take over the streets within the subdivision. He stated that after receiving asphalt coring samples and surveys, the results are as follows:
   - 30' pavement now- standard is 35' width
   - Some phases of development measure 34' width
   - Curb / gutter are acceptable
   - Sidewalks are 3 ½'in width- City requirement is 4'.

- Core samples were above standards.
- Road thickness is adequate and in good shape
- Sidewalks and road are narrower in the first phase.
- There is no park strip-City requires 5' park strip for utilities.

He stated that in order to bring the development up to City standards, the street would have to be widened, a park strip installed and new sidewalks constructed. He stated that the houses are large and the current setbacks do not meet City requirements. Mr. Seeley stated that the street lights are more of a yard light in between every two houses and driveway approaches are incorrect, both of which would have to be changed. Mr. Seeley stated that in his opinion he does not think the City should take over the streets in the Elkridge Subdivision and Gary Sonntag concurred based on the research. Mr. Seeley stated that the Fire Chief did not have concerns for emergency vehicles in the subdivision but that Street Supervisor, Scott Olsen had concerns regarding snow removal because of no park strips and no place to put the snow piles. He stated that the Water/Sewer Supervisor also had no concerns as all utilities are already underground and owned by the City. He stated that costs to replace lights would be approximately $1,500.00 per light and the subdivision would need 5-6 of them. Mayor Piccolo stated that based on the linear miles, taking over the streets would not add revenue to the City and Class C road funding would not be enough to maintain the streets.

Mr. Jim Diamianti, homeowner and Chairperson of the Elkridge Subdivision PUD Homeowners Association, stated that the homeowners would not pay for the changes and that he needed to speak to the other homeowners in the PUD as well as the mortgage lender of each home. Mayor Piccolo stated that if the City were to take over the streets, this would be an ideal time if any as the streets are in good maintainable condition. The City Attorney suggested tabling the item until the homeowners make a decision to proceed forward and to contact each of their mortgage lenders. Mr. Diamianti requested a list from Mr. Seeley as to what needs to be done, whose responsibility it will be and the costs associated with the project. Mr. Blackburn, a resident in the subdivision asked if the homeowners could manage the snow removal for the development even if they signed over the streets to the City. Mayor Piccolo stated that there is liability attached to the City and snow removal would be done only by the City. **MOTION**. Councilmember Tatton moved to accept the report from Mr. Seeley, to form a committee consisting of: Scott Olsen, Russell Seeley, Councilmembers Nielson and McEvoy, Mr. Diamianti and other Boardmembers from the Homeowners Association and table the item to a future meeting where everything can be reviewed before making a final decision. 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:

5. Conditional Use Permits:

a. EASEMENT REVIEW. Consideration and possible approval of a recommendation to provide an easement from Westwood Boulevard across the road right of way to private property- Information only.

b. PERMIT CONDITIONS AMENDMENT. Consideration and possible approval of amendments to the land use conditions at 150 North Hospital Drive, Pinnacle Gate Station, Kathleen Cox.

All existing and prior land uses are represented and acknowledged to be vacated and no longer approved land uses at the subject property finding that vacation of existing land uses mitigates conflicts and inconsistencies with currently applied for land uses;

a. Land use for residential must be fully established within sixty (60) days of this approval or land use will become vacated finding that un-established residential uses in a commercial zone promote inconsistency with goals in the Price City General Plan;
b. Land use for gas pumps must be fully established within sixty (60) days of this approval or land use will become vacated finding that gas pump equipment and signage for a non-existent active land use is inconsistent with the goals in the Price City General Plan;
    i. All gas pumps to be in service within sixty (60) days or removed and mitigated from property;
    ii. All gas pump operation signage to be in service within sixty (60) days or removed and mitigated from property; copy change only for signage changes, if applicable;
    iii. All gas pump canopy and other related infrastructure to be in service within sixty (60) days or removed and mitigated from property; copy change only for signage changes, if applicable;
c. All area debris, rubbish, vehicles, trailers to be removed from property immediately finding that the property is on a primary entry-way into the community and heightened aesthetic requirements promote improved community perception and are consistent with the goals in the Price City General Plan;
d. All windows on building, building façade and other visible areas to be maintained in an occupied conditions consistent with this application and no messages or signage in windows permitted finding that issues of message miscommunication to the public will be mitigated;
e. No parking at location of trailers, recreational vehicles or other vehicles not considered customary passenger vehicles and no parking in a manner other than typical parking lot orientation finding that controlled parking mitigates the potential for debris accumulation and entry way aesthetics and safety are

improved;

f. Subject property landscaping provided and regularly maintained to minimum Code standard (5%) finding that minimum landscaping standards promote the goals in the Price City General Plan;
g. Building renovations completed under the auspices of a valid Price City building permit and under the supervision of the Price City Building Inspector finding that properly constructed and inspected building renovations protect the health, safety and welfare of the community;
h. No violation of the Price City Property Maintenance Code now or in the future, as may be applicable, finding that violations of the Property Maintenance Code promote conditions that are undesirable in the community and may have negative effects on community well-being, property values and commercial activity;

MOTION. Councilmember Davis moved to approve item a and b. Motion seconded by Councilmember McEvoy and carried.

MEDICAL OFFICE DEVELOPMENT-Consideration and possible approval of a recommendation of final approval for the Jackson Medical Office Development, approximately 230 North Fairgrounds Road, within the C-1 zoning district.- Final Approval with conditions: Development consistent with the final site plan and the elements contained therein, to include, parking orientation, lighting, signage, dumpster, ingress-egress, setbacks, fencing, landscaping, easements, public infrastructure placement, utility connection size-type-capacity, finding that development consistent with approved site plans mitigates development misunderstandings, protects the property interests of the subject development and adjoining property owners and is consistent with the Code;

a. Development consistent with approved geotechnical reports and approved storm water management plans and consistent with all direction and recommendation from the Price City Engineer finding that development in compliance with technical and safety studies and engineering reports promotes high quality long term development in the community and protects the health safety and welfare of the community;
b. Completion of a public infrastructure development agreement with the Price City Public Works Department for all required and necessary public infrastructure installations, such as curb, gutter, sidewalk, water lines, sewer lines, electrical lines and transformers, fire hydrants, street improvements, etc., and submission of the required financial surety finding that properly agreed to and guaranteed public infrastructure installations required for development protect the long term financial interest of public and private property interests and is consistent with the Code;
c. Installation of business signage consistent with approved sign plan finding that approved sign plans in compliance with Code requirements promote increased commercial and professional activity in the community;
d. Recording of an easement for the driveway connecting the current edge of asphalt on Westwood Blvd. to the east property line fining that the geographic distance from the current improved road across the road right of way to the property line is in excess of the usual and customary right of way distance and crossing;
e. Procurement of a valid Price City Building Permit and inspection of all construction activity by the Price City Building Inspector fining that properly permitted and inspected construction protects the health, safety and welfare of the community.

MOTION. Councilmember Hanna-Smith moved to approve item c. Motion seconded by Councilmember Tatton and carried.

d. ACCESSORY STRUCTURE(S). Consideration and possible approval for placement of a detached garage and storage shed on lot #1, Haddock PUD, approx 1600 East 500 S, R1-8 zoning district. Final with conditions:

a. All prior conditions of approval for the PUD approved by the planning commission during its' 8-8-11 meeting continue to apply and be necessary finding that the conditions of approval of the PUD previously considered, evaluated and approved are an effective management plan for the PUD;
b. Installation of an 8" water line within the roadway extending to the western most frontage of the development with a 6" lateral to a fire hydrant to be placed in a location as directed by the Price City Fire Chief and a line clean out at the terminus end of the 8" line installed in compliance with minimum city standards finding that fire safety protection is a primary health, safety and welfare consideration in the community;
c. Installation of all required infrastructure within 2 years of prior PUD approval (by 8-8-13). Items to include but not limited to storm water drainage; street lighting, water utility, sewer utility, electric utility, fire hydrant finding that the additional structure development in the PUD requires the development of the infrastructure to protect neighborhood property values and vehicle and pedestrian safe circulation;
d. Procurement of a valid Price City building permit from the Price City building department and compliance with all direction from the Price City building inspector finding that property permitted and inspected building activity protects the health, safety and welfare of the community;

No conditions within the PUD that will subject the PUD overall or any property within the PUD to a violation of the Price City Property Maintenance Code in effect now or in the future finding that compliance with the Property Maintenance Code protects property values.

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

e. ACCESSORY STRUCTURES. Consideration and possible approval for placement of a detached garage on lot #3 Haddock PUD, lot line adjustment lot #2 & lot #4, placement of storage shed and agricultural buildings on lot #3, #4, approx 1600 E 500 S, R1-8 zoning district. Final with conditions: All prior conditions of approval for the PUD approved by the planning commission during its' 8-8-11 meeting continue to apply

and be necessary finding that the conditions of approval of the PUD previously considered, evaluated and approved are an effective management plan for the PUD;

e. Installation of an 8" water line within the roadway extending to the western most frontage of the development with a 6" lateral to a fire hydrant to be placed in a location as directed by the Price City Fire Chief and a line clean out at the terminus end of the 8" line installed in compliance with minimum city standards finding that fire safety protection is a primary health, safety and welfare consideration in the community;
f. Installation of all required infrastructure within 2 years of prior PUD approval (by 8-8-13). Items to include but not limited to storm water drainage; street lighting, water utility, sewer utility, electric utility, fire hydrant finding that the additional structure development in the PUD requires the development of the infrastructure to protect neighborhood property values and vehicle and pedestrian safe circulation;
g. Completion of a new or amended plat and submission of the proposed plat identifying lot #3 and lot #4 to the Price City Planning Department with the required fee for approval, obtainment of that contemplated approval and recording of the plat with the Carbon County Recorder prior to construction, placement or renovation of any structure on the lot finding that properly prepared, applied, reviewed, and recorded property plats mitigate potential property disputes and misunderstandings;
h. Procurement of a valid Price City building permit from the Price City building department and compliance with all direction from the Price City building inspector finding that property permitted and inspected building activity protects the health, safety and welfare of the community;
i. No conditions within the PUD that will subject the PUD overall or any property within the PUD to a violation of the Price City Property Maintenance Code in effect now or in the future finding that compliance with the Property Maintenance Code protects property values.

MOTION. Councilmember Hanna-Smith moved to approve item e. Motion seconded by Councilmember Nielson and carried.

CONSENT AGENDA-**MOTION**. Councilmember Hanna-Smith moved to approve the Consent Agenda items 6 through 19. Motion seconded by Councilmember Tatton and carried.

6. MINUTES
   a. October 12, 2011 City Council Minutes

7. PROFESSIONAL SERVICES CONTRACT-Consideration and possible approval of a professional services contract for consulting and management of the Downtown Alive Holiday Spectacular project.

8. PRICE CITY BILLBOARD- Authorization to approve a new design and installation to a City billboard on Highway 6 near Castleview Hospital from Sign Edge for $1,813.12.

9. EASEMENT-Consideration and possible approval of an easement across the Westwood Blvd. road right of way to private property for ingress and egress.

10. BUSINESSES LICENSES- Authorization to approve a business license for Bookcliff Workwear-45 S. 100 W. and Chrysalis-355 N. Madison Ave.

11. PRICE CITY INDOOR POOL- Authorization to purchase two strantrols for the indoor pool chlorine feeders at the costs of $5,700 each. These units are automated chemical controllers that replace current units that are in excess of 10 years old. These will provide digital chemical readouts and electrical alarm notification system via phone text and email indicating any problems.

12. WAVE POOL-In coordination with the School District, the Price City Wave Pool received an estimate to install competitive starting blocks and install a PVC liner for the indoor pool. The School District has committed to pay for the installation of the starting blocks for the cost of $39,795.00 and Price City will cover the cost of the installation of the PVC pool liner for the cost of $50,950.00. The city has budgeted $25,000.00. The additional $25,950.00 will need to be transferred from the general fund, or ZAP Tax. The specialty item will be ordered through CEM Aquatics. Authorization to move forward with this project and schedule it for February 2012 is being requested. At that time the indoor pool will be drained for approximately one month for the work to be completed.

13. TENNIS COURTS-Courts Unlimited, Washington Park Tennis Court Repair & Resurfacing, Six Courts, #20C-2011, Final Payment, $22,400, No Change Orders, Budgeted.

14. COBRA ADMINISTRATIVE SERVICES AGREEMENT Authorization to transfer COBRA administrative services to National Benefit Services (NBS) and execute agreement(s) to accomplish the same. Ref Memo dated October 18, 2011

15. PUBLIC DEFENDER CONTRACT - Accept the proposal by the law firm Chiara & Torgerson to provide public defender legal services and enter into a contract for the same. Ref Memo dated October 18, 2011

16. RESOLUTION 2011-21- JOB DESCRIPTIONS-To adopt new job descriptions for Police Officer I, Police Officer II, and Police Sergeant Ref Memo dated October 20, 2011

17. RESOLUTION 2011-22- Amending Price City's Electric Rate Schedule as established by Resolution 2011-15, by increasing the base amount minimum fee and usage rates set forth in each rate table by 4%.

18. EASY PROGRAM REIMBURSEMENT. Consideration and possible approval of an EASY program reimbursement for tangible property improvements at 373 South 100 West.

19. TRAVEL REQUEST-
Bob Bennett-UAPMO Conference, Plumbing & Mechanical Code training, November 15-19, 2011, St. George, Utah. Est. $756.36, budget.

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

21. WATER RESOURCES-Update by Gary Sonntag
- Reclamation work has begun on Emma Park well sites. Gary Sonntag will inspect the work this week.
- Presently working with Hansen, Allen & Luce as approved by City Council on the 40 year plan for the water right application extension.
- Mayor Piccolo asked Mr. Sonntag to prepare a one page executive summary to share with the Governor on the water right extension.

22. COMMUNITY PROG.-CULTURE CONNECTION-Update by Councilmember Hanna-Smith
- Culture Connection will be sponsoring an upcoming concert.

23. INTERNATIONAL DAYS
- Ongoing plans and preparation
- Will review financial statement from last year's event

24. UNFINISHED BUSINESS

a. Recycling-Update by Councilmember McEvoy
- Loren Unsworth business is growing. Councilmember McEvoy thanked city for helping with the CDA project to help Mr. Unsworth continue.
- Have not received information regarding adding more trailers

b. Centennial Celebration-Update by Mayor Piccolo
- Time capsule project is progressing. Need to decide on a location at Price River Trail.
- Will be preparing a 11-11-11 celebration with new flagpole at the entrance of the City to say thank you to all people involved in centennial.

MOTION. Councilmember Tatton moved to go into the Community Redevelopment and Renewal Meeting at 6:48 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 McEvoy.

APPROVED ATTEST

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Joe Piccolo, Mayor Laurie Tryon, City Recorder