

Mayor
MICHAEL KOURIANOS
City Attorney
ERIC JOHNSON
City Recorder
JACI ADAMS
City Treasurer
ZACK TONC
Finance Director
LISA RICHENS



185 East Main - P.O. BOX 893 - PRICE, UT 84501
PHONE (435) 637-5010 - Fax (435) 637-7263
www.pricecityutah.com

PRICE CITY COUNCIL

City Council
JOE CHRISTMAN
AMY KNOTT-JESPERSEN
LAYNE MILLER
TANNER RICHARDSON
TERRY WILLIS

PUBLIC NOTICE OF MEETING

Public notice is hereby given that the City Council of Price City, Utah, will hold a Regular Meeting in the Council Chambers, 185 East Main, Price, Utah, at 05:00 PM on 12/11/2024. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs.

1.PLEDGE OF ALLEGIANCE

2.ROLL CALL

3.SAFETY SECONDS Councilmember Miller

4.GENERAL BUSINESS/DISCUSSION

- a. AIR SPACE PERMIT. Consideration and possible approval of an Air Space Permit for Santa Claus to deliver toys and goodies to the children of Price.
- b. ORDINANCE NO. 2024-009. Consideration and possible approval of an Ordinance of Price City, Utah Adopting the Planning and Zoning Commission Meeting Schedule for the Calendar Year 2025.
- c. ORDINANCE NO. 2024-010. Consideration and possible approval of an Ordinance of Price City, Utah Adopting the City Council Meeting Schedule for the Calendar Year 2025.
- d. BOARD AND COMMITTEE MEETING SCHEDULE AND HOLIDAY OBSERVANCE SCHEDULE 2025. Consideration and possible approval of the 2025 Board and Committee Meeting Schedule and Holiday Observances Schedule.
- e. LETTER OF SUPPORT FOR UTAH DEPARTMENT OF TRANSPORTATION (UDOT) US-6 AND US-89 GRADE SEPARATION PROJECT- Consideration and possible approval of Price City providing a support letter for UDOT's Grade Separation Project at the junction of US-6 and US-89 in Spanish Fork Canyon.
- f. EASEMENT DATA SEARCH FOR CITY SPRING WATER TRANSMISSION LINE- Consideration and possible approval for Advanced Engineering and Environmental Services (AE2S) to research and provide easement data for a portion of the City's spring water transmission line as per the proposed Scope of Work. Cost of services not to exceed \$11,200.00.

- g. SPRING WATER TRANSMISSION LINE REPLACEMENT ALIGNMENT INVESTIGATION- Consideration and possible approval for Johansen and Tuttle Engineering to conduct an investigation into the feasibility to install a new parallel transmission line adjacent to the existing seven mile segment of line needing replacement. Estimated cost of the project is \$35,274.00. The source of funding will be a portion of the remaining funds from the initial transmission line condition study.

5.CONSENT AGENDA

- a. MINUTES for 11-26-2024 City Council Workshop & City Council.
- b. PROJECT #19C-2024 WAVE POOL BOILERS REPLACEMENT. Consideration and possible approval of an agreement with First Service Mechanical, Inc. to replace two boilers at the Price City Wave Pool. The total cost of the project is \$296,710.00. The project will be funded from ZAP Tax funds.
- c. RFP AUTHORIZATION. Authorization to prepare and distribute a Request for Proposals (RFP) for a salary study for public safety positions within the Carbon and Emery County geographic area.
- d. BUSINESS LICENSES. Rowley Electric, LLC at 315 N 100 W for Marcus Rowley.

6.PUBLIC COMMENTS

7.UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Records Office at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

HOLIDAY AIR-SPACE PERMIT



Date Issued:	December 11th, 2024
Issued to:	SANTA CLAUS
Permit Period:	December 24th, 2024 through December 25th, 2024.
Permit Purpose:	Delivery of toys and goodies to well behaved children in Price City.
Permit Approved by:	Price City Mayor & City Council
Signed by:	 Michael Kourianos, Mayor

PRESS INFORMATION FOR IMMEDIATE RELEASE

DATE: DECEMBER 11, 2024
FROM: PRICE MUNICIPAL CORPORATION (PRICE CITY)
RE: APPROVED AIR SPACE PERMIT

DURING THE REGULAR MEETING OF THE PRICE CITY COUNCIL HELD ON DECEMBER 11TH, 2024, THE PRICE CITY COUNCIL AUTHORIZED MAYOR MICHAEL KOURIANOS TO SIGN AND ISSUE AN AIR SPACE PERMIT TO SANTA CLAUS FOR DELIVERY OF TOYS AND GOODIES TO PRICE CITY AREA CHILDREN LATE ON THE NIGHT OF DECEMBER 24TH AND THE EARLY MORNING HOURS OF DECEMBER 25TH.

A COPY OF THE AIR SPACE PERMIT IS ATTACHED FOR REFERENCE.

ORDINANCE NO. _____

AN ORDINANCE OF PRICE CITY, UTAH ADOPTING THE PLANNING AND ZONING COMMISSION MEETING SCHEDULE FOR THE CALENDAR YEAR 2025

WHEREAS, the Price City Council is to adopt the regular meeting schedule for the Planning and Zoning Commission by ordinance pursuant to §10-3-502, Utah Code Ann. (1953), as amended;

NOW, THEREFORE, BE IT ORDAINED by the Price City Council that the Planning and Zoning Commission meeting schedule for the calendar year 2025 shall be as follows:

The Planning and Zoning Commission meets on the second and fourth Mondays of the month at 5:00pm at 185 E Main Street, Price, Utah. (except as noted*)

January 6th* & 21st*

February 10th & 24th

March 10th & 24th

April 7th & 21st

May 12th & 27th*

June 9th & 23rd

July 7th* & 21st*

August 11th & 25th

September 8th & 22nd

October 6th* & 20th*

November 10th & 24th

December 8th

Effective Date: This ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE PRICE CITY COUNCIL, STATE OF UTAH, ON THE _____ DAY OF _____, 2024, BY UNANIMOUS VOTE.

APPROVED

Michael Kourianos, Mayor

ATTEST:

Jaci Adams, City Recorder

ORDINANCE NO. _____

AN ORDINANCE OF PRICE CITY, UTAH ADOPTING THE CITY COUNCIL MEETING SCHEDULE FOR THE CALENDAR YEAR 2025

WHEREAS, the Price City Council is to adopt its regular meeting schedule by ordinance pursuant to §10-3-502, Utah Code Ann. (1953), as amended;

NOW, THEREFORE, BE IT ORDAINED by the Price City Council that the City Council meeting schedule for the calendar year 2025 shall be as follows:

The Price City Council meets the second and fourth Wednesday of each month at 5:00 P.M. in the Price City Hall Council Chambers, 185 East Main, Price, Utah. The City Council Workshop meets the second and fourth Wednesday of each month at 4:00 P.M. in the Price City Hall, Room 106, 185 East Main, Price, Utah. Meetings will be held on the following dates. (except as noted*)

CITY COUNCIL

January 8th & 22nd
February 12th & 26th
March 12th & 26th
April 9th & 23rd
May 14th & 28th
June 11th & 25th
July 9th & 23rd
August 13th & 27th
September 10th & 24th
October 8th & 22nd
November 12th & 25th*
December 10th

CITY COUNCIL WORKSHOP

January 8th & 22nd
February 12th & 26th
March 12th & 26th
April 9th & 23rd
May 14th & 28th
June 11th & 25th
July 9th & 23rd
August 13th & 27th
September 10th & 24th
October 8th & 22nd
November 12th & 25th*
December 10th

Effective Date: This ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE PRICE CITY COUNCIL, STATE OF UTAH, ON THE _____ DAY OF _____, 2024, BY UNANIMOUS VOTE.

APPROVED

Michael Kourianos, Mayor

ATTEST:

Jaci Adams, City Recorder

**PRICE MUNICIPAL CORPORATION
2025 BOARD/COMMITTEE MEETINGS**

NOTICE OF ANNUAL MEETING SCHEDULE

PUBLIC NOTICE is hereby given that the meeting schedule for the Library Board, International Days, Renaissance Festival and Price River Water Resources Committee for the year 2025 shall be as follows:

<u>Library Board Committee</u>	<u>International Days Committee</u>	<u>Renaissance Festival Committee</u>	<u>Price River Water Resource Committee</u>
City Hall Room 106 4:00 P.M.	City Hall Room 207 Noon	City Hall Room 207 Noon	City Hall Rom 207 3:00 P.M.
January 13th February 10th March 10th April 14th May 12th June 9th (Board Training 1:00 p.m.) June 9th July 14th August 11th September 8th *October 14th November 10th December 8th	February 11th March 11th April 8th May 13th June 10th July 8th August 12th	January 2nd February 6th March 6th April 3rd April 17th	January 6th February 3rd March 3rd April 7th May 5th June 2nd July 7th August 4th September 8th October 6th November 3rd December 1st

*Please note that this meeting is not on its regularly scheduled day.

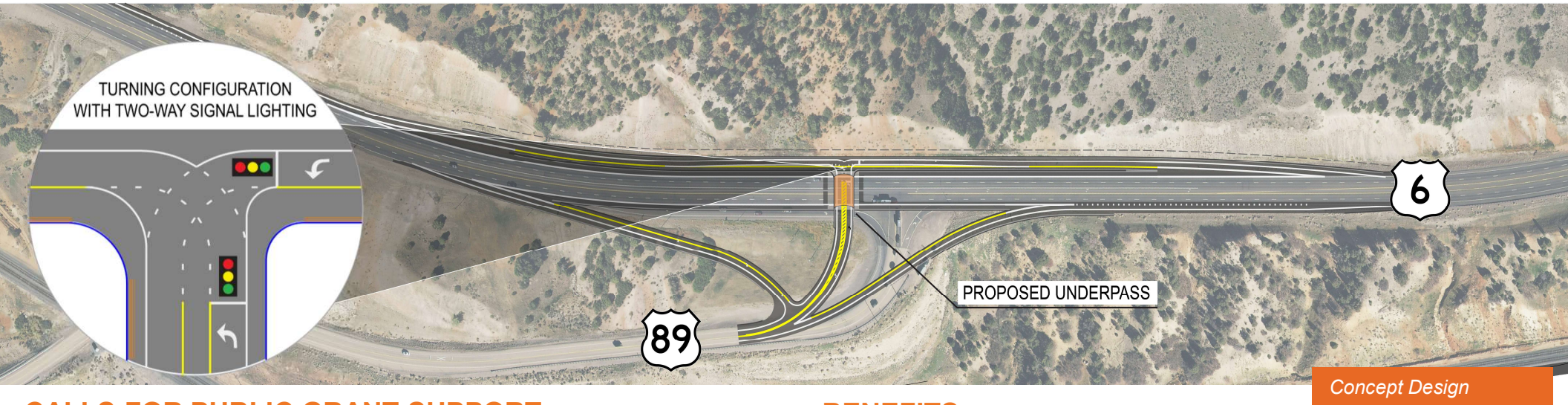
Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during these meetings should contact the City Recorder, at 185 East Main, Price, Utah, or telephone (435) 636-3183, at least 24-hours prior to the meeting.

Published in the ETV Newspaper, December 18, 2024.

PRICE CITY
2025 HOLIDAYS AND OBSERVANCES

January 1	New Year's Day
January 20	Martin Luther King, Jr. Day
February 17	Presidents' Day
May 26	Memorial Day
June 16	Juneteenth
July 4	Independence Day
July 24	Pioneer Day
August 15	Employee Appreciation Day
September 1	Labor Day
October 13	Columbus Day
November 11	Veterans Day
November 27 & 28	Thanksgiving
December 25	Christmas

2 Personal Holidays to be used by December 31, 2025



Concept Design

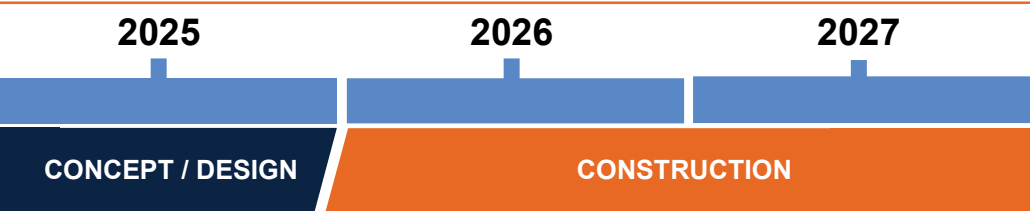
CALLS FOR PUBLIC GRANT SUPPORT

We are asking for community letters of support to this project through the 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program Grant Application. Please send an email to US6ThistleSafety@utah.gov with “I support” in the subject line. Instructions will be returned to you.

PROJECT OVERVIEW

Create a grade separated structure for US-89 and US-6 intersection to provide safety and increase traffic flow capacity.

SCHEDULE *(subject to change)*



BENEFITS

This project focuses on improving the safety and efficiency of the US-6 and US-89 intersection. Key improvements include reconstructing turning movements with substantially longer acceleration and deceleration lanes, providing positive separation from other traffic flows. Additionally, the project will include a grade-separated tunnel for US-89 traffic, ensuring uninterrupted travel and enhanced safety. The majority of the roadway construction will support these enhanced turning movements, the grade-separated tunnel, and effective traffic separation in both proposed designs.

FUNDING	
Design / Environmental	\$5,000,000
Construction / Total Cost	\$35,000,000 / \$40,000,000

Mayor
MICHAEL KOURIANOS

City Attorney
ERIC JOHNSON

City Recorder
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City Treasurer
ZACK TONC

Finance Director
LISA RICHENS



PRICE MUNICIPAL CORPORATION
185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905

City Council

JOE CHRISTMAN

AMY KNOTT-JESPERSEN

LAYNE MILLER

TANNER RICHARDSON

TERRY WILLIS

12/04/24

U.S. Secretary of Transportation
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Subject: Letter of Support for the 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program Grant Application for the Utah Department of Transportation US-6 and US-89 Grade Separation Project

I wish to express my support for the Utah Department of Transportation's (UDOT) US-6 and US-89 Grade Separation Project. This project would improve safety and reduce traffic delays at the intersection of U.S. Highway 6 (US-6) and U.S. Highway 89 (US-89) in rural Utah by grade-separating the intersection, which is currently stop-controlled for US-89 traffic, to eliminate left-turn conflicts with through traffic on US-6.

US-6 is a rural highway that winds through Spanish Fork Canyon. It has a 65-mile-per-hour (mph) speed limit and carries about 14,000 annual average daily traffic (AADT; 2023) with 23% truck traffic. US-89 in the project area has a 55-mph speed limit, 3,500 AADT (2023), and 16.5% truck traffic. At about milepost 187.5, US-89 connects with US-6 from the south at a stop-controlled T-intersection. The US-6 cross-section at this location is five lanes (two through lanes in each direction and a center turning lane), and the conflicts between turning movements and through traffic creates significant safety issues.

Since 2010, there have been a total of 57 crashes within a quarter a mile of this intersection, including 2 fatalities. Both fatalities occurred when a northbound vehicle on US-89 unsuccessfully attempted to cross the eastbound lanes of US-6 to make a left turn onto westbound US-6. Even when crashes at this intersection do not result in a fatality, the resulting delays can severely hinder mobility on a rural route that does not have convenient detour options.

This project meets the RAISE Program criteria and has strong community support, and I ask for your favorable consideration.

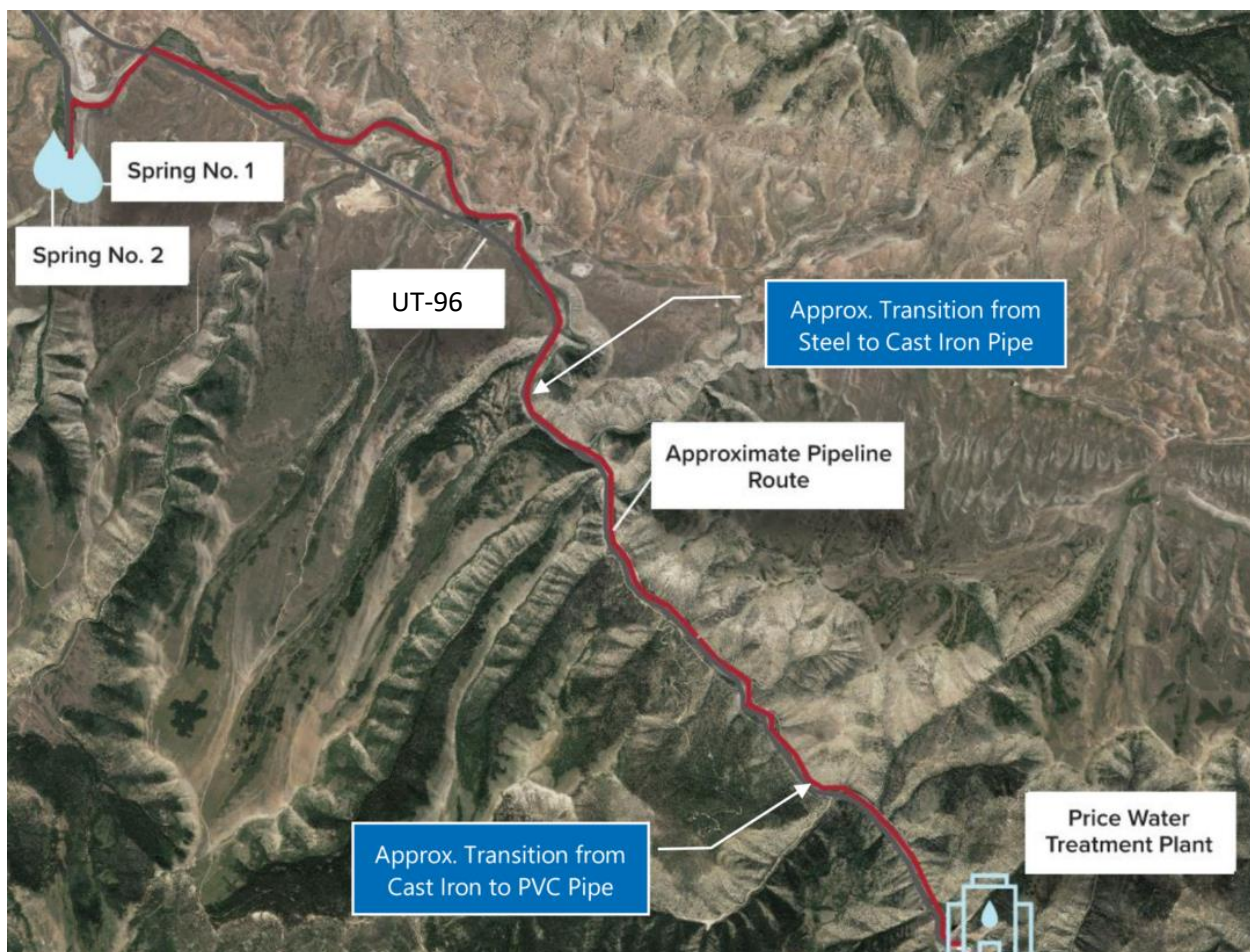
Sincerely,

Michael Kourianos, Mayor

Price City Spring Pipeline Easement Review

General Scope of Services

Price City (Owner) has asked AE2S (Engineer) to develop a scope of services to assist them with the identification and collection of easement information for the Spring Pipeline alignment. This pipeline transfers drinking water from Colton Springs to the distribution tank at the water treatment plant site, located between mile marker 228 and 229 along US-6. These springs, as well as well water that is also transferred via this pipeline, are the primary drinking water sources for the Owner's nearly 9,000 residents year-round. This 12-mile pipeline varies in diameter from 18-inches to 12-inches and consists of sections of carbon steel, cast iron, and PVS. The pipeline generally follows the alignment of UT-96. A condition assessment was completed in February 2024 and documented that the carbon steel sections pose the most imminent risk of failure in the next two to three years and are the sections that are experiencing the most water loss due to pipe corrosion. The most critical sections were identified as the carbon steel pipe from the Colton springs collection point to the Colton Bridge, including a section of pipe from the UP&L Well #1 and the carbon steel section from the Colton Bridge to the Beaver Box, see diagram below.



In anticipation of repair and replacement work along the entire length of the pipeline, the Owner would like to know what, if any, easements for this pipeline are documented on the title of each of the property parcels that the pipeline passed through. The scope of services will consist of the three tasks identified below. This scope will be completed within 45 days of the Owner's notice to proceed and will be billed as a lump sum at its completion. The lump sum of this complete scope of services will not exceed \$11,200.

Price City Spring Pipeline Easement Review	
Task 100 – Project Management/Coordination	
<i>Sub-Tasks</i>	Task 101 – Project Management: Engineer will conduct general project management services including general coordination with Owner, project invoicing, and managing project budget and schedule. Task 102 – Coordination between Title search subconsultant, Owner, and Owner's legal counsel. Task 103 – Progress Reports: Provide bi-weekly progress reports throughout the duration of the project.
<i>Assumptions</i>	Progress meetings will occur via Microsoft Teams, in person as applicable, or email.
<i>Deliverable</i>	Final Invoice
Task 200 – Parcel Title Search	
<i>Sub-Tasks</i>	Task 201 – A licensed title company will be secured to research and compile the recorded description of each property parcel that the pipeline runs through. This sub-contract will be managed by the Engineer and the cost will be reflected and included on the final invoice. Task 202 – The deliverable from the title company will be shared with the Owner and its counsel upon receipt.
<i>Deliverable</i>	Title Search Report
Task 300 – Easement Review and Mapping	
<i>Sub-Tasks</i>	Task 301- Review and interpretation of easement description language provided in Task 200. Task 302 – Map described easements
<i>Deliverable</i>	- GIS and/or PDF map of all existing documented easements along the pipeline length. - Consolidated report of descriptions and available property owner contacts.

**Investigate Replacement Alignment
– Price City Water Transmission
Main**

PROPOSAL DETAILS

Our proposal has been broken down into the following tasks to investigate the upper 7 miles of existing transmission main (the first three segments of pipe as defined in the Transmission Line Condition Assessment prepared by AE2S) for Price City:

- Task 1: Project Management
- Task 2: Data Collection and Review
- Task 3: Onsite – Alignment Investigation
- Task 4: Recommendations
- Task 5: Onsite Subsurface Investigation (Optional)

Task 1 – Project Management

- Project administration – contracts, billing, etc.
- Miscellaneous meetings (2 total)

Task 2 – Data Collections & Review

- Interviews, scope coordination, city coordination
- Review and coordinate existing data with the city – reports, existing conditions of transmission pipe, pictures, wells, springs, etc.

Task 3 – Onsite – Alignment Investigation

- Walk existing transmission main alignment with City (3 days) -log conditions including pictures, etc.
- Coordinate with survey mappings, determine location

Task 4 – Recommendations

- Hydraulic modeling analysis with alternatives
- Coordinate easement findings
- Create exhibits and alignments, pipe types, spring and well considerations, etc.
- Create cost estimates
- Present memorandum with recommendations

Task 5 – Onsite Subsurface Investigation (Optional)

After conducting Task 3, J&T will coordinate with the city to determine if Task 5 is needed.

- Coordinate with City for potholing locations
- Onsite potholing (3 days with 8 potholes)
- Survey map pothole locations
- Create summary log

Investigate Replacement Alignment – Price City Water Transmission Main

ITEMS NOT INCLUDED

Additional work, which is excluded from our scope of services, includes:

- Meeting time beyond what is described in Task 1 thru 5.
- Additional survey time (total time anticipated at 8 hrs. Additional time charged at a rate of \$165/hr)

COMPENSATION

We have identified the fees for providing the services outlined above as follows:

Task 1:	Project Management	\$2,763
Task 2:	Data Collection and Review	\$3,343
Task 3:	Onsite – Alignment Investigation	\$5,844
Task 4:	Recommendations	\$13,480
Base Total:		\$25,430
Task 5:	Onsite Subsurface Investigation (Optional)	\$9,844

Please let me know if you have any questions.

Sincerely,
Johansen & Tuttle Engineering



Jonathan Johansen, P.E.
Project Manager

MINUTES

Minutes of the Price City Council Workshop
Conference Room 106
November 26, 2024 – 4:00 p.m.

Present:

Mayor Pro Tempore Knott-Jespersen

Councilmembers:

Councilmember Layne Miller

Councilmember Richardson

Councilmember Terry Willis

Excused: Mayor Kourianos, Councilmember Christman

Present: See Public Meeting Sign-In Sheet

Items discussed:

1. Safety Seconds/Councilmember Knott-Jespersen/Make sure the headlights on your vehicle are working properly, especially during storms.
2. Mayor Pro Tempore report: Knott-Jespersen
3. Councilmember report: Miller
4. Councilmember report: Richardson
5. Councilmember report: Willis

Adjourned: 4:54 p.m.

APPROVED:

ATTEST:

Amy Knott-Jespersen, Mayor Pro Tempore

Jaci Adams, City Recorder

Minutes of the City Council Meeting
City Hall
Price, Utah
November 26, 2024

Present:

Mayor Pro Tempore Knott-Jespersen
Councilmembers:
Layne Miller
Tanner Richardson
Terry Willis

Jaci Adams, City Recorder
Nick Tatton, Administrative Director

Excused: Mayor Kourianos, Councilmember Christman

Staff/Others: See Public Meeting Sign-In Sheet

Councilmember Knott-Jespersen called the regular meeting to order at 5:00 p.m. and asked for a motion to authorize her to conduct the regular City Council meeting as Mayor Pro Tempore in the absence of Mayor Kourianos.

MOTION.

Councilmember Willis moved to authorize Councilmember Knott-Jespersen to conduct the regular City Council meeting as Mayor Pro Tempore. Councilmember Miller seconded and motion carried.

Christian Johnson, Trinity Christian offered a word.

1. PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Knott-Jespersen led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Councilmembers and staff in attendance.

3. SAFETY SECONDS

Mayor Pro Tempore Knott-Jespersen reminded everyone to make sure the headlights on your vehicle are working properly and being used during low lighted storms.

4. GENERAL BUSINESS/DISCUSSION

a. PUBLIC HEARING. Public Hearing to receive input on a proposed zone change for parcel ID #01-2561-0000 located at 1430 E 300 S from Residential 1-2 to Commercial 1.

MOTION.

Mayor Pro Tempore Knott-Jespersen asked for a motion to open the Public Hearing. Councilmember Miller moved to open the Public Hearing at 5:03 p.m. Councilmember Willis seconded and motion carried.

MOTION.

Since no public comment was discussed or reported, Mayor Pro Tempore Knott-Jespersen asked for a motion to close the Public Hearing. Councilmember Richardson moved to close the Public Hearing at 5:04 p.m. Councilmember Miller seconded and motion carried.

b. ORDINANCE NO. 2024-008. Consideration and possible approval of An Ordinance Amending a Portion of the Land Use Development and Management Code, 2008 Edition, as Adopted by Price City, Utah by Ordinance 2008-02, or any Amendments Thereto, by Changing the Zone of Parcel ID #01-2561-0000 at Approx 1430 E 300 S From a Residential 1-8 (R1-8) to Commercial 1 (C-1) Zone Within the Corporate Limits of Price, Utah and Providing for the Effective Date Thereof.

MOTION.

Councilmember Willis moved to approve Ordinance No. 2024-008 amending a portion of the Land Use Development and Management Code, 2008 Edition, as adopted by Price City, Utah by Ordinance No. 2008-02, or any amendments thereto, by changing the zone of parcel ID #01-2561-0000 at approx. 1430 E 300 S from a Residential 1-8 (R1-8) to Commercial 1 (C-1) zone within the corporate limits of Price, Utah and providing for the effective date thereof. Councilmember Richardson seconded and motion carried.

c. RESOLUTION NO. 2024-024. Consideration and possible approval of A Resolution authorizing and approving the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.

Nick Tatton, Administrative Director reviewed the contract between Price City and Utah Associated Municipal Power Systems (UAMPS) for the Power County base load natural gas project with Mayor Pro Tempore Knott-Jespersen and City Councilmembers noting the Price City participation share will be 5.25mw.

MOTION.

Councilmember Miller moved to approve Resolution No. 2024-024 authorizing and approving the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters. Councilmember Willis seconded and motion carried.

d. RESOLUTION NO. 2024-025. Consideration and possible approval of A Resolution authorizing and approving the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.

Nick Tatton, Administrative Director reviewed the contract between Price City and Utah Associated Municipal Power Systems (UAMPS) for the Millard County peaking power natural gas project with Mayor Pro Tempore Knott-Jespersen and City Councilmembers noting the Price City participation share will be 1.79mw.

MOTION.

Councilmember Willis moved to approve Resolution No. 2024-025 authorizing and approving the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters. Councilmember Richardson seconded and motion carried.

5. CONSENT AGENDA

MOTION.

Councilmember Miller moved to approve consent agenda item a. and b. Councilmember Richardson seconded and motion carried.

a. MINUTES for 11-13-2024 City Council Workshop, City Council and 11-18-2024 Special City Council.

b. OUTSIDE WATER USER AGREEMENT: AVREE JOHNSTON & JORDEN WEST. Consideration and possible approval of an outside water user agreement with AvRee Johnston & Jordan West for Parcel #02-1200-0000 (approximate property address – 710 S 200 E Price). Agreement is subject to owners paying to City all applicable connection fees as well as providing the City with one (1) Scofield Water Share.

6. PUBLIC COMMENTS

No public comment was discussed or reported.

7. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

Mayor Pro Tempore Knott-Jespersen asked for a motion to close the regular City Council meeting.

Councilmember Willis moved to closed the regular City Council meeting. Councilmember Miller seconded and motion carried.

The regular City Council meeting was adjourned at 5:10 p.m.

APPROVED:

ATTEST:

Amy Knott-Jespersen, Mayor Pro Tempore

Jaci Adams, City Recorder

AGREEMENT
Price Municipal Corporation – Project #19C-2024

PART 1 GENERAL

1.1 CONTRACTOR

- A. Name: First Service Mechanical, Inc.
- B. Address: 3640 SOUTH 500 WEST, SALT LAKE CITY, UT 84115
- C. Telephone Number: (801)968-4220

1.2 OWNER

- A. The name of the OWNER is **Price Municipal Corporation (DBA Price City)**.

1.3 CONSTRUCTION CONTRACT

- A. The CONTRACTOR will commence and complete the removal of 2 (two) old boilers and install 2 (two) new boilers:

WAVE POOL BOILERS REPLACEMENT

- B. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor, and other services necessary for the removal and installation for the completion of the PROJECT described herein.

Remove 2 (two) old boilers and install 2 (two) new boilers.

1.4 PUBLIC WORKS DIRECTOR

- A. Price City Designee, the OWNER’S representative and agent for this Contract who has the rights, authority and duties assigned to the OWNER/ENGINEER in the Contract Documents.

PART 2 TIME AND MONEY CONSIDERATIONS

2.1 CONTRACT PRICE

- A. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor, and other services necessary for the completion of the PROJECT described herein.

- B. The Schedules of Prices awarded from the Bid Schedule are as follows.

N/A

- C. An Agreement Supplement is not attached to this Agreement.

- D. Based upon the above awarded schedules the Contract Price awarded is:

***Two hundred ninety-six thousand seven hundred ten dollars and no cents -
\$296,710.00***

2.2 CONTRACT TIME

- A. The Work will be completed 60 calendar days after *December 1st, 2024*, or from the first day of work on the Project within 365 days.

2.3 LIQUIDATED DAMAGES

- A. Time is the essence of the Contract Documents. CONTRACTOR agrees that OWNER will suffer damage or financial loss if the Work is not completed on time or within any time extensions allowed in accordance with the General Conditions. CONTRACTOR and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific financial loss for late completion, CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.

1. Late Contract Time Completion:

One thousand dollars and Zero cents (\$ 1,000.00) for each day or part thereof that expires after the Contract Time until the Work is complete.

2. Interruption of Public Services:

No interruption of public services shall be caused by CONTRACTOR, its agents or employees, without the OWNER'S prior written approval. OWNER and CONTRACTOR agree that in the event OWNER suffers damages from such interruption, the amount of liquidated damages stipulated below shall not be deemed to be a limitation upon OWNER'S right to recover the full amount of such damages. Two Hundred dollars and Zero cents (\$ 200.00) for each day or part thereof of any utility interruption caused by the CONTRACTOR without the OWNER'S prior written authorization.

- B. **Deduct Damages from Moneys Owed CONTRACTOR:** OWNER shall be entitled to deduct and retain liquidated damages out of any money which may be

due or become due the CONTRACTOR. Liquid Damage not to exceed the Bid Amount.

2.4 PAYMENT

- A. OWNER shall submit to the CONTRACTOR Applications for Payment. Applications for Payment will be processed by the OWNER as per the measurement and payment schedule outlined in the Project 19C-2024 bid documents.
- B. The retainage of five percent (5%) will be withheld from each partial payment. All retainage will be made part of the final payment upon completion of the project.

2.5 CONTRACT DOCUMENTS

- A. The following documents list are the complete Bid Package:

Local Newspaper Ad
Seal Bid Proposal
Bidder Information
Bid Form
Measurement and Payments
Required Documentation
Boiler Specs
Summary
Assurance/Warranty
Manufactures
Components
Training
Unit Documentation
Acceptance
Payment

PART 3 EXECUTION

3.1 EFFECTIVE DATE

- A. Owner and CONTRACTOR execute this Agreement and declare it in effect as of the _____ day of _____, _____.

3.2 OWNER'S AND CONTRACTOR'S SUBSCRIPTION AND ACKNOWLEDGEMENT

OWNER: Price Municipal Corporation

By: _____

Name: Michael Kourianos

Title: Mayor

[CORPORATE SEAL] Attest:

By: Jaci Adams

Title: City Recorder

SEAL

CONTRACTOR: First Service Mechanical, Inc.

Name: Brenda Natson

Address: 3640 S. 500 W., SLC, UT 84115

[CORPORATE SEAL]

By: 

SEAL

BUSINESS LICENSES

Account No: 3789
 Business Activity: 236
 Fee: \$150-
 CC Approval: ☐ Yes ☐ No Date: _____
 License Sent: _____
 Health Dept: _____

Price
Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information			
Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change			
Business Name (include DBA): <u>Rowley Electric LLC</u>			
If Name Change, list previous name: _____			
Business Address: <u>315 North 100W</u>		Suite/Apt. No.: _____	
City: <u>Price</u>	State: <u>UT</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 650-4970</u>	Business E-mail: <u>Mrowleyelectrical@gmail.com</u>	Business Fax: _____	
Mailing Address (if different): <u>P.O. box 653</u>	City: <u>Duchesne</u>	State: <u>UT</u>	Zip Code: <u>84021</u>
Property Owner's Name: <u>Matthew Rowley</u>		Property Owner's Telephone: <u>(435) 650-4970</u>	
Type of Organization: ☐ Corporation ☐ Partnership ☐ Sole Proprietorship ☒ LLC (Include copy of name registration with the State of Utah)			
Type of Business: ☒ Commercial ☒ Home Occupation (complete below also) ☐ Reciprocal ☒ Home Occupation - Office Use Only ☐ Home Occupation - Activity On Site ☐ Home Occupation Office Use Only Fee Waiver Request. Must be documented by applicant and consistent with UCA 10-1-203(7)(b). ☐ Fee Waiver Requested: Price City Staff Completion of Supplemental Review Form and Attach			
Nature of Business: ☐ Manufacturing ☐ Retail ☐ Wholesale ☒ Services ☐ Other			
Opening Date: _____ Business Hours: From <u>6am</u> To <u>7pm</u> <u>M T W T F</u> S SU (please circle)			
Detailed Description of Business: <u>Electrical services, install new light fixtures, new circuits, add in new outlets. upgrade services, and possibly work on new residential homes. Also troubleshoot electrical problems.</u>			
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>16119910-002-STC</u>		Federal Tax I.D. No. (Include copy): <u>33-1955281</u>	
State License No. (Include copy): <u>175503472</u>		State License Type: <u>Electrical contractor</u>	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. Check all that apply. ☐ Alcoholic Beverages ☐ Eating Establishment ☐ Amusement Center ☐ Pawnbroker ☐ Sexually Oriented Business			