

Minutes of the City Council Meeting  
City Hall  
Price, Utah  
January 28, 2026

Present:

Mayor Willis  
Councilmembers:  
Layne Miller  
Tanner Richardson  
Richard Root  
Tina Urbanik

Jaci Adams, City Recorder  
Nick Tatton, Administrative Director  
Brandon Sicilia, Chief of Police  
Miles Nelson, Public Works Director  
Lisa Richens, Finance Director  
Monica Donaldson, Benefits Specialist  
Eric Johnson, City Attorney

Excused:

Staff/Others: See Public Meeting Sign-In Sheet

**1. PLEDGE OF ALLEGIANCE**

Mayor Willis called the regular meeting to order at 5:30 p.m. Mayor Willis led the Pledge of Allegiance.

**2. ROLL CALL**

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

**3. SAFETY SECONDS**

Mayor Willis informed everyone that in response to a concerned citizen it is unlawful to discharge firearms, including bows, compound bows and dry firing in city limits

**4. GENERAL BUSINESS/DISCUSSION**

**a. PRICE CITY COUNCIL VACANCY REPLACEMENT.** Consideration and possible approval of a qualifying, interested person to fill the remaining term on the Price City Council vacated by Terry Willis based upon her election as Mayor.

Mayor Willis provided an overview of the reason for the City Council vacancy and the process that will take place to fill it. Due to the election of herself as Mayor, it created a vacancy on the City Council, which will end December 31, 2027. Mayor Willis thanked Jaci Adams, City Recorder, for her leadership organizing, managing and overseeing the process to fill the vacancy. Mayor Willis noted that there was a solicitation of interest to fill the vacancy along with all qualifications being met by each person.

Mayor Willis confirmed with each City Councilmember that they had no conflicts of interest to disclose:

Layne Miller - no  
Tanner Richardson - no  
Richard Root - no  
Tina Urbanik - no

Mayor Willis informed everyone that the questions would be asked by each Councilmember in master ballot order and rotating each time with a two minutes time limit. Councilmember Miller was the time keeper.

Mayor Willis asked for introductions from each interested person in chronological order in which the applications were received with a time limit of two minutes for each person. Rick Davis, Brady Tubbs, Russell Seeley, Wayne Jackson and Jim Piacitelli all gave a brief introduction of themselves. Next, Mayor Willis and each Councilmember asked the interested persons questions in master ballot order, followed by rotating to the next person for the six questions that were asked. The questions that were asked of each candidate for the vacant City Council seat were as follows:

Question #1, Asked by Mayor Willis. Please describe your past or present *relevant* experience that will make your service and participation as a Price City Council member an asset that helps Price City. Names in master ballot order.

Wayne Jackson  
Russell Seeley  
Brady Tubbs  
Jim Piacitelli  
Rick Davis

Question #2, Asked by Councilmember Miller. Safety of Price City employees and the community is a top priority. What is your experience with safety in the workplace? Names in master ballot order rotated by 1.

Russell Seeley  
Brady Tubbs  
Jim Piacitelli  
Rick Davis  
Wayne Jackson

Question #3, Asked by Councilmember Richardson. The Price City annual budgeting process is complex and often difficult decisions must be made regarding allocation of money and resources. What is your experience with budgeting, particularly public sector budgeting, and what are your thoughts regarding the process and the difficult decisions that must be made? Names in master ballot order rotated by 1 more.

Brady Tubbs  
Jim Piacitelli  
Rick Davis  
Wayne Jackson  
Russell Seeley

Question #4, Asked by Councilmember Root. Price City is in the utility business for water, sewer, storm water and electric distribution. Describe your thoughts for balancing the financial requirements to operate the utilities and keep rates as low as possible for residents? Names in master ballot order rotated by one more.

Jim Piacitelli  
Rick Davis  
Wayne Jackson

Russell Seeley  
Brady Tubbs

Question #5, Asked by Councilmember Urbanik. What is your approach to addressing and handling controversial and complicated issues? Names in master ballot order rotated by 1 more.

Rick Davis  
Wayne Jackson  
Russell Seeley  
Brady Tubbs  
Jim Piacitelli

Question #6, Asked by Mayor Willis. Being a Price City council member is much more involved than attending a couple of council meetings per month. Describe your understanding of the time commitment necessary to be a successful council member. Names in master ballot order rotated by 1 more.

Wayne Jackson  
Russell Seeley  
Brady Tubbs  
Jim Piacitelli  
Rick Davis

After the six questions were asked and answered by each candidate, Jaci Adams, City Recorder handed each Councilmember a ballot. All Councilmembers complimented and thanked each interested person for their participation. The ballots were then received by Jaci Adams, City Recorder, and verified by herself and Monica Donaldson, Benefits Specialist. The City Recorder provided Mayor Willis with the result, which was Russell Seeley with a unanimous vote of 4-0. Russell Seeley was congratulated and welcomed to the Price City Council and immediately given the oath of office by Jaci Adams, City Recorder and then asked to take seat on dais. Mayor Willis asked for a motion to appoint Russell Seeley as the successful applicant to the Price City Council.

**MOTION.**

Councilmember Root moved to appoint Russell Seeley the Price City Council. Councilmember Miller seconded and motion carried as follows by roll call vote:

Councilmember Richardson – AYE  
Councilmember Urbanik – AYE  
Councilmember Root – AYE  
Councilmember Miller – AYE

5. CONSENT AGENDA

**MOTION.**

Councilmember Miller moved to approve consent agenda items a. thru d. Councilmember Urbanik seconded and motion carried.

a. MINUTES for 01-14-2026 City Council Workshop & City Council.

- b. ANNUAL CARBON RODEO CLUB SPONSORSHIP/DONATION. Consideration and possible approval of an annual sponsorship/donation of \$500.00, which is budgeted, to Carbon Rodeo Club for the Utah State High School Rodeo at the Carbon County Fairgrounds on April 3<sup>rd</sup> and 4<sup>th</sup>, 2026.
- c. FEE WAIVER REQUEST. SeLinda Bryant with the Castle Valley Youth Orchestra is requesting fees be waived for rehearsals every Friday beginning January 16, 2026 and the upcoming Spring concert in May 2026.
- d. BUSINESS LICENSES. Castle Country Property Management Inc. dba: Super 8 Hotel at 180 No Hospital Dr for Kevin Henderson. The Hazel Touch at 286 Park Ave for Gracee Driggs. Prime Utah 84 LLC dba: Roscrea Village Apartments/Mountain Village at 1680 E 300 S (name change only).

#### 6. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

Mayor Willis asked for a motion to close the regular City Council meeting.

Councilmember Richardson moved to close the regular City Council meeting. Councilmember Urbanik seconded and motion carried.

The regular City Council meeting was adjourned at 6:52 p.m.

APPROVED:

ATTEST:

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Terry Willis , Mayor

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Jaci Adams, City Recorder