

Minutes of the Price City Council Meeting  
City Hall  
Price, Utah  
November 24, 2015 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Layne Miller

Wayne Clausing

Rick Davis

Terry Willis

Kevin Drolic-Chief of Police

Nick Sampinos-City Attorney

Miles Nelson-Public Works Director

John Daniels-Human Resource Director

Nick Tatton-Community Director

Sherrie Gordon-City Recorder

Excused Absence: Bret Cammans-Customer Service and Lisa Richens-Finance Director

Present: Norma Procarione, Saul Beecher, Eli Beecher, Bob Tanner, Chantz Richens, Nathan Wilson, Sky Jensen, Eric Snow, and Lindsay Lauridsen

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He invited Boy Scout Eli Beecher from Troup #297 to lead the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT – No public comment was received.
4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated since the last Council meeting.  
Councilman Davis discussed an email from Nick Tatton regarding renewable solar rates for panels called a Feed In Tariff. He would like to have policies and procedures in place to help citizen awareness of these issues and ensure Price City is prepared to administer requests from the residential and business communities. Mr. Tatton will bring back information to the City Council for further discussion.  
Mayor Piccolo reviewed the Carbon County Recreation/Transportation Special Service District Funding Request Application submitted by Doug Laursen with the Boy Scouts of America. His Eagle Scout Project is to install two practice backboards at the Price City tennis courts at an approximate cost of \$4,632.00. He is requesting approval of this application for \$1,000.00. Mayor Piccolo approved and signed the application.  
Mayor Piccolo stated that Price City applied for and received the 2015 Trust Accountability Program (TAP) Award in the amount of \$4,299.25 on November 6, 2015. Fewer than 12% of Utah Local Governments Trust members receive the award.
5. LIBRARY LOGO - Winner of the Price City Library logo contest announced and finalists acknowledged.  
Nathan Wilson was announced as the winner of the Price City Library logo contest. The six finalists were Julius Voigt, Tanner Hansen, Brandon Otto, Emilie Scow, Oscar Martinez, and Zoey Kocks.
6. 2015 GENERAL ELECTION CANVASS - Authorization for the City Council and City Recorder to serve as the Board of Canvassers and approve the 2015 General Election results.  
Councilmember Miller, Councilmember Clausing, Councilmember Willis, and the City Recorder, attended the Carbon County Election Canvass on Tuesday, November 17, 2015 at 12 noon and witnessed the count of the Provisional, Absentee and Optic Scan votes for the 2015 General Election. The City Recorder read the election vote results aloud:

Price City Council:

Layne Miller – 372 votes

Wayne Clausing – 356 votes

Rick Davis – 333 votes

Proposition 1:

For – 352 votes

Against – 191 votes

**MOTION.** Councilmember Miller moved to approve the 2015 General Election results as read aloud by the City Recorder. Motion seconded by Councilmember Hanna-Smith and carried.

7. **PROPERTY BIDS** - Consideration, discussion, possible approval and bid acceptance and direction to staff regarding bids received for possible real property sales by Price City at the Olsen Reservoir site at approximately 850 North 100 East.

Nick Tatton reviewed the process used and information received for the possible real property sale. This process has been going on for approximately one year and all involved are working toward resolving all issues. Public Hearings, Planning and Zoning meetings and City Council meetings have been held.

A SEALED BIDS-SALE OF REAL PROPERTY was advertised in the community and published in the Sun Advocate on October 22<sup>nd</sup> and 29<sup>th</sup>, 2015. Price City accepted sealed bids for the potential purchase of real property currently owned by Price City along the north boundary of the 'Old Olsen Reservoir'. A public opening of the bids took place on November 6, 2015 at 11:00 am. The following bids were received:

Nick & Toni Sampinos - \$8,549.00

Craig Daniels - \$1,500.00

Terry Houser - \$1,500.00

Kerry Jensen - \$1,500.00

Mr. Tatton stated that the bid from Nick and Toni Sampinos was the only qualified bid received based on the minimum bid level set by Price City. The bids submitted for \$1,500.00 had a minimum bid acceptable price of \$8,100.20. He stated that the three bids for \$1,500.00 each did not meet the described minimum qualifications and recommended that these bids be rejected. Mayor Piccolo and the City Council agreed.

City Council directed Mr. Tatton to contact the other three property owners and offer them the opportunity to revise their bids and submit them prior to the next City Council meeting on December 9, 2015.

City Council requested that a date of April 1, 2016 be designated as the final closing date for the sale of real property based on any qualifying bids received by December 9, 2015. After this date, encroachments must be removed and the city property must be restored to its original state if the respective property has not been sold consistent with the minimum bid and other sale requirements previously approved.

**MOTION.** Councilmember Clausen moved as follows:

1. Accept the qualifying bid from Nick and Toni Sampinos in the amount of \$8,540.00 and close this sale.
2. Reject the bids from Craig Daniels, Terry Houser and Kerry Jensen all in the amount of \$1,500.00.
3. Mayor Piccolo and staff to meet with the three homeowners that bid \$1,500.00 to try to resolve issues prior to the next City Council meeting to be held December 9, 2015.
4. Accept revised bids from Craig Daniels, Terry Houser and Kerry Jensen until December 9, 2015.
5. All bids must meet the minimum amount required of \$8,100.20.
6. All property sales to close prior to April 1, 2016 based on any revised bids received by December 9, 2015.
7. In the event the respective properties do not sell prior to April 1, 2016, all encroachments shall be removed from the city property and the city property shall be restored to its original state at the expense of the respective property owners encroaching on city property. If necessary, encroachment removal to begin on or before April 1, 2016 and be completed on or before June 30, 2016.

Motion seconded by Councilmember Willis and carried.

**PLANNING AND ZONING COMMISSION** – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation on the following application for a Conditional Use Permit:

8. Conditional Use Permit

**FOOD VENDING TRUCK** - Consideration and possible approval of a food vending truck to be located at (1) 125 South Hwy 55; (2) 710 East Main St.; (3) 600 East Main St.; (4) 460 South Carbon Ave. Each located within the Commercial 1 (C-1) zoning district, Juanito's Taco's, Johnny Martinez.

The Planning Commission reviewed the Conditional Use Permit and has recommended the Price City Council provide final approval for the Conditional Use Permit including the following conditions of approval:

- Ensure full and ongoing compliance with each land use requirement for food vending trucks listed in Section 11.3.4.14.1 of the Code, indicated below, finding that compliance with Code requirements promotes and maintains an orderly community and is consistent with the goals in the Price City General Plan.
  - Truck not to be parked in one location exceeding thirty (30) days.
    - As a temporary use, truck to come-and-go from location, on-site time is limited to no more than fourteen (14) days per parking period with a minimum of thirty (30) days between parking periods.
  - No overnight parking of truck.
    - This includes any associated equipment.
  - All food prepared on-site, in truck, no prepared off-site in commissary or other prep area.
  - Truck to be self-contained for water and fuel, etc. No connection to outside services. Must have hot water available within truck.
  - Minimum distance between vending truck locations of five-hundred feet (500') and no trucks within five-hundred feet (500') of a public or private school.
  - Must have written permission from property owner for parking location.
  - Must provide garbage and trash receptacles and services to receptacles daily.
    - Must provide a minimum of two (2) garbage cans in the minimum size of thirty-two (32) gallon capacity.
    - Other adjacent dumpster locations not permitted for use finding no agreement for use has been provided with the application.
  - If seating is provided adjacent to truck, must provide parking and restroom facilities for customers consistent with other Code requirements for on-premises eating places.
    - No seating or tables permitted finding that no restrooms and no permanent parking is installed or developed at the site nor included in the site plan submitted with the application.
  - No drive through window permitted to be operated from mobile food vending truck.
  - Signage on truck only, no other signage permitted.
  - Truck must have own lighting, no additional exterior lighting is permitted.
  - Hours of operation limited to 6:00am to 10:00pm and may be further restricted based on location of truck and adjacent land uses.
  - Must utilize permanent or temporary off street parking in a temporary surface, such as gravel road base or asphalt millings, to accommodate a minimum of four (4) customer passenger vehicles spaces including ADA access finding that [temporary] surfaced off-street parking mitigates mud and debris track out to Main Street.
    - Condition applies to location at 600 E Main St. as it is a vacant dirt lot.
  - No conditions at the site or property that violate the Price City Property Maintenance Code finding that properly maintained properties protect property values and is consistent with the Price City General Plan.

**MOTION**. Councilmember Willis moved to approve a Conditional Use Permit (CUP) for a food vending truck to be located at (1) 125 South Hwy 55; (2) 710 East Main St.; (3) 600 East Main St.; (4) 460 South Carbon Ave. Each located within the Commercial 1 (C-1) zoning district, Juanito's Taco's, Johnny Martinez, with the conditions above included. Motion seconded by Councilmember Davis and passed.

CONSENT AGENDA – **MOTION**. Councilmember Hanna-Smith moved to approve consent agenda items 9 through 14. Motion seconded by Councilmember Miller and carried.

9. MINUTES OF November 10, 2015
10. BUSINESS LICENSES - Consideration and possible approval for a business license for Juanito's Tacos at (1) 125 South Hwy 555; (2) 710 East Main St.; (3) 600 East Main St.; and (4) 460 South Carbon Avenue, Artful Creations at 450 East 300 South and For the Love Décor at 60 North 100 West.
11. SEWER CLEANING-Project 20C-2014 - Consideration and possible approval of final payment to Twin D Inc. for contracted sewer cleaning using specialized water flushing and vacuum cleaning equipment for all sewers owned and maintained by Price City. Original contract amount: \$67,260. Change Order #1: -\$1,074.56. Final Contract Amount: \$66,185.44. Partial Payment #1: \$42,307.75; Final Payment: \$23,877.69. Total Payments: \$66,185.44.
12. CRACK SEAL CLASS 'C' -Project 6C-2015 - Consideration and possible approval of final payment to Hot Asphalt Services for contracted crack seal work on various streets maintained by Price City as per bid/contract amount of \$35,600.00. Final payment amount: \$35,600.00.

13. ADOPT-A-STREET APPLICATION AND AGREEMENT - Consideration and possible approval for Taxi Crab LLC to adopt 100 North between 100 West and 200 East, beginning October 27, 2015 and ending October 27, 2017.
14. TRAVEL - Consideration and possible approval for:  
Drew Olson, Sabre Chemical Aerosol Instructor, December 3, 2015, Salt Lake City, UT.
15. COMMITTEES – Updates presented.
  - a. WATER RESOURCES – Miles Nelson, Public Works Director, contacted Bob Davis, River Commissioner, regarding the release of water from Scofield Reservoir. Current release is 5 CFS. Some water is necessary this time of year to prevent the river from freezing over. The reservoir is completely frozen over and it is difficult to get accurate readings on the reservoir's content. He will follow up with Council when more information is received. Our snow depth at the Mammoth-Cottonwood SNOTEL site is 11” on the ground which is 70% for this time of year. The next PRWC meeting has been changed to December 21, 2015 at 3:00 p.m.
  - b. EMERGENCY PLANNING
  - c. COMMUNITY PROGRESS - CULTURE CONNECTION
  - d. INTERNATIONAL DAYS
16. UNFINISHED BUSINESS
  - a. Recycling –  
Councilmember Willis attended the Green Team meeting on November 12, 2015. The Green Team will put the purchase of a new trailer designed to hold cardboard on hold for the present time due to the low price on the market for recycling commodities. They will revisit the purchase at a later date.

The regular City Council meeting was adjourned at 6:45 p.m. by Mayor Piccolo.

APPROVED:

ATTEST:

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Joe L. Piccolo, Mayor

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Sherrie Gordon, City Recorder