



## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regularly scheduled City Council Meeting on **Monday, October 9, 2017**, at the Coalville City Hall located at 10 North Main Street. The meeting will start at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. Review and Approval Of The Bid Award For The Lewis Canyon Well Rehabilitation
  - B. Consideration Of Approval Of The Dump Truck Bid
  - C. Public Works Updates
  - D. Community Development Updates
    1. Business License Approvals
  - E. Legal Updates
  - F. Mayor's Updates
  - G. Council Updates
  - H. Executive Session
4. Review And Possible Approval Of Minutes
5. Adjournment

Coalville City reserves the right to change the order of the meeting agenda as needed.

  
Nachele D. Sargent, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify the City Hall at least three days prior to the hearing to be attended.

Posted: October 6, 2017 City Hall, City Website, Utah Public Notice Website

### Mayor

Trever Johnson

### Council

Adrienne Anson  
Cody Blonquist  
Arlin Judd  
Rodney Robbins  
Tyler Rowser

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Coalville, UT 84017

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Coalville City Council  
Regular Meeting  
HELD ON  
October 9, 2017  
IN THE  
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:00 P.M.

**MAYOR AND COUNCILMEMBERS PRESENT:** Mayor Trever Johnson  
Councilmembers: Cody Blonquist,  
Adrianne Anson, Tyler Rowser,  
Rodney Robbins, Arlin Judd

**CITY STAFF PRESENT:**

Sheldon Smith, City Attorney  
Derek Moss, Planner  
Zane DeWeese, Public Works Director  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

None

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge of Allegiance:**

Mayor Trever Johnson led the Council and Staff in the Pledge of Allegiance.

**Item A – Review And Approval Of The Bid Award For The Lewis Canyon Well Rehabilitation:**

Derek Moss presented the documents (Exhibit A) to award the bid for the Lewis Canyon Well Rehabilitation project. He stated this was part of the water master plan projects. The Mayor and Council discussed the bid process. Derek Moss stated they had only received one bid. He stated they had mailed out the information to the preferred list of businesses and had published the notification for bid which met the requirements for the bid process. Mayor Trever Johnson stated it was hard to find people willing to bid on a project right now as everyone had work. Zane DeWeese stated he had recommended for the project to start now while there was water available at Icy Springs as the Lewis Canyon Well was the backup source. Derek Moss stated the Engineer estimate was \$56,500 and the bid came in at \$37,354.20 which was well below the estimate.

**A motion was made by Councilmember Arlin Judd to award the bid to the Nickerson Company for the Lewis Well Rehabilitation project. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item B – Consideration Of Approval Of The Dump Truck Bid:**

Mayor Trever Johnson stated they had been looking for a dump truck as part of the sewer plant project for quite some time. He stated this would be used to haul the sludge from the plant. Originally there was \$100,000 budgeted for a dump truck, but with the addition of the Force Main/South Lift Station, the budget was changed to \$75,000. Mayor Johnson stated he felt this was a great option for the City as this truck also had a plow and blade that could be used for snow removal. He referred to the finance options (Exhibit B) from Mountain West Truck Center and stated it was for a Mack Dump Truck at State contract pricing. The City would put down \$75,000 from the Sewer Plant grant and finance the remaining amount. The Mayor and Council discussed the finance options and the possibility of other finance options from a bank.

**A motion was made by Councilmember Tyler Rowser to approve the purchase of the Mack Dump Truck with a Sander and Plow for \$120,772.54 with \$75,000 down from the Waste Water Facility Grant with Option 1 if no other finance options could beat the rate listed. Councilmember Adrienne Anson seconded the motion.**

**The motion was amended by Councilmember Tyler Rowser to approve the purchase of the Mack Dump Truck with a Sander and Plow for \$120,772.54 with \$75,000 down from the Waste Water Facility Grant with Option 1 or Option 3 if no other finance options could beat the rate listed.**

**The motion was amended by Councilmember Tyler Rowser to approve the purchase of the Mack Dump Truck with a Sander and Plow for \$120,772.54 with \$75,000 down from the Waste Water Facility Grant with the finance terms to be whatever the Finance Staff determined was suitable for the City. Councilmember Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Item C – Public Works Updates:**

Zane DeWeese stated they were continuing to work on the 50 West Water Line Project. He stated they had killed the old line over the weekend and were live now on 50 West. He stated there were a few issues with a couple of service lines, but overall everything was looking good. He stated he met with Shane McFarland and the Contractor and made the recommendation to have 50 West completed along with the Waterway Project in front of the Bell property before moving on to 150 South. Zane stated he was getting real concerned with the timeframe left to complete the project and both the Engineer and

Contractor agreed. He stated they originally thought the project would take three weeks and it had been six weeks now with time running out to get the road oiled. Zane stated they discussed the option of having the Contractor finish up 50 West completely and then either having them come back in the Spring to finish or throwing 150 South back to the Water Master plan projects. He stated nothing had been decided yet. The Mayor and Council discussed the options for the project. They asked Sheldon Smith to review the contract with Mesquite Utah Incorporated to make sure there wouldn't be any issues if the City decided to end the contract without 150 South being completed. Sheldon stated he would review it.

Zane DeWeese stated the Lewis Canyon Well rehabilitation project was going to get started which was part of the Water Master Plan projects. He stated they would start with the pump being pulled and inspected and then they would camera the Well casing. He stated this would give up-to-date data to proceed. Zane stated it would be best to begin now with the work on the Lewis Canyon Well as it was the back up for the Icy Springs Well and right now the Icy Springs Well was providing enough water to run the City. He stated the rest of the rehab would be completed later in the project.

Mayor Trevor Johnson stated he had a couple of interactions with Jim Goodley and requested an up-to-date schedule for the Force Main project. He stated he had also spoken with the Owner of JUB Engineers, Inc. to explain the City's concerns. He stated he told him he felt like the City was getting their leftovers and was concerned with their commitment and follow through to the City. He stated he received a positive response from the Owner and hopefully things would be better moving forward. Mayor Johnson stated he expressed his concern about moving forward with JUB Engineers, Inc. on a major project like the Water Master Plan projects when they were still trying to complete the job from the sewer plant and the 50 West project was behind and they were having problems completing the little projects. He stated JUB Engineers, Inc. committed to being rededicated to the City. Mayor Johnson stated Jim Goodley had given a new timeline with Counterpoint Construction being on the ground by October 30<sup>th</sup> to start the Force Main project. Councilmember Arlin Judd stated he had also spoken with Jim Goodley and received the same information.

Zane DeWeese stated Summit County was trying to move forward with the Fairgrounds project and was concerned about the upcoming deadline for working in the streets. He stated he told Ron Boyer he would check with the Council to see if they would be okay with the City working with them to get the utilities installed. The Council agreed to work with the County and accept the road work after the deadline.

#### **Item E – Legal Updates:**

Sheldon Smith stated he was working on the agreement with the North Summit Recreation District for the park area. He stated it had been decided to have a reverter

clause in the contract. He stated the NS Rec. Dist. had agreed to maintain the park and questioned if anything needed to be listed with the clause that gave a standard for maintenance. Councilmember Tyler Rowser stated he felt there should be standards set so the City would have some options if they didn't take care of it. Mayor Trevor Johnson stated the maintenance and upkeep had been his biggest concern with the project. He stated he didn't want it to turn out like the Fairgrounds playground area. Sheldon Smith stated he was concerned because he didn't know if they would have the budget to maintain it. Mayor Johnson stated they had some very willing and capable people on the board right now that would make sure it was maintained, but questioned what would happen when there was a new group on the board. He also questioned what would revert to the City especially where the asset of the playground equipment would be from Summit County. Sheldon Smith stated he was writing the contract to have the entire area along with the equipment to revert to the City. Zane DeWeese stated he wanted to mention that this area was a big problem for the storm run-off and it should be addressed. He stated everything sloped to this corner and there was a storm drain there, but they would need to be aware they would have to address this issue when they made their improvements. Mayor Trevor Johnson stated he had told Brandon Rees they would need to abide by the application process and protocol for the project and the storm run-off would be covered by this. Sheldon Smith agreed and stated part of the agreement was they had to comply with the Development Code and Ordinances. The Mayor and Council debated the options of trying to have guidelines in the agreement for maintenance. Mayor Trevor Johnson questioned if the City should have a hefty reverter clause or if we should take on the maintenance right from the start. He stated he wasn't sure what would be the best. Councilmember Arlin Judd stated he felt the City should do the maintenance. Councilmember Adrienne Anson questioned if the City had enough man power to take on the maintenance. Mayor Trevor Johnson stated the decision didn't need to be made tonight, but suggested the Council think about the direction they would like to go.

Sheldon Smith stated he was still working on some issues with the Keyes litigation. He stated the issue of them moving the fence had come up and Ben Keyes was maintaining they never agreed to move it. Sheldon stated it was currently on City property and should be moved and stated he felt the Keyes Family had agreed to move it many times during the discussions. He questioned if the Council wanted to pursue having the fence moved. Mayor Trevor Johnson recalled a discussion with Ed Keyes where Mr. Keyes agreed to move it, but asked if the City would wait until his season was over. He stated the City had given them every leniency and had been very flexible and they needed to move the fence. Councilmember Arlin Judd stated according to the City Code the fence had to be one foot off of their property line. Sheldon stated that was correct and that was why he was asking for direction from the Council. He stated having the fence moved wasn't part of the litigation and it may get difficult to have them comply. Councilmember Adrienne Anson stated she didn't want to pursue it any further. She stated she felt it had gone on too long. Councilmember Tyler Rowser stated he felt it needed to be enforced.

He stated the City had gone to great extent and expense to enforce the Code and they should continue to do so. Councilmember Rodney Robbins questioned if the Keyes Family could go back to court over it and if the fence being there so long gave them the right to keep it there. Sheldon Smith stated they could go back to court over it because the fence was not part of the other litigation. He stated it didn't matter how long the fence had been in place. They couldn't claim or acquire the City property. Councilmember Arlin Judd stated he remembered them asking if they could wait to move the fence until the City actually needed the property and admitted it needed to be done. He stated the City had changed the street there for them when they requested it and felt they should now move the fence. Councilmember Adrianne Anson stated she was tired of fighting the issue, but would stand with the City on whatever decision was made. Councilmember Rodney Robbins stated he could remember them saying they would move it and felt it should be moved, but didn't think it was worth more litigation. Councilmember Tyler Rowser stated they should require them to move the fence. Councilmember Cody Blonquist recused himself from comment as he was related to the family.

**Item D – Community Development Updates:**

Derek Moss stated there were two business licenses for approval for the Old Rock Car Wash, Stephen Dalby and Summit County Art House, Katherine Ray. He stated the Old Rock Car Wash needed a business license to continue with their project for funding and administrative issues. The Summit County Art House would be leasing the building at 23 South Main as a non-profit community art center. The primary use would be to promote local artists, but also to have an area to produce the art. Derek stated both businesses met the requirements for approval.

**A motion was made by Councilmember Tyler Rowser to approve the business license for Old Rock Car Wash, Stephen Dalby and Summit County Art House, Katherine Ray. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

**Item F – Mayor's Updates:**

Mayor Trevor Johnson informed the Council he had been approached by a group that was interested in being annexed into Coalville for a 1,500 unit community development with a golf course and hotel on the West side of the City by Icy Springs. He stated he wasn't sure where it would go from here and suggested for the Council not to advertise it, but wanted them to know of the potential opportunity. Councilmember Rodney Robbins questioned if it would be in the City watershed and if there would be a possibility of losing the main water source. Mayor Johnson stated that would definitely need to be defined before agreeing to anything. Sheldon Smith stated the City needed to make sure they had control and protection for their water source.



Mayor Trever Johnson stated he was interested in turning the BBQ event into something more like a Coalville Days or something like that. He stated he wanted to incorporate more activities like a car show, 5K run, poker run, street dance, etc., and maybe even make it a two day event. He stated he wanted everyone to start thinking about it now and would like everyone's help and input for what they would like to have happen.

Mayor Trever Johnson stated the Light Parade Celebration would be held on Saturday, December 9<sup>th</sup> at 6:00 P.M. this year. He asked for the Council to start getting some floats lined up for the parade. He stated he would also like all of the Council to hand out the hot chocolate and donuts and needed everyone's help that night.

Mayor Trever Johnson stated he had received some requests for the Noon siren to be brought back. He asked Councilmember Tyler Rowser if he could help make that happen. Councilmember Rowser stated he would check to see what would be needed and if it would be possible.

Mayor Trever Johnson reminded the Council about the power outage starting the evening of Thursday, October 12<sup>th</sup>. Sheldon Smith questioned why Rocky Mountain Power didn't put the rock wall all the way around the substation. Mayor Johnson stated they presented the plan as a take it or nothing at all type of plan and agreed it would have looked a lot better if they had gone all the way around the property. Councilmember Arlin Judd questioned if they had taken care of the drainage issue with a new culvert. Mayor Trever Johnson stated the City, RMP, and the McKeehan's had agreed to participate in the project together with the City providing the engineering and bid specs and the McKeehan's and RMP completing the project. He stated the City was finished with their part, but didn't think the McKeehan's had done anything else.

#### **Item G – Council Updates:**

Councilmember Arlin Judd questioned if Mayor Johnson or Sheldon Smith had heard anything back from the East Side Cooperative Annexation Petitioners. Mayor Trever Johnson stated they had decided not to pursue the annexation any further. He stated they were looking at a village overlay instead. Sheldon Smith stated Summit County was looking at that for several areas. He stated they would have to reapply if they decided they wanted to do the annexation.

Councilmember Arlin Judd stated he noticed a Facebook post about kids on an ATV and Motorcycle that were almost ran over or crashed into as they passed a car on the left as it was turning left. He stated he had some issues with the same type of thing the other day and wondered if the City needed to request some police enforcement for the under aged kids driving these machines around town. Mayor Trever Johnson stated there was a fine line between accommodating the lifestyle here and the safety of them and the public. Councilmember Judd stated these kids were not old enough to be driving on the City

streets and he was concerned for their safety. Mayor Trever Johnson agreed and stated it had become more reckless and he would reach out to Sheriff Justin Martinez to see if they could address the issue.

Mayor Trever Johnson stated NaVee Vernon, Summit County Historian, had reached out to the City to see if they would participate in getting a trail to the petroglyphs on the cliffs. She would like to have the trail start at the property owned by the City at 200 North and then run along the cliffs toward the cemetery. He stated she was going to contact the NS School District to see if they would also participate. Niki Sargent stated she had informed NaVee the City had proposed this idea to the School before, but the project hadn't moved forward. NaVee Vernon said she would be able to get a grant from the Historical Society to fund the project because of the petroglyphs. The Mayor and Council agreed to participate in the project.

**Item H – Executive Session:**

There was no executive session.

**Item #4 – Review, Discussion, and Possible Approval of Minutes:**

The Council reviewed the minutes of the September 25, 2017 meeting.

**A motion was made by Councilmember Arlin Judd to approve the minutes of September 25, 2017 as corrected. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item #5 – Adjournment:**

**A motion was made by Councilmember Tyler Rowser to adjourn the meeting. Councilmember Rodney Robbins seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 7:35 P.M.

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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder





J-U-B ENGINEERS, INC.

"Exhibit A"  
Council 10/9/17

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

September 27, 2017

Mr. Trever Johnson  
Mayor  
10 N. Main Street  
Coalville, Utah 84017

**Re: Lewis Well Rehabilitation Project**

Dear Trever,

Enclosed is a bid tabulation of the bids opened on Wednesday September 27, 2017 for the Lewis Well Rehabilitation Project and three copies of the Notice of Award. The apparent Low Bidder and Bid Amount are as follows:

Apparent Low Bidder:	Nickerson Company, Inc. 2143 West Indiana Ave Salt Lake City, UT 84104
Telephone:	(801) 973-8888
Fax:	(801) 973-8267
Total Bid Amount:	\$37,354.20

Based upon the criteria we have established and the information received, we recommend that the project be awarded to Nickerson Company, Inc. We trust this information will meet your needs.

Sincerely,  
J-U-B ENGINEERS, Inc.

Shane McFarland  
Project Manager

## NOTICE OF AWARD

**Date of Issuance:**

Owner: Coalville City Corporation      Owner's Contract No.:  
Engineer: J-U-B Engineers, Inc.      Engineer's Project No.: 55-16-123  
Project: Lewis Well Rehabilitation      Contract Name: Lewis Well Rehabilitation  
Bidder: Nickerson Company, Inc.  
Bidder's Address: 2143 West Indiana Ave, SLC, UT 84104

**TO BIDDER:**

You are notified that Owner has accepted your Bid dated September 27, 2017 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

All work associated with the Lewis Well Rehabilitation Project including: brushing, bailing, pumping and video inspection of the well.

The Contract Price of the awarded Contract is: \$ 37,354.20 [note if subject to unit prices, or cost-plus]

[ 3 ] unexecuted counterparts of the Agreement accompany this Notice of Award, and three copies of the Contract Documents accompany this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner 3 counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security [e.g., performance and payment bonds] and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: Coalville City Corporation

By:  Authorized Signature

Title: Mayor

Copy: Engineer

## Bid Tabulation

Client: Coalville City Corporation  
 Project: Lewis Well Rehabilitation Project  
 Project No.: 55-16-123  
 Date: September 27, 2017



JUB ENGINEERS, INC.



OTHER WORK COMPANIES

### Lewis Well Rehabilitation

Lewis Well Rehabilitation				Engineer's OPC		Nickerson Company	
Item #	Description	Unit	Estimated Quantity	OPC - Unit Price	OPC - Total Price	Bid Unit Price 1	Bid Total Price
General				Subtotal	\$ 26,000.00		\$ -
1	Mobilization and demobilization	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 2,500.00	\$ 2,500.00
2	Disinfection and iron bacteria prevention	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 600.00
Well Work				Subtotal	\$ 30,500.00		\$ -
3	Remove existing pump and motor	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 2,900.00	\$ 2,900.00
4	Well video inspection	LS	2	\$ 1,500.00	\$ 3,000.00	\$ 752.00	\$ 1,504.00
5	Brush and bail well	HR	60	\$ 200.00	\$ 12,000.00	\$ 241.67	\$ 14,500.20
6	Furnish, install and remove test pump	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 6,555.00	\$ 6,555.00
7	Well pumping	HR	12	\$ 250.00	\$ 3,000.00	\$ 316.25	\$ 3,795.00
8	Reinstall existing pump and motor	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 4,700.00	\$ 4,700.00
9	Bacteriologic sampling	LS	1	\$ 500.00	\$ 500.00	\$ 300.00	\$ 300.00
Total Bid Price					\$ 56,500.00		\$ 37,354.20

# Mack Financial Services

"Exhibit B"  
Council 10/9/17

September 18, 2017

## FORMAL PROPOSAL

**OBLIGOR:** CITY OF COALVILLE, UTAH

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the three (3) year, four (4) year, and five (5) year terms.

**EQUIPMENT:** ONE (1) 2018 MACK GU712

**OPTION 1**

Acquisition Cost:	\$120,772.54	Term:	Three (3) years	First Payment Due:	At Closing
Document Fee:	\$395.00	Payment Mode:	Annual in Advance	Payment Amount:	\$41,481.77
Trade In:	\$0.00	Interest Rate:	2.730%		
Principal Balance:	\$121,167.54	Rate Factor:	0.342351		

**OPTION 2**

Acquisition Cost:	\$120,772.54	Term:	Four (4) years	First Payment Due:	At Closing
Document Fee:	\$395.00	Payment Mode:	Annual in Advance	Payment Amount:	\$31,553.47
Trade In:	\$0.00	Interest Rate:	2.790%		
Principal Balance:	\$121,167.54	Rate Factor:	0.260412		

**OPTION 3**

Acquisition Cost:	\$120,772.54	Term:	Five (5) years	First Payment Due:	At Closing
Document Fee:	\$395.00	Payment Mode:	Annual in Advance	Payment Amount:	\$25,609.43
Trade In:	\$0.00	Interest Rate:	2.840%		
Principal Balance:	\$121,167.54	Rate Factor:	0.211356		

\* This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.

\* Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor will result in a documentation fee being assessed to the Obligor.

\* This transaction must be credit approved, all documents properly executed and returned to Mack Financial Services and the transaction funded on ALL proposals on or before October 18, 2017. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligor or its assignees, then Obligor or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.

\* This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.

\* **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**

<b>Mack Financial Services</b>	<b>CITY OF COALVILLE, UTAH</b>
	Signature:
	Typed Name & Title
	Date: