



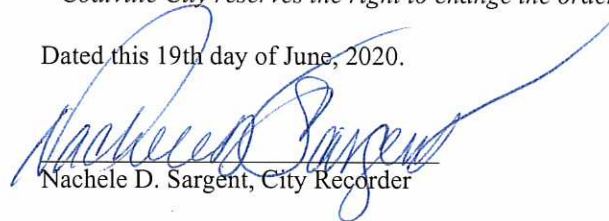
## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, June 22, 2020** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** **Due to the Covid-19 restrictions, Masks must be worn for attendance at the meeting.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. **Public Hearing:** Review And Possible Adoption Of Resolution No. 2020-3 The 2019-2020 Budget Amendments and 2020-2021 Budget
  - B. Review And Possible Adoption Of Resolution No. 2020-2 Cancellation Of Special Election Scheduled For June 30, 2020
  - C. Review And Possible Approval Of the Chalk Creek Estates Subdivision Phase I Final Acceptance Of Improvements
  - D. Planning Consultant Updates
  - E. Public Works Updates
  - F. Community Development Updates
    - a. Business Licenses
  - G. Legal Updates
  - H. Council Updates
  - I. Mayor Updates
  - J. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval Of Minutes
6. Adjournment

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

Dated this 19th day of June, 2020.

  
Nachele D. Sargent, City Recorder

**\*\*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

### Mayor

Trever Johnson

### Council

Cody Blonquist  
Philip B Geary  
Rodney Robbins  
Tyler Rowser  
Don C Winters

Posted: June 19, 2020 City Hall, Utah Public Notice Website

PO Box 188  
10 North Main Street  
Coalville, UT 84017

P: 435.336.5981  
F: 435.336.2062  
cityhall@coalvillecity.org  
www.coalvillecity.org



Coalville City Council  
Regular Meeting  
HELD ON  
June 22, 2020  
IN THE  
CITY HALL

Mayor Trever Johnson opened the meeting at 6:00 P.M.

**COUNCIL PRESENT:** Mayor Trever Johnson  
Council: Cody Blonquist, Tyler Rowser,  
Rodney Robbins, Philip Geary  
Don Winters

**CITY STAFF PRESENT:**

Sheldon Smith, City Attorney  
Shane McFarland, Engineer  
Don Sargent, Consultant  
Zane DeWeese, Public Works Director  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

Camellia Robbins, Louise Willoughby,  
Jericho Robbins, Lynn Wood, Albert  
Richins, Laurie Hirzel, Steve Hirzel,  
Margarita Richins, Gretchen Klein, Tim  
Rees

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge Of Allegiance:**

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

**Item B – Review And possible Adoption Of Resolution No. 2020-2 Cancellation Of Special Election Scheduled For June 30, 2020:**

Mayor Trever Johnson explained this Resolution (Exhibit A) was needed to officially cancel the Special Election regarding Referendum 2019-7 and Referendum 2019-8 that was scheduled for June 30, 2020.

**A motion was made by Council Member Tyler Rowser to adopt Resolution No. 2020-2 Cancellation Of Special Election Scheduled For June 30, 2020. Council Member Phil Geary seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Blonquist- Aye  
Council Member Geary – Aye**

**Council Member Robbins – Aye**  
**Council Member Rowser – Aye**  
**Council Member Winters – Aye**

**Item C – Review And Possible Approval Of The Chalk Creek Estates Subdivision Phase I Final Acceptance Of Improvements:**

Shane McFarland stated the Chalk Creek Estates Subdivision Phase I was complete and ready to start the one-year warranty period. He stated after everything was verified, the escrow would be released to the Developer in one year. Council Member Rodney Robbins questioned the Staff report (Exhibit B) stating it appeared the City would be releasing the escrow now. Shane verified initially that was what the Developer had requested, but this would start the warranty period and the escrow would not be released until the one-year warranty period was over.

**A motion was made by Council Member Rodney Robbins to accept the final improvements for the Chalk Creek Estates Subdivision Phase I and start the one-year warranty period. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Item F – Community Development Updates:**

Shane McFarland stated there were five business licenses for approval. He stated Escapod Trailers LLC was ready for their business license. They had received a Conditional Use Permit for the old Crandall building at 627 South Main and he recommended approval. Shane stated Bella's Salon was under new management as Roots Beauty & Wellness Studio, Jodie Coleman. He stated nothing had changed with the business and recommended approval. Shane stated Valle Mobile Detailing, Gustavo Valle, was a home office for a car detailing business. He stated Mr. Valle would go to the individual's home and would not have any business at his home and recommended approval. Shane stated Wilde Fire Landscaping, Shane Wilde, 240 South Main was a home office for a landscaping business. He stated they would be storing all of the equipment in a shed located on the adjoining property and recommended approval. Shane stated Bear Ridge Investments, Ashley Lewis, was for a rental home and a basement apartment and recommended approval.

**A motion was made by Council Member Cody Blonquist to approve the business licenses for Escapod Trailers LLC, Roots Beauty & Wellness Studio, Valle Mobile Detailing, Wilde Fire Landscaping, and Bear Ridge Investments. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item D – Public Works Updates:**

Zane DeWeese stated he had some concerns about the Cemetery that needed to be addressed. He stated he had received some complaints about items that were missing from grave sites and he wanted the Mayor and Council to know that it wasn't because of



the Public Works Department. Zane stated they do a cemetery clean up every spring and removed everything left on the graves, but after that they leave any items in the headstone base unless it was dead flowers and then they would remove those. He stated many items had been stolen from graves and the City gets the blame, but his people were well trained for what needed to happen at the Cemetery. He gave the example of a burial that had taken place this past Saturday and the flowers had been removed from the grave by someone other than the family by today, Monday. Zane stated the Cemetery was becoming more difficult to maintain with all of the decorations the City currently allowed and he would like to revise the rules and regulations to start and regain some control to make the maintenance easier for the City. He suggested for signage to be added that the City was not responsible for lost, stolen, or damaged items. He stated he would appreciate their support if someone complains about their items being lost or stolen. Zane stated there was a lot of foot traffic currently happening at the Cemetery and the City couldn't control who went in and out. Mayor Trever Johnson agreed to review the rules for the Cemetery. Zane stated he would put together a draft for review and approval.

**Item 5 – Review And Possible Approval Of Minutes:**

The Mayor and Council reviewed the minutes of the May 11, 2020 meeting.

**A motion was made by Council Member Cody Blonquist to approve the minutes of May 11, 2020 as amended. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item A – Public Hearing: Review And Possible Adoption Of Resolution No. 2020-3 The 2019-2020 Budget Amendments and 2020-2021 Budget:**

Tim Rees reviewed the budget amendments and projected year budget (Exhibit C) with the Mayor and Council. He stated the prior year were actual figures, the current year was the estimate for the rest of the year, and the ensuing year was the projection for next year.

Mayor Trever Johnson opened the public hearing at 6:35 P.M.

Camellia Robbins – 46 West 150 South

Camellia Robbins stated according to the Powers and Duties handbook written by David Church, Special Counsel for the Utah League Of Cities and Towns, the budget may appear to be a document that would only interest the Council. On closer examination, however, a budget should offer citizens much more. The budget can be an instrument of control by allowing the Legislative Body to provide oversight to the Executive Branch. A budget can reflect the efficiency of the City or Town management by indicating what is being done and at what cost to the taxpayers. The purpose of the cities falls into three categories. One, provide services. Two, preserve a sense of community. And three, to provide local control. All three of these purposes directly tie in with the budget as citizens funds are used to pay salaries of staff and contractors, fund events, and train our elected and volunteer officials

on how to most effectively provide local control. How can the City evaluate if they are properly using the budget within these three purposes? I would like to answer this question using a direct quote from David Church in The Powers and Duties handbook. He says, "Local control is important, if it is used to further the first two purposes, providing services and building a sense of community. If it is used for something other than these purposes, it can be seen as an abuse of authority." So, who holds the power that David Church is talking about? Ultimately, it's the Council and the Mayor who hold these powers, but many of these powers are delegated to City staff. Since this is the case, as I finish up with David Church's quote, perhaps all members of our City government should do some personal reflection. Again, I quote Mr. Church, "Every once in a while, a Local Official needs to take inventory of him or herself and evaluate how he or she is doing. One good way of doing this is to examine what you are spending your time doing. Take a look at the agendas from the Council meetings of the past year. If the agendas consist mostly of broad policy issues or are services oriented, then congratulations. If the agenda items are mostly the granting and denying of permits, subdivision approval, or other regulatory types of acts, then shame on you. Remember, you are building a community, not a subdivision. The emphasis should always be on providing needed services at a reasonable cost and building and preserving a welcoming place. All other things will take care of themselves." End quote. So, how are we doing as a City? Did any of you find some things you could celebrate? Are there some areas we can improve on? I would say the current climate of our City is very telling. We need to evaluate our local control, perhaps starting with the very most important document in our City, our General Plan. We need to make sure we are spending money to survey our citizens, to see if it is still relevant. We need to make sure money is spent on staff and consultants who share the same vision as the residents and to work to make sure Codes fit that vision. We need to be working to preserve and repair the strong sense of community that Coalville has enjoyed for generations. Thank you.

Albert Richins – 40 North 50 East

Albert Richins stated what I have to say are some of my observations as a citizen of Coalville. The citizens of Coalville are concerned about how our money is allocated for zoning and our money that is allocated for zoning and developing is being spent. Coalville City is now spending a lot of time and money in interpreting and defending zoning and development codes that are out of date and have multiple meanings and interpretations. This is a quote from Isaac Radcliffe, a former member of the Coalville City Planning Commission. And he says, and I quote, "I think it's time for another moratorium, a master plan from Coalville needs to be looked at and you need to bring in multiple people, both legal and general counseling for Code revisions. The Master Plan never quite seemed clear to me, even when I had people explain it to me." And he put exclamation marks around 'explain'. "I think clear, simple verbiage is desperately needed, not legal terminology or jargon." Close quote. This confusion is allowing Wohali to take advantage of Coalville City. Wohali is the third development of this kind in the last 20 years, when a member of Coalville staff has been closely involved with the Developer. One of the three, that is the Allen Hollow Development, came close to putting Coalville City in bankruptcy. Many of the

same players have been involved in all three of these developments. What the citizens of Coalville are asking this, how many times do we have to go through this? That is, developments where City Staff has been heavily involved in the developing. The citizens of Coalville are very aware of what ethical standards in the city government are and how the city staff should be held to those standards. Common standards and ethics for Municipal Government do not allow staff members to work for or be involved in helping the developers with their application and work for the government entity at the same time. That includes helping to design sewer and water systems. There should be a line that City staff and employees are not allowed to cross keeping government separate from developers. No man can serve two masters and we know where that quote came from. The division between Coalville City and Wohali has been a blur with no separation at times. And the service agreement submitted by DBS & Associates LLC on April 19th, 2018 lists Don B. Sargent as principal. That agreement was signed and accepted by the Mayor on July 31st, 2018. I am surprised that the Mayor would sign an open-ended agreement like that. In the service agreement listed under scope of work listed as a bullet point; provide input and help facilitate project development applications through the review process in the City. That one sentence alone implies that he will be involved in the developing. While on the developer's side of the table, he is helping write their applications and plan their strategy. Then back on the City side of the table he's approving all the same applications that he helped write. That is one way to ensure slam dunk approval for applications for the developer. The City staff... The Mayor and the City staff shouldn't have to be told that is wrong. How much of our City money is spent to help Wohali with their applications and plan their strategy? The big question is how is Don Sargent being paid for time spent helping Wohali with their applications. Citizen's of Coalville need to know exactly what is going on with their tax dollars in our City government. The Coalville City Zoning and Planning Codes need a major overhaul by people independent of Coalville City and it needs to take place immediately because we are in trouble. There are big developers watching what's going on in Coalville City and there are vast tracks of real estate in and around Coalville City that could be developed. We need to take care of our Zoning and Planning Code. Thank you.

Louise Willoughby – 151 South 50 West

Louise Willoughby stated we are all aware that COVID-19 pandemic does cause significant economic disruption to our State, and will certainly be a factor in our City budget. Not this year, next year. Now, more than ever, we need to make sure we are getting as much as possible for every dollar we spend. One budget area that is concerning to many of our citizens are the consultants and that the Mayor and Council contract with to provide a variety of services to our communities. Some of these contracts have been in place for numerous years, but community members believe that with the beginning of a new budget year, now is a good time to reevaluate and invite other firms and individuals to propose services and provide bids. I'd like to narrow my focus and provide examples of consultant job concerns and conflicts of interest. Mr. Sargent's current contract has him consulting for the City in three areas. On July 23rd, 2018, the Council hired Mr. Sargent to be a Code consultant. He stated that it would take six months to a year to complete the revision then

he went on to have at least 26 weeks of billable hours. Mr. Sargent has now been working for Coalville City almost two complete years with far more than 26 weeks of billable hours. And as Mr. David Church pointed out during the Planning Commission meetings, this last week, there are many holes and ambiguity in our current Code. Mr. Church also stated, "You do not have a definition that I can find on support facilities." So, there is a hole since we are zone out. Numerous times Mr. Church talks about having to interpret ambiguity in our Code. Mr. Church said, "We need to identify the language in your Code that says what can't be done." In a phone conversation with me after the public hearing, Mr. Church stated, "If you have a wide-open Ag zone, then you must not care what goes there." The public has made it very obvious that we do care for those in our Ag zone. Mr. Sargent stated during the same public hearing that there was no way he or any of us could have anticipated these problems in our Code even though the golf course property was annexed into our City well over two years ago. And right from that first annexation meeting, the Developer came with clear intentions and detailed drawings of what they wanted to put on that land. During those same two years, Mr. Sargent has worked with the City. He has put extensive time and work into the Code areas of lighting, fencing, signing, and noise with these next on the agenda. And numerous meetings have been canceled because there was nothing on the agenda. Even though, there is so much Code work to be done. On December 10th, 2018, Mayor Trevor Johnson, proposed having Mr. Sargent take the lead on the Wohali project under the title of Supplemental Development Director. The community is very frustrated that Mr. Sargent, is allowed to work in two positions that are in direct conflict with each other. And on February 11th, 2019, Mayor Johnson told the Council he wanted them to think about having Don Sargent be the city planner. I could not find a place that officially stated that he had that job too, but on his contract, his third job is listed as other duties as needed. It has been stated by other attorneys who have looked over the concerns with conflicts of interest, about hiring one person to oversee three positions, such as we have Mr. Sargent doing for our town is, and this is their quote, "highly unusual." That should be reviewed by the State ethics committee. As citizens, we would rather have the people we have voted in as City leaders, do the analyzing and reviewing, and then determine the best way to spend all those consultant dollars. Thank you so much for the hours you've spent working on behalf of Coalville citizens.

Jericho Robbins – 46 West 150 South

Jericho Robbins stated I think we need to examine the effectiveness of the funds we are spending revising our City Code. Eric Langvardt, private planner for Wohali is quoted in a KPCW interview on June 15th as saying, quote, "I almost wonder if the people that put this Code together, didn't say, look, if somebody has property that is spectacular enough and the wherewithal to build a golf course on an Ag zoned piece of property, maybe the people that drafted that Code actually understood that you need the support facilities to make that viable." Close quote. The fact that same person who is tasked with writing our Code is also assigned to help Wohali makes many citizens wonder the same thing as Mr. Langvardt. Did the person that put this Code together understand exactly what the Developer needed? If our City Consultant is concerned about helping the development, then where are the protections Coalville's existing residents. Coalville is a unique town that deserves



their Code to be written uniquely for them. Many parts of our Code that have been revised in the last few years are a direct copy and paste from the Summit County Code. Interestingly, among the copy and paste, was the seemingly original part of the Code revisions that went into effect on August 30th, 2019. Down in chapter six, zoning use limitation, this states "Uses permitted in the MPD shall be limited to those uses permitted in the zone district in which the MPD is proposed with exceptions for support accessory uses and mixed-use developments. Members of CFRG have searched previous Code, and can't find where this piece of Code existed until this August meeting, when the MPD requirements were changed. It leaves for residents to wonder if there may be something more to Eric Langvardt's quote. So, I ask, have we been focused on moving Coalville for a secure and permanent future for every Coalville citizen? Have the leaders of Coalville checked with their citizens, all ages, including younger citizens that will be guiding and directing the growth of our town in the future? Has the work been done in the last two years to guide future growth in a way that every landowner will have the rights and City resources to use? Or have you written the Code, written agendas, and held numerous meetings for the benefit of one developer? During the Planning Commission meeting held just last week, one Planning Commissioner told the public, that if they intended to use their land, the way you were describing and currently have the right to do, they'd better hurry because things will be changing. Do you, as land use managers want to spend the next two years back filling holes in the Code in a disjointed and less than visionary way, or would your time be better spent looking at this beautiful city through the lenses of every citizen, working to unite the citizens of this town by working with them to preserve what really matters, and to grow in ways that creates a vision that everybody has input in? Let's work to get the most out of every dollar spent. Mr. Sargent makes \$75 an hour plus \$35 for secretarial work and it is obvious to the public that he has spent many hours taking the lead on the Wohali project. Even though Wohali pays Mr. Sargent for those hours through the City, that job still takes up precious time that he could be... that could be put into working for Coalville. What percent of the total dollars spent to Mr. Sargent has been paid by the Developer, at what percent by Coalville City for work that benefits all citizens. As part of this budget process, I encourage you to think about reviewing the current staff contracts and analyzing the budget and productivity data to see if it would make better financial sense to consider putting out RFP's at this time. Thank you.

Lauri Hirzel – 271 S Beacon Drive

Lauri Hirzel stated as you're aware, our City is changing and tremendous growth is coming. We need to work together to be proactive in our vision and our goal is to make sure the collective... is reflected in an updated General Plan for Coalville. Right now is the time to focus attention on funding to get the most of our City planning dollars. The current Coalville General Plan was adopted in 2012 and it's based off of a citizen survey of more than a decade old. It was conducted in 2009. Our plan, according to Staff, is just advisory. Is that really the role that we want it to play? Or do we deserve a more direct and guided plan? Many new people have moved into the area since 2009 and their views need to be included. The public also will not be voting on June 30<sup>th</sup> because the Developer pulled their application. But the voices of those who may have voted in favor of a larger product do

you need to be considered. If there's anything we've learned over the last two years it's that there's a real disconnect between real public opinion and the perception of our City leaders. It's imperative that the General Plan be reviewed and updated with citizen input to accommodate new growth. When the current Consultant was hired on 7/23/18, it was expected that the Code revisions could be done in six months to a year. It's been nearly two years and there's still many revisions in the works. So, I ask you, what is the remaining budget for this project? At the same Council meeting in July 2018, it was suggested by a Council Member that a citizen survey be done to find out what the public wanted and to help the public to be involved. It was stated by Staff that a public survey would be too time consuming and it didn't fit with the deadline imposed by the City... Two years later. In a Park Record article dated May 2013, Summit County manager at the time, Bob Jasper, had this to say about the importance of putting a General Plan first. Quote, "To me, the General Plan is a statement of what you'd like things to look like and how you'd like growth based on the principles. Then you get busy with the Development Code that reflects what your goals are." Jasper added, "And I was concerned we were doing work on a Development Code before we got the General Plan done." End quote. So, let's take time to get our guiding principles right before we spend money on further planning Code revisions. Ultimately this will save time, money, and misunderstanding. Setting money aside to accomplish this goal is an investment, not only in our town, but in our people and in our relationships as friends and neighbors. We didn't have time for a visioning process and General Plan amendments in 2018, but do we have time now? And if not now, then when? When will we make the time? We must have good relevant data on public opinion to drive correct planning decisions. So, I strongly encourage you to direct funding to this important project in the 2020-2021 budget.

Margarita Richins – not a City resident

Margarita Richins state first, I want to thank you for your service to our community. And I'd like to kind of focus on the future of Coalville and your role in it as Elected Officials who are voted in by the citizens to represent them. You have heard about the need for a public opinion survey, General Plan amendments, and a strategic implementation plan. I completely agree that this is one of the most important ways we can direct our City planning dollars. Wouldn't it be great to have an encompassing plan that you as Elected Officials follow to ensure that everyone who does business in Coalville is treated the same, no matter if it's the farmer who's trying to secure a building lot for their children or the whole \$5 million developer or if it's the big box department store versus the small town flower shop, part time flower shop. In order to complete a project like this, we need to seek out a highly qualified team with the depth of experience in Rural Planning. You've all received a copy of the letter of interest Mike Hansen, Rural Community Consultants, which describes their qualifications and experience in small communities like ours. This is exactly the type of group that would be an excellent candidate to work with, to work with the City, business owners, and citizens on the project. And to switch my focus for just a minute, as a sidelight, and I think a real bonus, the Rural Community Consultants is the only private consulting firm funded by the State to provide local officials training at no cost to the City. All you need to do is request a date and it will be provided at a regular City Council

meeting. I sincerely hope you will take advantage of this great opportunity and make a motion tonight to get this on the calendar... this training on the calendar. Okay, now back to the planning project. In selecting a company to work with, we should look for the education and credentials needed for a successful project. Degrees in City planning, political science, economics, wildlife management, and a master of public administration are great credentials to seek out in a professional planning team. GIS mapping/modeling of future growth scenarios, web design, and survey gathering are also skills that top the list. And I feel that the ability to do this in a timely manner would be of utmost importance. Beyond the short-term project for the General Plan update, Coalville is in need of a City Planner. Although, Shane McFarland has been willing to provide these planning services, it's no secret that his desire is to focus on the engineering side of his job. Working on a special project with a planning firm may be a great opportunity to find a good fit for the more long-term needs of a City Planner. Another question that has come up as we've been discussing the planning issues is, could the City planning and Engineering services be packed together? This is a good question. And considering the significant growth we are facing now is an excellent time to consider putting all these services out to bid together, so there are no conflicts of interest. Nothing could be more important than strategically planning Coalville's growth based on the citizens collective vision. This project deserves focus and the funding necessary to make that happen. Future generations may look back and be grateful that you, as our Elected Officials, had the foresight to make comprehensive, citizen driven, planning a priority. Hindsight is 2020. Today, I would ask you to make this the priority of 2020. Thank you.

Lynn Wood – 97 North Main - Lynn stated she had been a resident for the last few months.

Lynn Wood stated I just have a couple of things that I want to add to what's been said. Collectively as a group, we did work on a project. We thought where do we go from here? How can we help? How can we help with a vision going forward? And we did work collectively. We kind of hoped to bring together tonight what our collective work was and present that as just one point. And that didn't work out for tonight. So, you've heard a lot of individual opinions tonight. Some of those opinions are really strong. And so, I want to make it clear that what I'm speaking for tonight is for myself. I'm sharing my opinion tonight about some of these planning issues and that line item on the budget. So, I'm sure you've... We've talked about the need for a General Plan amendment. We really need to know what our public vision is. There's just a lot of supposing going on. We need to know... We need good data to work with. And we think that this is one of the most important ways we could spend our funding dollars right now. So, I'm sure the question on the top of your mind is, well, how much would that cost and how on earth would we pay for that? So, unless we were to actually go out and solicit bids, we wouldn't have an exact number, but a good ballpark figure would be in the \$40,000-\$50,000 range for a City our size to do General Plan amendments and some strategic planning. It is a lot of money. But there are lots of grants available. And some of these grants could cover up to 50%. There's one that even could cover up to 93% of the cost of doing this work. And any qualified firm that we would find that would do this work for us would be able to help us source and get the funding to get this project done. We really need it. So, I have just one reminder for



you. And then I've got one request. And I just want to remind you that every dollar that we're talking about tonight is public money. It belongs to the public. And to some degree, the public should have a say in the way that that's directed. So now I'm getting to the request part. And there is that line item and the Mayor mentioned it of City Planning... \$140,000 has been allocated. That seems like a healthy amount. I don't know a lot about what the plan for that money is, but here's the request. I would just request that you would consider maybe directing, setting aside some of that to be used as matching funds to obtain a grant, to do something like this. Maybe we're already on par. It sounds like you're working on something. It sounds like we're on the same wave length. But I'm not asking for additional funds. I'm not asking for a change in the budget, just a consideration that we possibly set aside a certain amount, \$25,000 would be enough, that we can go out and at least get some bids and ask some professionals, what do we need in terms of planning. So personally, this is something I'm going to be pushing for, for two reasons. I don't know if you've noticed, but I can be pretty persistent and pretty charged up about this. I think it's very important that we bring our community together, but here are my two main reasons. And we've all been through a lot in the last year, the citizens, all of you. We've been through a lot and we desperately need a project that is going to promote better understanding and better cooperation and fewer misunderstandings between our City leaders and our public. And then secondly, the quality of Coalville's future is directly related to the quality of the professionals that we asked to help us with this. And so, I provided a copy of a letter of interest from Rural Community Consultants that can give you an idea of kind of the size of the scope of what could be done here. We think they're an excellent candidate. There are others. We hope that you'll find the same interest we do in seeking out some bids in this way. I really can agree with what was said from our very first speaker, Camellia Robbins, where she said what we need to do here is focusing on building a community and we need to do that now. I hope you will also allocate funds to help pay for it. Thank you.

Mayor Trevor Johnson stated he would leave the public hearing open for now. He stated he agreed with Margarita Richins that hindsight was 20/20 and easy to apply the what ifs. He stated Don Sargent had a big target on his back and he wanted to resolve the public perception versus the reality of what was really going on. He stated the Wohali project was on the horizon and Don Sargent wasn't part of the Staff at that time. He stated we decided we needed to put a moratorium on development in place and bring the Code up to date to try and fix as many loop holes, gray areas, and ambiguity as possible. We put the consulting job to update the Code out for bid and received four proposals and out of those four proposals we hired Don Sargent. We didn't have a lot of money and didn't have it budgeted at the time, but felt with the experience in planning that he had and being part of the Summit County Planning Commission, which he now Chairs, we were getting a great value for the City. He stated right off the bat, he was directed to look at the MPD guidelines. Don Sargent stated he was directed to look at transportation roads, water, sewer, and the MPD provisions which all in preparation for the oncoming growth. He stated around the same time, the City was working with JUB Engineers Inc., Derek Moss, as a Planner for the City and he brought up the conversation of having Don Sargent also be the City Planner. But that never happened. Mayor Johnson stated he wanted to make it

clear that Don wasn't the City Planner. The City still worked with JUB Engineers Inc. and Shane McFarland was the acting City Planner. He stated Albert Richins basically accused Don of working for and writing the Code for Wohali, but that simply wasn't the case. The revisions were in place before Don Sargent started working for the City as the consultant for the Wohali project. Mayor Johnson stated he understood the perception, but the direction Don was given as the Consultant was to ensure the application complied with the Code. He stated Don didn't strategize for them or advise them. He was simply there to say this was the Code and this was how it applied or not applied. Mayor Johnson stated it was the same process as when Shane McFarland met with someone about a project. He stated it was the same thing as meeting with any Developer, except this project was bigger and needed more time and expertise than what the City could provide. Council Member Cody Blonquist stated the City clarified the wording in the zone change to make sure the Developer would finance their own project. That was the whole basis for this scenario. To make sure the Developer paid their own way for their project including the Planning stage. Mayor Trevor Johnson stated they might want to look at the option again since the Wohali project was a permitted use now and not as technical. He stated the budget presented tonight was based on Wohali contributing to the Planning fees and so it may not be as accurate if the City didn't continue with Don Sargent acting as a consultant for the Wohali project. He stated the budget was already very tight. He stated they may want to continue that discussion, but in his opinion, Don has done a really good job of applying the Code. He stated he wasn't saying the Code was perfect, but Don did the best he could for the City with had he had to work with. I think Shane and I had this conversation earlier that that whatever perception, the reality is, Don has done a good job applying to the code each of the applications and how we resolve that, the perception versus the reality, I don't know that we ever do. I don't know that we ever can beyond just having these kinds of conversations and going back and forth, which is why I left the public hearing open. Maybe we can continue to talk about it. Mayor Johnson stated when he was first elected as Mayor, JUB Engineers was receiving a lot of criticisms because they weren't from here and the local people felt that job should be more local and internal. He questioned what the happy medium was. Now this local group was saying they wanted someone from the outside to come in and write the Codes. He questioned if that was something they really wanted. He questioned if they really wanted someone independent of Coalville influences coming in to write recommendations for the City or the Code. There were a lot of comments that contradicted each other.

Albert Richins

If those people from out of town come in, and they get opinions from the local citizens and the local government and everybody here before they do their work, then they are including the local people, and then all their doing is writing their findings. Then they write the Code according to what all the citizens want and what the City Council wants, everybody else wants and it's done according to the local people.

Mayor Johnson stated that was an idea to consider. Our current process was with the moratorium that went through planning and a number of work sessions, which the public

did have an opportunity to come in and, and voice their opinions and ideas. And I know that through that process, some of the input that we did have, did have an impact on how that was written. It was just two different ways to get there. Both require though, public input and public turning out and, and being a part of the process.

Louise Willoughby

Okay, it's a little deeper than just the survey though, it's actually sitting with people, catching them on the street, having those conversations, putting together those community groups to give that input, so not just a onetime shot but trying to gather a groups that bring different opinions and then try to come to a consensus on a vision for the future. As someone said here, we've changed since 2009. There are residents that have lived here forever and some for a long time, like me and many that are new. It would be something a little deeper than just a survey.

Lynn Wood

We just got a letter of interest from Rural Community Consultants and that's all it is, it's simply the letter of interest. They're very interested in working with our City and yes, they do, they've done multiple projects for small communities, just like ours. I think they have the tools if you take a minute to look at the email, there's quite a nice process that they go through it includes the high school students and they understand that what that rising generation wants. I just... There's something on his letter that I thought really stood out for me. He said... He talks about if you were to sit down with the stakeholders in the residency here, all the wonderful things about this community, but you said at the same time, we would also expect to hear just as many concerns perceived or real and threats that are negatively affecting the assets here. I really think an outside consultant coming in and talking to the people could really help quiet some of these perceived threats that really aren't threats to our community. I spend a lot of time thinking about why are people so fired up about this? What is it? I really think it's just that feeling of not having control over that. If you give people a sense of control and input and let them feel like they have some direction and say, I think a lot of the animosity that's happened would quiet down. Mayor Trever Johnson stated he had an idea of what was causing the animosity, but at the same time, we're also constrained by what our current codes are. This is an example, let's say tonight, we pass a new general plan and we passed new code amendments and there's no loopholes, there's no ambiguity. We passed certain number of nightly rentals in a support, or maybe we do away with that, whatever that is, that vote goes tonight. That project is still subject to the rules and Codes and ordinances from when they filed the application. And so, my point is the Council, like you saw, a Planning Commission, there were some people that were on the Planning Commission that when the time came to vote, the vote was, does nightly rentals count towards density. They voted the Code, not their preference. So, my point is, we're kind of stuck. And I get that some are angry or have animosity towards the Code and there's all these Code problems that I need to fix the Code and we need some other people to come in to fix the Code because Don's not doing a good job or doesn't have time or the money or whatever it takes to fix the Code. I get all that. And

these are great options. What I'm saying is in the world of animosity though, I know I'm not the only one that sometimes feel like stuck between a rock and a hard spot. And I hate it. And that's not... I'm not pointing fingers at anyone. I don't want anybody to get misunderstanding. And we're doing things as fast as we can with the resources we have and the money that we have. Does that mean we can't do better? I think we can do better. I'm not denying that.

Louise Willoughby

I think there's animosity for other reasons and I'm just talking public perception. The only chance to give input is at public hearings, which are down to three minutes, please sit down. Even our attorney got three minutes, but we've have had to listen to many other people on all sides, Staff and Wohali, get far more time to express their opinions and to be right honest with you the citizens have not felt like they have been heard at all, starting from the annexation into the rest of it They have felt like they've not been heard.

Laurie Hirzel

And people don't want to come to the meetings because they feel like the waste of time by honestly. Why go to another meeting and get lectured and not listened to anyway. We spent hours, I mean everyone here has spent hours on specifically the Wohali project, right? Volunteer hours, and some of you are getting paid to do your job, that's what you chose to do. We volunteered countless hours and people, we knocked doors. The people that we talked to were so grateful that someone would take the time to get their opinion. Wohali did their own survey and it didn't take them very long to come to the conclusion that most people were not in favor of that project. But just by taking the time to knock doors, or just meet in a public place and ask people what their opinions are, that's what people want.

Steve Hirzel

One thing that annoyed me was that as will always happen in any sort of legal issue, there was another attorney there, Polly McClean, that had completely different legal opinion. And if I was on the board, I'd want to hear what that attorney to say, but they cut her off. And then, okay, "well let me finish that thought" and then "let her finish that thought". And that was it. They didn't want to hear anything more. So that to me felt, okay, just have your three minutes, no questions, no, anything just move on. We're not interested in what your legal opinion is. And then, that was followed up by, Linda Vernon's lecture, that she herself said "I went off on a rant" which happens to all of us the time I've been known to do it. We were lectured that the public... That we were shortsighted, we were that we had submarined the Wohali project, that we were basically troublemakers. And then when Tom Rees stood up and said "thank you so much for coming to all these meetings, it's wonderful to have your opinion". It's pretty hard not to take that in a certain way. And that's... Something that I saw like with Jim Blonquist, because I saw him leave, and he was shaking his head and muttering to himself, and then he got up and left. And as Laurie said,



we were doing the survey kind of getting ready for the referendum, that survey, that was a comment that really struck me because there's a lot of people here that I don't know. I'd knock on the door, and the first thing I was... In 30 years, I've never seen this person. And it's kind of shocked me how many people said, "I'll sign it, but you can do whatever you want, they'll just shove it right down your throat. They'll do whatever they want to do whenever they want to do it". Now where that perception comes from, I can understand being on that side of the desk, that it may be unfair cause I've never seen that person at a meeting either. So, is just an opinion? There was a lot of that opinion, enough that it would concern me if I was on the City Staff because that's pretty disheartening.

Mayor Trevor Johnson stated the City had actually pushed things back purely because of perception and luckily Wohali was good about that. He stated it was difficult to marry reality and perception.

Laurie Hirzel

Laurie Hirzel stated the City reaching out to the public would be huge. Even it was on the City website or a letter from the Mayor's desk. It would make a huge difference.

Louise Willoughby

It would help if we were not lectured and criticized. For us to get criticized for doing the role that maybe people should do. I'm talking about that meeting and Linda Vernon criticizing the public for it sounded like even being interested at all and that we should shut up and now we have undone Coalville and it's all our fault. Wohali can give us whatever they would like to give us, just out of the goodness of their heart. We as citizens are doing what we're doing because we have researched, we're not this coming in and causing trouble. The hours we have spent reading through Code and Staff minutes and a book from (unknown person) from his brother about David Church's League of Cities and Towns and how government should be run. We're reading all of those things because we don't want to sit here and point fingers. We really want to make... To come up with a solution that is really good. But I'll tell you thing we are tired about hearing is the silent majority. There are a whole lot of people out there that are afraid to say anything. That's not democracy. If someone has something to say, they need to be willing to say it. It's not easy for me to have a target on my back either. I have no idea who they are; we just hear the silent majority is out there and we gather they are for the project.

Mayor Johnson stated the Planning Commission has been one of the hardest things to staff, people aren't interested. Even the City council, for example, we didn't have an election this year, no offense to anybody, but the interest in being an elected official or appointed city staff is diminished greatly. And so, it's really hard for me to come up and kind of criticize Linda Vernon and the Planning Commission. They're just doing the best they can. However, I'm not saying I agree with what she said. And so yes, there needs to be some education. That's been identified and I can understand completely the idea of not being heard or being offended or those sorts of things.

Laurie Hirzel

Laurie Hirzel stated this feels like the first City that I've attended that has been productive by a lot of things, just that the communication...I wish it would have been here all along.

Mayor Trever Johnson stated this was very, very, very hard to do. He stated he didn't want to have a meeting that turned into chaos with people yelling and people resigning, etc. The casualty to that is some of the things the citizens are feeling. But, by comparison we have been very lax and we are trying.

Louise Willoughby

I'd like to give you a compliment in that area. I think if anybody could handle it, you could. I would also like to say one more thing. It may appear like a target is on Don Sargent's back, but the target got put on his back. And we are watching it. And we're looking to... I mean, my goodness how can you serve even three masters. So, it really is difficult and the target got put on his back and I would like to see that changed and fixed.

Mayor Trever Johnson stated we have put Don Sargent in a tough position. Personal feelings of Trevor time. I hope this is okay to say it. I wish there was never an application. I felt we were doing some pretty good things in Coalville. We were making a lot of headway, and this just sucked all of the attention and effort away from probably what people would like to all go back to. For me, in my position, it's aged me probably physically but certainly emotionally. The only reason I'm saying that is so that you understand how much I care about it, how much I care not only about your feelings, but Coalville. We're trying to do our best. I can say that for the Council, certainly for the Planning Commission, which is an unpaid volunteer.

Council Member Phil Geary questioned what the Planning budget was spent on. Mayor Johnson explained many things come out of that budget including Engineering, Building Inspection, Public Hearing notices, and the Consultant fees. He questioned if the permit fees should be looked at. He stated he didn't understand how Wohali could move a million yards of dirt and only pay \$250, but his son had to pay more than that to remodel his house. He questioned why Don Sargent hadn't looked at the fee charges. Don Sargent stated it was on the list to be reviewed, but the fees charged wasn't up to him. He stated he had applied the current fee schedule to the Wohali project. He stated fees varied from City to City and Coalville City actually had one of the most updated fee schedules for excavation work. He stated the Applicant would also have to pay for any inspection costs in addition to the original fee. Don suggested having the City look at a graduated fee schedule based on the yards of material being moved. Council Member Cody Blonquist stated the City had also discussed the Annexation fee. It was currently a flat rate and it didn't matter how many acres were being annexed. He stated it should be on a graduated fee schedule too. Council Member Phil Geary and Don Sargent discussed the Wohali Application including the calculation of open space, the 50% density bonus, the golf course was considered open space as defined in the Code, and digging dirt out of the hillside to

use on the golf course which should be left as open space. Council Member Cody Blonquist stated it would still be considered open space.

Mayor Trevor Johnson questioned if there were any other comments for the public hearing.

Laurie Hirzel

Laurie Hirzel stated I just want to make sure I understood what you said. You recognize the fact that having Don Sargent working for Wohali, being a project manager on that and writing the Codes probably wasn't a good idea.

Mayor Johnson stated Don doesn't work for Wohali. He works for the City, and he's not a project manager. He's the Planner for the City, for Wohali. What I'm saying is, when it comes to the perception, that I understand that that looks bad.

Laurie Hirzel

Laurie Hirzel stated Okay. I'm just wondering for budget purposes. So, would having an outside consultant come in to help change public perception, or whatever, would that be something that would be feasible?

Mayor Trevor Johnson stated the question that needed to be answered first was if Wohali was going to continue to pay for a consultant before they could get into any other things. It could be done as a budget amendment if needed.

Mayor Trevor Johnson read a letter from Paula McGee (Exhibit D).

Mayor Johnson closed the public hearing at 7:50 P.M.

Council Member Rodney Robbins questioned if the approved the proposed budget could it be amended at any time. Mayor Trevor Johnson stated they could amend it as needed.

**A motion was made by Council Member Rodney Robbins to approve Resolution 2020-3 for the 2020-2021 Budget and 2019-2020 Budget Amendments. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Blonquist- Aye  
Council Member Geary – Aye  
Council Member Robbins – Aye  
Council Member Rowser – Aye  
Council Member Winters – Aye**



Council Member Cody Blonquist stated one of the reasons Don Sargent was hired to revise the Code was because of some other Developments that had been approved and their open space consisted of the stormwater retention pond because that was what the Code allowed. He stated Don was here to help protect the City from the inevitable growth that was coming. The intent was to protect the City from big Developers with endless pockets.

Sheldon Smith stated he would like to say something. He stated he had been part of the City for a long time and was here when Allen Hollow was approved. He stated he was on the Council at that time and was the only one to vote against it. He stated then he became the City Attorney and spent hundreds of hours helping Coalville City stay out of bankruptcy over the Allen Hollow project. Sheldon stated his main intent was to make sure something like that didn't happen again. He stated people talk about holes in the Code and there were some things that still needed to be worked on, but you could go to any City and find the same situation. You would find holes and ambiguities. He stated that doesn't mean we don't try to fix them. He stated he had heard people say the Code was a mess and it wasn't a mess. The City Code was a good Code and hopefully it could be made even better. Sheldon stated there were a lot of hard feelings over a lot of stuff, but they shouldn't make accusations against people without having a very good basis. When that happens and they start doing that, that's when there is a problem. He stated there had been a lot of accusations made against Don Sargent that were without basis. Don had worked hard to make sure the Code was applied to any development. Sheldon stated fortunately, the City had received money from the Developer to cover this. He stated he didn't understand why people wanted to keep pointing the finger at Don and he hadn't heard one particular thing that he had done that wasn't right, but we still hear the same stuff coming up against him. Sheldon stated he understood doing that job would have people shooting at them as that was just part of being a Planner, but Don had done a good job. He stated people continued to say that the Code had been misapplied or the Staff wasn't doing their job right. Everyone had put in a lot of time here and had worked hard. Sheldon stated he liked Coalville City and liked doing his job, but he wouldn't be surprised if his name was going to be out there too for having done something wrong. Nachele Sargent stated she knew personally her name had been brought into the accusations of benefiting from the project and that was not true. She stated she knew who said it and it was not true. Her husband and brother-in-law owned property that adjoined the Wohali border, but it was not true that they were benefiting from the project. She stated it wouldn't matter if Wohali or anyone else was developing the area. They had the same property rights to do whatever their property was zoned for, with or without Wohali. Nachele stated she wasn't benefiting from it and she had issues with being accused otherwise. She stated it had been alluded that the Allen Hollow project was done by the members that were currently here and that was not true. Sheldon Smith was the only one here during that timeframe and he voted against that development. Nachele stated she hoped that when they heard these explanations from either the Mayor or Sheldon or anyone else, that they would stop what was happening with the negative perception. Mayor Trevor Johnson stated if anybody wanted to respond or write him a letter, he would welcome it.

Council Member Rodney Robbins questioned if the Utah League of Cities and Towns had resources for training. He stated he would like to get something set up for the Council. Sheldon Smith stated a lot of what they offer was written by David Church which they may not like. Council Member Rodney Robbins stated maybe they could get two different viewpoints by having the other group mentioned in Lynn Wood's letter come and do training too. He stated he would also like to get a copy of the Powers and Duties handbook. Mayor Johnson stated he would look into that. Council Member Tyler Rowser stated the training would be a good path to look at what they should be changing or updating in the Code. He stated even if it wasn't in the budget to hire an outside firm to rewrite it, it would be helpful to have a direction to go. Mayor Johnson stated it was referenced that an outside agency would take \$40,000-\$50,000 and they could get a grant for 40%-93% of the funds from a grant. He stated they could analyze the budget to see if there was a way to come up with around \$25,000 to go toward a public survey and General Plan. Sheldon Smith stated there was a group from BYU that did the survey for free as part of a project they were working on. He stated it was very difficult to bridge the gap between what was in the survey and actually writing the General Plan and Code. Don Sargent stated Utah State also had a group that did that type of thing. Niki Sargent stated the last General Plan update was in conjunction with Mountainland Association of Governments and the Planning Commission and it was free. Don Sargent stated a good General Plan did require a community vision and effort to make sure the goals, policies, and directives were in line with the community. He stated the first step was a community vision statement which could start with community neighborhood meetings to get everyone's viewpoints and ideas.

Mayor Johnson reclosed the public hearing at 8:15 P.M.

**Item D – Consultant Updates:**

Don Sargent stated he wanted to follow up on some of the discussion points from the public hearing. He stated the City Council had asked him to represent the City, and represent was the key word, on the Wohali project and the directive was to make sure the application followed the General Plan and the Code. He stated that had been his objective in processing that application. He stated there had been a lot of criticism and rumors, but they weren't based on anything from the Code or how the application had been processed. He stated he had been very thorough even when pushed against the wall by the Applicant that the Code was followed. He stated developments should never put the burden upon the citizens and they should pay for all costs for they were incurring. Don stated it wasn't uncommon for a consultant or planner to process an application in the City and at the same time work on the Code. He stated there wasn't a conflict there because he had never asked Wohali what they would like to have written in the Code. He stated they could come and voice their opinion, but they were not involved in any of the amendments made to the Code. He stated they made comments at the public hearings, but they were never involved in any discussions with him about the Code revisions. Don stated he just wanted to make that clear. He had been part of this community for a long time and had their best interests at heart.

Don Sargent updated the Council on the Wohali project. He stated the Planning Commission had forwarded a positive recommendation to the Council at the last meeting. He stated part of the motion included a statement based on the counsel from David Church that nightly rentals were a permitted use within the Ag zone associated with the project, but the number of nightly rentals was to be determined by the City Council. Don stated the Applicant had the burden to demonstrate the basis for the number of nightly rentals requested. He stated the Applicant had requested to be on the agenda for July 13, 2020 for a work session and public hearing to receive initial public comment. He stated he would also try and have the Development Agreement ready for review. Don stated all of the information provided had been updated on the link and encouraged the Council to take time to review the information provided. Mayor Trever Johnson stated with the Covid-19 occupancy restrictions in place they wanted to be able to give more than one opportunity for the public to be heard and so they would hold more than one public hearing.

Don Sargent stated Staff had been inspecting the Wohali golf course construction activity to make sure it was according to plan with the dust control, the limits of disturbance, erosion control, and the SWPPP stormwater prevention was in place. Council Member Don Winters stated he had just been to the site and he didn't see any SWPPP materials in place. Don Sargent stated they were there and gave him the locations. Don stated the City was also sampling the water. He stated Zane DeWeese was coordinating for water samples to be taken monthly and the Applicant was paying those costs. Council Member Phil Geary stated he had heard Wohali was trying to change the roadway. Don Sargent stated they were in the process of modifying a portion of the road that ran through the golf course. He stated they could change the road alignment as long as access was still available. Sheldon Smith stated it would not change the existing easement for other landowners. Council Member Phil Geary questioned what would happen if they vacated the County road. Sheldon Smith stated then it would go to the landowners and would become a private road. He stated the easements would still apply.

Don Sargent stated he and Zane DeWeese had met with Superintendent Holmes about the School District lighting. He stated they had already turned off the lights that were on top of the building. He stated these lights were all preexisting, but the School District wanted to be a good neighbor and do what they could to comply with the new lighting Code. He stated they would now focus on having the lighting shine downwards which should make a difference.

Council Member Rodney Robbins requested for Don Sargent to go over the MPD and Agricultural provisions in the Code before discussing the Wohali project. Don stated he could do an overview of those provisions.

Don Sargent stated he was currently working on the Parks, Trails, and Open Space Code revisions and had done some work on the Administrative Law Judge provision. The Council requested for him to look at the use tables for each zone district, nightly rentals, a resort overlay zone, and fee schedule.

**Item G – Legal Updates:**

Sheldon Smith stated he had been addressing issues of people living in a travel trailer or motor home on the streets or vacant lots. He stated there had been three or four that he had contacted to make them aware they couldn't live in a trailer or motor home unless they were in an RV Park. Council Member Phil Geary questioned if someone could live in a trailer while they were remodeling their home. Sheldon Smith stated they were only allowed to stay 30 days. He stated the City didn't try and police it, but they did act on complaints made by neighbors, etc.

Council Member Cody Blonquist stated he had noticed a lot of people landscaping and parking too close to the roads. He stated he felt a lot of the ditches had been culverted or filled in and so people thought they had additional room to park or landscape, but it was a safety concern that close to the roads. He stated there were trailers now parked half in and half out of the roadway. Sheldon requested a list so a letter could be sent out to cover liability issues.

Sheldon Smith stated the enforcement letter about the illegal shed being built and cars being parked by Antonio Carreno had been somewhat addressed. He stated the shed had been removed, but there were still a lot of cars that he had parked there and was working on. Sheldon stated he would continue to monitor the situation.

**Item H – Council Updates:**

Council Member Rodney Robbins questioned how a Council Member or the public was put on the agenda. Mayor Trever Johnson stated it depended on what it was. He stated if it was from the Council then it depended on if it was just something for discussion, would it need action, would it need research, etc. He stated if it was from the public he generally would meet with them to see if it needed to come to the Council. Council Member Robbins questioned how could the public come in and speak to the Council about something on their mind. He stated he had seen some meetings where at the end the public was allowed a few minutes to talk about whatever they wanted. Don Sargent stated the County Council listed an item on the agenda for public input. He stated it wasn't for a debate, but to maybe bring something to their attention. Mayor Trever Johnson stated they could consider something like that.

Council Member Phil Geary questioned the bond amount and where it was located for the Wohali golf course permit. Don Sargent gave Council Member Geary a copy of the bond stated they were required to pay a bond just like any other development. He stated they paid \$168,000 and it was held at Zions Bank.

Council Member Rodney Robbins stated he didn't like how the public was only given three minutes to make comment at public hearings, but the Staff and Developer could take as long as they wanted. He gave the example of the Planning meeting where David Church gave his opinion, but when another Attorney got up to speak, they were only given three

minutes for a rebuttal to Mr. Church and it didn't seem fair to him. Council Member Robbins gave the example of Linda Vernon getting to speak for 30 minutes at the meeting in December, but everyone else only got three minutes. Mayor Trever Johnson stated the difference was they were asked to present the information. He stated the Attorney for CFRG, Polly McClean, wasn't even in attendance when David Church gave his information. Sheldon Smith stated it was typical for the public to only be allowed three minutes for comment. Don Sargent stated the County only allowed three minutes for comment. Sheldon Smith stated a lot of the time the public thought a public hearing was a time for them to come and ask questions and debate the matter. He stated that wasn't what a public hearing was for. It was for them to give their input for the Council to consider when making their decision. He stated he felt the City had been very accommodating at the public hearings. Mayor Trever Johnson stated the public was always welcome to submit their comments in writing. He stated he recognized they weren't going to please everybody, but someone presenting information was different than someone, even an Attorney, coming up and debating an issue. Sheldon Smith stated there needed to be some parameters set or the time could be taken advantage of and nothing would be accomplished.

Council Member Tyler Rowser suggested to continue to use the electronic format for meetings because some may not feel comfortable coming out in public because of health issues or something like that, but would still want to know what was going on.

Council Member Phil Geary stated he would like all the updates written down so they could see them. Don Sargent stated he had been adding them to the link information about once a month or when action was taken and he would be glad to give him written information.

**Item H – Mayor Updates:**

Mayor Trever Johnson stated he didn't have any other updates tonight.

**Item I – Executive Session:**

There wasn't an executive session tonight.

**Item 4 – Review And Possible Approval Of Accounts Payable:**

The Mayor and Council reviewed the Accounts Payable for June 2020.

A motion was made by Council Member Cody Blonquist to approve the Accounts Payable for June 2020. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.

**Item 6 – Adjournment:**



**A motion was made by Council Member Rodney Robbins to adjourn the meeting. Council Member Cody Blonquist seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 9:08 P.M.

---

Mayor Trever Johnson

Attest:

---

Nachele D. Sargent, City Recorder

"Exhibit A"  
Council  
6/22/2020

RESOLUTION NO. 2020-2

Cancellation of Special Election Scheduled for

June 30, 2020

This is a resolution of the city council of Coalville City, (the "City Council") regarding the cancellation of a special municipal election that was scheduled, pursuant to Resolution No. 2020-1, to be held on June 30, 2020, or an alternate date if necessary because of the corona virus, for the ballot propositions regarding Ordinances 2019- 7 and 2019-8 relating to referendums seeking to reverse the decisions of the Coalville City Council.

Whereas, two referendums were initiated in Coalville City that required a vote of the citizens,

Whereas, the referendums were withdrawn, making it unnecessary for a Special Election,

Whereas, the Coalville City Council has determined that it is prudent and necessary to cancel the special election for the purpose of voting on the referendums.

NOW, THEREFORE, the City Council, hereby resolves and declares as follows:

A special municipal election that was authorized to be held on June 30, 2020 for the purpose of allowing a vote of the citizens on ballot propositions regarding Ordinances 2019-7 and 2019-8 relating to referendums seeking to reverse the decisions of the Coalville City Council, is hereby cancelled.

Approved and adopted this 22nd day of June, 2020.

Council Member Blonquist:

Council Member Robbins:

Council Member Rowser:

Council Member Winters:

Council Member Geary:

---

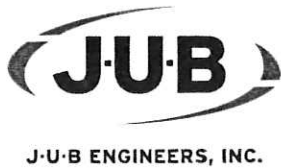
Mayor, Trever J. Johnson

ATTEST BY:

---

Nachele Sargent, City Recorder





"Exhibit B"  
Council  
6/22/2020

J·U·B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

**DATE:** June 22, 2020  
**TO:** Coalville City Council  
Mayor Trever Johnson; Zane DeWeese, Public Works Director;  
**CC:** Sheldon Smith, City Attorney;  
**FROM:** Shane McFarland P.E., City Engineer  
**SUBJECT:** Chalk Creek Estates Final Acceptance of Improvements

**Application Information:**

**Applicant:** Chris Boyer      **Applicant Parcel Number:** CT-317-X

**Applicable Ordinances:** Title 10 Chapter 12 "R-2 Medium Density Residential"; Title 8 "Subdivision Ordinance"

**Decision to be Made:** City acceptance of the final improvements for Chalk Creek Estates Phase 1 and the release of the escrow.

**Staff Comments:**

Staff has conducted a 1 year final walkthrough and inspection of the improvements for the Chalk Creek Estates Subdivision. All punch list items identified have been satisfactorily completed by the developer. A cash escrow has been held for the 1-year warranty period. We recommend city council accept the dedication of the required improvements for the Chalk Creek Estates Subdivision.

If you have any questions feel free to contact us.

"Exhibit C"  
Council 6/22/2020

## COALVILLE CITY RESOLUTION NUMBER 2020-3

### A RESOLUTION TO ADOPT THE 2020-2021 BUDGET OF COALVILLE CITY

**WHEREAS**, the Utah Code, Sections 10-6-111, 10-6-113, 10-6-118, 59-2-919 through 59-2-23, as amended, requires that the Coalville City Council adopt a tentative budget and a final budget for the fiscal year July 1, 2020 through June 30, 2021 and

**WHEREAS**, the Coalville City Council on the 22nd day of June 2020 at a regularly scheduled City Council meeting and at a public hearing, meeting the requirements specified in Utah Code Section 10-6-118, received public comment regarding the adoption of the 2020-2021 final budget; and

**WHEREAS**, all required hearings and notifications have been provided in connection with the 2020-2021 final budget.

**NOW, THEREFORE**, the governing body of Coalville City, State of Utah hereby approves and adopts the budget of Coalville City for the fiscal year July 1, 2020 through June 30, 2021 as provided in Exhibit "A" attached hereto and incorporated herein by this reference.

COALVILLE CITY COUNCIL, STATE OF UTAH

Councilmember Winters voted \_\_\_\_\_

Councilmember Geary voted \_\_\_\_\_

Councilmember Robbins voted \_\_\_\_\_

Councilmember Rowser voted \_\_\_\_\_

Councilmember Blonquist voted \_\_\_\_\_

By: \_\_\_\_\_

Mayor Johnson

ATTEST:

\_\_\_\_\_  
Coalville City Recorder

Adopted Budget Form for: Cities, Towns & Counties	Name	Coalville City
	Fiscal Year Ended	6/30/2021

### Basic Form Instructions

- As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues.
- If prior year surplus amounts are to be appropriated in this budget, the amount is to be presented as a source of revenue in the budget. Also, any budgeted increase in a fund balance must be presented as an expenditure within the appropriate budget.
- A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption.**
- Please report amounts rounded to the nearest dollar.
- Some items may not apply to your entity.
- If you have questions about the form, call Patricia Nelson at (801) 538-1334 or 1-800-622-1243, or send an email to [patricianelson@utah.gov](mailto:patricianelson@utah.gov).
- Send completed budgets electronically to [sao@utah.gov](mailto:sao@utah.gov) or mail a printed form to:**  
Office of the Utah State Auditor  
Utah State Capitol Complex  
East Office Building Suite E310  
PO Box 142310  
Salt Lake City, UT 84114

**Definitions:** *Current Budget Year:* The budget year in which a local government is currently operating. *Ensuing Budget Year:* The next upcoming budget year, also known as the "incoming" budget year

### Part I General Fund Revenues

Source of Revenue (a)	Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Taxes</b>			
General Property Taxes - Current	316,815	343,000	320,000
Prior Years' Taxes - Delinquent			
General Sales and Use Taxes	288,111	300,000	250,000
Franchise Taxes	1,386	1,578	1,500
Transient Room Tax		14,197	6,000
Re-appraisals			
Assessing and Collecting - State-wide Levy			
Assessing and Collecting - County Levy			
Fee-in-Lieu of Property Taxes			
Penalties and Interest on Delinquent Taxes			
<b>Licenses and Permits</b>			
Business Licenses and Permits	133,179	120,000	80,000
Non-business Licenses and Permits			
Building, Structures, and Equipment			
Marriage Licenses			
Motor Vehicle Operation			
Cemetery - Burial Permits			
Animal Licenses			
Other (specify):			

CONTINUE PART I ON PAGE 2

Name Coalville City		Fiscal Year Ended		6/30/2021
Part I General Fund Revenue - Continued				
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Charges for Services				
General Government				
Court Costs, Fees, and Charges (Clerk)				
Recording of Legal Documents (Recorder)				
Zoning and Subdivision Fees				
Sale of Maps and Publications				
Auditor's Fees				
Surveyor's Fees				
Treasurer's Fees				
Public Safety				
Special Police Services				
Special Protective Services				
Corrective Fees (Jail)				
Streets and Public Improvements				
Street, Sidewalk, and Curb Repairs				
Parking Meter Revenue				
Street Lighting Charges				
Sanitation				
Sewer Charges				
Street Sanitation Charges				
Refuse Collection Charges				
Sale of Waste and Sludge				
Weed Removal and Cleaning Charges				
Health				
Parks and Public Property			8,283	
Cemeteries		9,350	12,900	12,000
Miscellaneous Services				
Other (specify): Special events		13,620	1,175	1,000
Fines and Forfeitures				
Fines				
Forfeitures				
Other (specify):				
CONTINUE PART I ON PAGE 3				

Name Coalville City		Fiscal Year Ended		6/30/2021
Part I General Fund Revenue - Continued				
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Intergovernmental Revenue				
Federal Grants				
General Government				
Public Safety				
Highways and Streets				
Health				
Cultural - Recreation			30,000	30,000
Federal Payments in Lieu of Taxes				
State Grants				
State Shared Revenue				
Class "C" Road Fund Allotment		107,939	85,000	50,000
Liquor Fund Allotment			2,313	2,300
Grants from Local Units				
Other (specify):				
Miscellaneous Revenue				
Interest Earnings		4,612	3,000	3,000
Rents and Concessions				
Sale of Fixed Assets - Compensation for Loss				
Sale of Materials and Supplies				
Sales of Bonds				
Other Financing - Capital Lease Obligations				
Other (specify):		11,216	6,054	5,000
Insurance proceeds				
Contributions and Transfers				
Transfer From: Capital improvements fund				
Transfer From: Cemetery care fund		7,279	5,000	5,000
Usage restricted recreation				30,000
usage fund balance				9,000
Transfer From:				
Loan From:				
Loan From:				
Contribution from Private Sources				
Beg. Class "C" Road Fund Bal. to be Appropri.			-	
Cemetery fence FB				
Beg. General Fund Bal. to be Appropriated			50,000	31,200
TOTAL REVENUES		893,507	999,208	836,000
CONTINUE ON PAGE 4 WITH PART II				

Name Coalville City		Fiscal Year Ended		6/30/2021
Part II General Fund Expenditures				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	General Government			
	Administrative/Legislative	241,940	260,000	260,000
	Commission or Council			
	Legislative Committees and Special Bodies			
	Ordinances and Proceedings			
	Judicial			
	City and Precinct Courts			
	Juvenile Court			
	District and Circuit Courts			
	Law Library			
	Executive and Central Staff Agencies			
	Executive			
	Boards and Commissions			
	Central Purchasing			
	Personnel			
	Budgeting			
	Data Processing			
	Microfilming			
	Administrative Agencies			
	Auditor			
	Clerk			
	Treasurer			
	Recorder			
	Attorney			
	Surveyor			
	Assessor			
	Non-Departmental			
	General Governmental Buildings			
	Elections			
	Planning and Zoning			
	Education and Community Promotion			
	Other Professional Services			
	Other (specify):			

CONTINUE PART II ON PAGE 5



Name Coalville City		Fiscal Year Ended		6/30/2021
Part II General Fund Expenditures - Continued				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Public Safety				
Police Department				
Fire Department				
Corrections (Jail)				
Protective Inspections				
Other Protective				
Agricultural Inspection				
Animal Control and Regulation				
Flood Control				
Emergency Services (Civil Defense)				
Other (specify):				
Public Health				
Health Services				
Infirmaries				
Other (specify):				
Highway and Public Improvements				
Highways		136,752	150,000	136,000
Class "C" Road Program				
Sanitation				
Sewage Collections and Disposal				
Shop and Garage				
Construction				
Repair and Maintenance				
Other (specify):Caapital outlay			55,000	
Parks, Rec., and Public Property				
Park and Park Areas		62,761	30,000	60,000
Park Lighting				
Recreation and Culture				
Libraries				
Cemeteries		95,128	120,000	120,000
Other (specify):				
CONTINUE PART II ON PAGE 6				



Name Coalville City		Fiscal Year Ended		6/30/2021
Part II General Fund Expenditures - Continued				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Community and Economic Development				
Community Planning		132,890	160,000	150,000
Community Development				
Urban Redevelopment and Housing				
Economic Development and Assistance				
Economic Opportunity				
Other (specify):				
Debt Service				
Principal and Interest		115,297	110,000	110,000
Other (specify):				
Transfers and Other Uses				
Transfer To: Capital Improvements fund			114,208	
Transfer To:				
Transfer To:				
Loan To:				
Loan To:				
Loan To:				
Use of Restricted/Reserved Fund Balance				
Class "C" Road Funds				
Miscellaneous				
Judgments and Losses				
FEMA Reimbursement of Flood Costs				
Other Flood Costs				
Other (specify):				
Budgeted Increase in Fund Balance		108,739		
TOTAL EXPENDITURES		893,507	999,208	836,000
CONTINUE ON PAGE 7 FOR PART III				

Name	Coalville City	Fiscal Year Ended	6/30/2021	
Part III	Special Revenue Fund			
Nature of the Fund:				
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Revenues			
	Other Sources			
	Usage of Beginning Fund Balance			
	Transfer From:			
	TOTAL REV AND OTHER SOURCES	0	0	0

<b>Expenditures</b>			
<b>Other Uses</b>			
Budgeted Increase in fund Balance			
Transfer To:			
<b>TOTAL EXP AND OTHER USES</b>	0	0	0

<b>Name</b>	<b>Coalville City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2021</b>
-------------	-----------------------	--------------------------	------------------

<b>Part V</b>	<b>Capital Projects Fund</b>
---------------	------------------------------

<b>Nature of the Fund:</b>
----------------------------

Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Revenues</b>			
Transfers from General Fund		114,208	
Interest Income			
Other Additions	10,500	10,500	10,500
Transfer from debt service			
CIB			
Bond proceeds			
County transoration grant		150,000	
UDOT			2,145,232
<b>TOTAL REVENUE</b>	10,500	274,708	2,155,732

<b>Beginning Fund Balance</b>	900,784	874,031	692,260
-------------------------------	---------	---------	---------

<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	911,284	1,148,739	2,847,992
--	---------	-----------	-----------

<b>Expenditures</b>			
Capital outlay	37,253	406,479	10,500
Transfer to general fund			
Roads UDOT			2,145,232
Veterans		10,000	10,000
Road projects		40,000	150,000
<b>TOTAL EXPENDITURES</b>	37,253	456,479	2,315,732

<b>Ending Fund Balance</b>	874,031	692,260	532,260
----------------------------	---------	---------	---------

--

Name	Coalville City	Fiscal Year Ended	6/30/2021
Part VI	Other Fund		
Nature of the Fund:	Cemetery care		
Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Revenues			
Transfers from General Fund			
Interest Income	7,279	5,000	5,000
Other Additions			
Beginning Fund Balance to be Appropriated			
TOTAL REVENUE	7,279	5,000	5,000
Expenditures			
Transfer to general fund	7,279	5,000	5,000
Appropriated Increase in fund Balance			
TOTAL EXPENDITURES	7,279	5,000	5,000

<b>Name</b>	<b>Coalville City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2021</b>
<b>Part VII</b>	<b>Enterprise or Internal Service Fund: Water</b>		
Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Operating Revenue</b>			
Charge for Services	537,751	545,253	560,000
Interest Earned	3,334	3,000	3,000
Other:			
Other:			
Other:			
<b>TOTAL OPERATING REVENUE</b>	<b>541,085</b>	<b>548,253</b>	<b>563,000</b>
<b>Operating Expense</b>			
Personnel Services	185,913	186,000	186,000
Contractual Services			
Material and Supplies	118,172	126,008	126,000
Depreciation	167,212	184,587	185,000
Utilities	21,741	18,176	19,000
Other: Secondary costs pond		10,000	10,000
Other:			
<b>TOTAL OPERATING EXPENSE</b>	<b>493,038</b>	<b>524,771</b>	<b>526,000</b>
<b>Non-Operating Revenue (Expense) and Transfers</b>			
Connection Fees	13,820	10,000	10,000
Interest Expense	(12,187)	(30,000)	(25,000)
Capital Contributions From Outside Sources			
Impact Fee Collected			
Operating Transfers From: capital imrovemetns			
Operating Transfers From:			
Operating Transfers From:			
Operating Transfers From:			
Impact Fee Spent			
Operating Transfers To:			
Operating Transfers To:			
Operating Transfers To:			
Operating Transfers To:			
Grants			
<b>NET INCOME (LOSS)</b>	<b>49,680</b>	<b>3,482</b>	<b>22,000</b>
<b>Cash Operating Needs</b>			
Net Income (Loss)	49,680	3,482	22,000
Plus: Depreciation	167,212	184,587	184,587
Grants Water	9,700		
Plus: Grants USDA loans		150,000	3,785,346
Plus: CDBG Grant			
Less: Major Improvements and Capital Outlay	2,303,624	2,505,376	3,800,346
Less: Bond Principal Payments	126,400	139,112	130,000
Walker View tie in		36,000	
Less USDA Construction (loan)			
Less: USDA Grant Construction costs			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	<b>(2,203,432)</b>	<b>(2,342,419)</b>	<b>61,587</b>
<b>Source of Cash Required</b>			
Cash Balance at Beginning of Year			
Sale of Investment and Other Current Assets			
Issuance of Bonds and Other Debt	2,214,464	2,505,379	
Loans from Other Funds			
Other: Loan USDA			
Other:			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	<b>2,214,464</b>	<b>2,505,379</b>	<b>-</b>



Name	Coalville City	Fiscal Year Ended	6/30/2021
------	----------------	-------------------	-----------

**Part VII Enterprise or Internal Service Fund: Sewer**

Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Operating Revenue</b>			
Charge for Services	497,713	499,494	500,000
Interest Earned	4,112	3,000	3,000
Other:			
Other:			
Other:			
<b>TOTAL OPERATING REVENUE</b>	<b>501,825</b>	<b>502,494</b>	<b>503,000</b>
<b>Operating Expense</b>			
Personnel Services	153,985	155,000	155,000
Contractual Services			
Material and Supplies	80,173	75,000	85,000
Depreciation	403,909	483,000	483,000
Utilities	38,024	34,000	34,000
Other:			
Other:			
<b>TOTAL OPERATING EXPENSE</b>	<b>676,091</b>	<b>747,000</b>	<b>757,000</b>
<b>Non-Operating Revenue (Expense) and Transfers</b>			
Connection Fees	21,000	11,500	15,000
Interest Expense	(77,024)	(75,000)	(70,000)
Capital Contributions From Outside Sources			
Impact Fee Collected	85,989	25,000	25,000
Operating Transfers From:			
Operating Transfers From:			
Operating Transfers From:			
Operating Transfers From:			
Impact Fee Spent			
Operating Transfers To:			
Operating Transfers To:			
Operating Transfers To:			
Operating Transfers To:			
Grants			
<b>NET INCOME (LOSS)</b>	<b>(144,301)</b>	<b>(283,006)</b>	<b>(284,000)</b>
<b>Cash Operating Needs</b>			
Net Income (Loss)	(144,301)	(283,006)	(284,000)
Plus: Depreciation	403,909	483,000	483,000
Grants force main			424,000
Plus:			
Plus:			
Less: Major Improvements and Capital Outlay			424,000
Less: Bond Principal Payments	111,000	102,037	106,375
Less: Grant construction sewer plant			
Less: Lift station construction			
Less: Doors sewer plant			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	<b>148,608</b>	<b>97,957</b>	<b>92,625</b>
<b>Source of Cash Required</b>			
Cash Balance at Beginning of Year			
Sale of Investment and Other Current Assets			
Issuance of Bonds and Other Debt			
Loans from Other Funds			
Other:			
Other:			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	<b>-</b>	<b>-</b>	<b>-</b>

Paula McGee  
281 N. Main St.

"Exhibit D"  
Council  
6/22/2020

Coalville City Budget Hearing  
June 22, 2020

Witnessing the Coalville City planning process play out over the last two years, I believe it has become clear to all that we need much better tools available to pro-actively plan Coalville's future - as opposed to what has been occurring: re-writing our city code, while our largest single development proposal *ever* is in process. Clearly, legal experts agree that our code is full of holes, and at this point almost anything goes.

It is my desire, as a taxpayer and citizen who loves Coalville, that we hire an independent planning consultation firm to help bring us up to speed. I support hiring experts to guide our city through a fresh look at our General Plan and Code, with the intent of protecting and enhancing our charming town. I would consider that a wise investment of my taxpayer dollars.

I know there is nobody in this room who does not love what we have in Coalville, and that we can all agree it is worth protecting. Growth is certainly coming, and it behooves us to be in the driver's seat helping to guide change, rather than be over-run by it, for lack of proper tools, or the "many holes and ambiguities" in our code.

Thank you

