



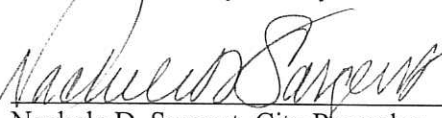
## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, May 14, 2018** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. **Public Hearing:** Review, Discussion, And Possible Approval Of Resolution No. 2018-1 Authorizing The Submission Of An Application For Designation As A Utah Enterprise Zone
  - B. **Public Hearing:** Consideration And Possible Approval Of the 2018-2019 Tentative Budget
  - C. Discussion And Possible Approval Of A Property Bond For The Black Willow Subdivision
  - D. Ratification Of Ordinance No. 2018-1 An Ordinance Of Coalville City, Utah Annexing Property To The Municipality Wohali Partners, LLC Annexation Petition
  - E. Ratification Of Ordinance No. 2018-2 An Ordinance Establishing A Moratorium On Development
  - F. Public Works Updates
  - G. Community Development Updates
    - a. Business Licenses
  - H. Legal Updates
  - I. Council Updates
  - J. Mayor Updates
  - K. 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 11th day of May, 2018.

  
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 to the meeting.**

Posted: May 12, 2018 City Hall, Coalville City Website, Utah Public Notice Website

**Mayor**  
Trever Johnson

**Council**  
Adrianne Anson  
Cody Blonquist  
Arlin Judd  
Rodney Robbins  
Tyler Rowser

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Coalville City Council  
Regular Meeting  
HELD ON  
May 14, 2018  
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,  
Tyler Rowser, Arlin Judd,  
Rodney Robbins, Adrienne Anson

**CITY STAFF PRESENT:**

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

**PUBLIC IN ATTENDANCE:**

Don Sargent, Bill Battersby, Donald Fulton,  
Debbie Robinson, Jim Robinson, Eric  
Cylvek, Jeff Jones, John Adkins

**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 A – Public Hearing: Review, Discussion, And Possible Approval Of Resolution No. 2018-1 Authorizing The Submission Of An Application For Designation As A Utah Enterprise Zone:**

Sheldon Smith referenced the Staff report (Exhibit A) and stated he had been working on creating an Enterprise Zone for Coalville City. He stated he had been working with Jeff Jones, Summit County Economic Director, who had helped create Enterprise Zones throughout the County. Sheldon stated having an Enterprise Zone helped when trying to attract businesses to the City. He stated Eric Cylvek had just purchased the Geary Building and he would qualify for some tax incentives based on the Enterprise Zone. He stated there wasn't anything detrimental to Coalville City by creating this Zone. It basically set up provisions for tax credits for business owners by complying with specific conditions. Sheldon stated he had included anything that was located in the Commercial, Highway Commercial, or Industrial Zone to be part of the Enterprise Zone. Jeff Jones

stated once Coalville created the Enterprise Zone they would need to renew the paperwork in five years. He stated this Zone could be used if a building had been vacant for two years or if property was developed for a business that paid employees a certain wage rate they would be eligible for tax breaks for being in the Enterprise Zone. He stated the County would create a GIS overlay map for the areas to be sent to the State to be added to their catalog of properties. Jeff Jones stated retail and construction businesses would not be eligible for the tax credits. He stated manufacturing, processing, software companies, and rehabilitating offices would be eligible to use the tax credits. Eric Cylvek stated this was a great opportunity for his business and appreciated the City creating the Zone. He stated there was tremendous opportunity provided by the State that he and other property owners would be eligible to take advantage of. It would be very beneficial to his company.

Mayor Trever Johnson opened the public hearing at 6:13 P.M.

Bill Battersby – Commercial Property Owner

Bill Battersby stated he would like a list of businesses that would be included or excluded from the incentives. He stated they had a bunch of businesses they were trying to go after (for his commercial property). He questioned who they could go after for this type of business to entice them to come here with the incentives. He questioned if there was a list they could work off of. Jeff Jones stated the business would still have to meet the qualifications to receive the incentives. He stated there wasn't a list available. It was just listed as industries with the exception of construction and retail with some limitations on agriculture. Mayor Trever Johnson stated Mr. Battersby may want to get together with Jeff Jones to review the options for his commercial property in Coalville.

Mayor Trever Johnson closed the public hearing at 6:15 P.M.

The Council reviewed the resolution.

**A motion was made by Council Member Arlin Judd to approve and adopt Resolution No. 2018-1 authorizing the submission of an application for designation as a Utah Enterprise Zone to the State Of Utah Governor's Office Of Economic Development. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Judd – Aye  
Council Member Anson - Aye  
Council Member Robbins – Aye  
Council Member Rowser – Aye  
Council Member Blonquist - Aye**

**Item B – Public Hearing: Consideration And Possible Approval Of The 2018-2019 Tentative Budget:**

Mayor Trever Johnson stated this was for the review of the Tentative Budget (Exhibit B). He stated they would work with this version to create the final budget to be adopted in June.

Mayor Trever Johnson opened the public hearing at 6:30 P.M.

There was no public comment.

Mayor Trever Johnson closed the public hearing at 6:31 P.M.

Mayor Trever Johnson informed the Council there had been a significant rise in the building permit fees and hoped to continue seeing permits being issued. He stated they had added a little more to the capital improvement projects for the streets and had budgeted for a new employee for Public Works. The Mayor and Council reviewed and discussed the budget.

**A motion was made by Council Member Arlin Judd to approve the 2018-2019 Tentative Budget. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item C – Discussion And Possible Approval Of A Property Bond For The Black Willow Subdivision:**

Don Sargent stated he was representing John Adkins for the Black Willow Subdivision. He stated a form of security was required for construction of developments. He stated they had a unique situation with the property being owned free and clear and were having a difficult time getting a surety bond in place for the project. There wasn't a loan in place for construction so the surety companies didn't have a loan or debt to guarantee against. Don stated the subdivision was in high demand. They hadn't even advertised and already had interest for 18 lots and only had 16 available. They couldn't sell any lots until the subdivision was recorded and it couldn't be recorded without the security being in place. Don stated the Contractor, Wardell Brothers, had offered to proceed on the 21<sup>st</sup> of this month if they could get the plat recorded. They had offered to finance their construction by the lots sales as they were confident in the project. Don stated they had met with Staff last week and there was an option in the Code, Item D (Exhibit C), to do a property bond for the security of the project. He stated JT and Michelle Adkins didn't have enough cash themselves to post a cash escrow. He stated option Item C, to begin construction in lieu of recording the plat may work, but they would miss out on the demand and it would be unfortunate not to be able to capitalize on the opportunity not only for the owners,



but for the City too. It would be good for the City to have a bustling project underway. Don Sargent stated they would like the City to consider the possibility of the property bond for the security of the property. He stated the cost estimate for the public improvements would be \$471,658 with a 20% required year guarantee of \$94,331.60 on top of that which totaled \$565,989.60. He stated he had done a comparative market analysis on the property based on recent sales in the City for similar lots sizes and the average was \$96,300 and they were proposing a reasonable value of \$60,000 per acre on 8.95 acres which would be \$537,000 for just the land before any improvements were made. He stated they would also add \$100,000 to cover the utilities, landscaping, and lighting. Don stated they thought the property was more valuable than that, but they wanted to be conservative. He stated as soon as the property was improved the value would increase quite fast. Sheldon Smith stated the Code stated a property bond wasn't the preferred way for security of a project for the City. He stated it had been done before with the Allen Hollow property, but there was an issue there, with a special service district, to be able to come back on the property bond. He stated this property wouldn't have the same issues, but a property bond did have the potential of other hurdles as opposed to having a cash escrow available if needed. It appeared there would be enough value to finish the project. Sheldon Smith stated the Council needed to decide if it was a situation the City wanted to get involved with by having a property bond and was there enough value there to cover whatever the needs may be. Don Sargent stated if they were able to record the plat, they would be able to sell at least five lots within two or three weeks and people would like to start building their homes this summer. The Mayor, Council, and Staff discussed the property bond possibilities including; lot sales would stay in escrow until there was enough to satisfy the construction lender, setting a deadline for construction completion, filing a lien against the plat, requiring the fee of the full construction contract including the home demolition, including the public utilities, including the landscaping costs, the requirements of the warranty period for construction, being compensated for the administrative costs to set up the property bond and release the escrow, having a third party handle releasing funds and making payments from the escrow, the risk to Coalville City, and the worst case scenario. Sheldon Smith stated he felt there was minimal risk allowing the property bond for this project and when they met, Shane McFarland felt comfortable with this option. Mayor Trever Johnson stated with the concerns from what had happened with Allen Hollow, his first response would be no to the property bond. He stated he wasn't saying the City exposure or liability was the same with this project, but was leery of putting the City in any type of position like that again. Council Member Cody Blonquist stated his concern was having one home built and then being on the hook to complete the project and provide service for one customer. He stated he understood it was unlikely, but it was a concern. Don Sargent stated they had discussed the option of a construction loan, but that would take three to four months to process the loan and they would miss out on the summer building time frame and it was very difficult to get a construction loan in a rural area. Sheldon Smith stated another issue the City had to look at was setting a precedent with accepting a property bond. There was the possibility of another property in the City

that was owned free and clear that would be coming in for possible development of 500 homes. Council Member Rodney Robbins suggested allowing them to record and sell lots, but to have the stipulation that construction couldn't take place until they met the required performance bond. Sheldon Smith stated they could do an agreement for something like that. Don Sargent stated he was willing to explore that option or some type of combination as stated in Item E. He stated having the plat recorded would at least open the revenue stream. Don stated they were committed to being in agreement with the City in terms of protecting the interest and making sure the construction was secure to be completed. The Mayor and Council discussed having Don Sargent provide detailed information for the final agreement. They stated they would hold a special meeting if needed to help with the time frame.

**Item D – Ratification Of Ordinance No. 2018-1 An Ordinance Of Coalville City, Utah Annexing Property To The Municipality Wohali Partners, LLC Annexation Petition:**

Sheldon Smith stated Ordinance No. 2018-1 (Exhibit D) would ratify the decision made at the public hearing on March 12, 2018 for the Wohali Partners, LLC Annexation Petition. He stated one part of the annexation process was to give a 30 day notice for any protest against the Petition. He stated notice had been given and there hadn't been any protest against the Petition so they could now ratify the Ordinance.

**A motion was made by Council Member Tyler Rowser to ratify and adopt Ordinance No. 2018-1 Annexing Property To The Municipality Wohali Partners, LLC Annexation Petition. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Judd – Aye  
Council Member Anson - Aye  
Council Member Robbins – Aye  
Council Member Rowser – Aye  
Council Member Blonquist - Aye**

**Item E – Ratification Of Ordinance No. 2018-2 An Ordinance Establishing A Moratorium On Development:**

Sheldon Smith stated Ordinance No. 2018-2 (Exhibit E) was to ratify the action taken to place a moratorium on development. He stated this was for development only. People would still be able to take out a building permit.

**A motion was made by Council Member Arlin Judd to approve and adopt Ordinance No. 2018-2 An Ordinance Establishing A Moratorium On Development. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Judd – Aye  
Council Member Anson - Aye  
Council Member Robbins – Aye  
Council Member Rowser – Aye  
Council Member Blonquist - Aye**

**Item K – Mayor's Updates:**

Mayor Trever Johnson stated he wanted to have a moratorium on development because he didn't think the Code and Ordinances had enough teeth to protect Coalville City. He stated JUB Engineers, Inc. and the Planning Commission had tried to revise the Code, but he didn't think they had the expertise needed to identify the areas where the City was more vulnerable and what the priorities needed to be. Mayor Johnson stated he had spoken with Don Sargent who had a lot of experience with Code revisions. He stated he would be proposing to hire Mr. Sargent as a consultant to revise the Code and get a rough draft brought before the Planning Commission. He stated he and Zane DeWeese had an interview meeting with Mr. Sargent and Sheldon Smith had also spoke with him and he felt this was the best direction to go for the City. Mayor Johnson stated Don Sargent had also expressed an interest in being the Planner for the City, but right now he was just proposing to revise the Code. He stated Mr. Sargent had a real grasp on what needed to happen for Coalville City. Mayor Trever Johnson stated he would be requesting approval from the Council and he would set up a time for Mr. Sargent to come in and present the options for the Code revision. Council Member Adrienne Anson questioned if this would be a replacement for the JUB Engineers Inc. services. Mayor Johnson stated no, it would just be for revising the Code. Sheldon Smith stated he felt the Code needed to have some major overalls and brought up to date to be in compliance with State laws. He stated he liked Don and had worked with him and may have some bias because of that. He stated Mr. Sargent really knew a lot about the process and could bring the expertise needed to benefit the City. Council Member Cody Blonquist stated if Mr. Sargent was brought on board, it would need to be after he had completed the Black Willow Subdivision project so there weren't any issues or bad perception from the citizens. Mayor Trever Johnson stated Mr. Sargent had agreed to not work on any projects in the City limits. Council Member Tyler Rowser stated he felt any contract over \$5,000 should be sent out for an RFP. Sheldon Smith stated he would look to see if it was required by the State. Council Member Cody Blonquist reminded the Council they were already working on their allotted six month time frame for the moratorium. Sheldon Smith agreed they couldn't

go over six months and stated by the end of the six months the City needed to be where they wanted to be with the Code.

**Item F – Public Works Updates:**

Zane DeWeese stated he had attended the bid opening for the water distribution project. He stated they had received a lot of interest and had 14 Contractors bid on the job. Zane stated JUB Engineers, Inc. was reviewing the bid documents from the lowest bidder and would be coming to the Council for approval to award the bid. Zane stated they wanted to start the work in June and have the asphalt back down by October 31<sup>st</sup>.

Zane DeWeese stated they had been working on getting the Cemetery ready for Memorial Day and providing the secondary water.

**Item G – Community Development Updates:**

Mayor Trevor Johnson stated there were three business licenses for review. He stated the City had received application from Zipholdings LLC, which just had their Conditional Use Permit approved, Alisha Robinson, for a home business for a nail care salon, and M&M Lawn Care, the McKnight Family for lawn care.

**A motion was made by Council Member Arlin Judd to approve the business licenses for Zipholdings, LLC, Alisha Robinson, and M&M Lawn Care. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item H – Legal Updates – Sheldon Smith:**

Sheldon Smith stated he had been working with Courtney Richins and Chris Boyer to get the Chalk Creek Subdivision Plat recorded. He stated one issue they had been trying to resolve was the water they needed to provide to the City. Sheldon stated Shane McFarland had also been working on it to try and figure out the water requirement, but the Code wasn't as clear as it could be to help determine this. He stated he had approached Craig Smith who was a water Attorney to try and determine what the fee should be. Sheldon stated they were going to provide the cash escrow needed to cover the cost of the subdivision improvements.

Sheldon Smith stated he was working with the property owner from the enforcement letter about trash being thrown out into the road. He stated they were working on complying with the requirements. Council Member Cody Blonquist questioned if they were allowed to have all of the vehicles parked on their property. He stated some of them were even missing parts. Sheldon Smith stated he would review it and get it taken care of.

**Item I – Council Updates:**

Council Member Tyler Rowser stated there was a car parked on the street that wasn't licensed and had been left there all Winter. He requested an enforcement letter to be sent to have it moved.

Council Member Rodney Robbins questioned if anything could be done about the Buckle home on Main Street. Sheldon Smith stated there was nothing at this time. He stated an enforcement letter was sent last year about the weeds and she had them taken care of.

Council Member Arlin Judd questioned if the City had been contacted about helping the American Legion with the Memorial Day service at the Cemetery. Niki Sargent stated no one had contacted the office. The Council decided they must not be having a ceremony this year and wouldn't need to participate.

Council Member Arlin Judd suggested for the City to send out a flyer about water conservation this year. He stated with the low snow impact this year he wasn't comfortable that we would have irrigation water to last all year. He stated he thought it would be good to send out some type of educational flyer. The Mayor and Council agreed and asked Niki Sargent to send one out.

Council Member Arlin Judd stated Ron Boyer with Summit County had contacted him to see if the City would allow precast concrete panels instead of the required masonry fence for the Fairgrounds project. Council Member Cody Blonquist stated masonry walls or CMU walls were clearly defined when you were dealing with construction. Precast panels wouldn't be the same thing. Mayor Trever Johnson stated Stephen Dalby had also requested for something different for the masonry wall he needed to put in and he had told him there was no way around the Code. Council Member Judd stated they could save a lot of money if they were allowed to go the other direction. Council Member Cody Blonquist stated there were some decorative options with a precast wall and it may look better, but it wouldn't meet the Code.

Council Member Arlin Judd stated he had attended the Utah League of Cities conference and was approached by Kimball Clark who was with the company that had codified the ordinances. He stated the City hadn't completed the project and wanted someone to contact him. Niki Sargent stated there was an issue with the work they did for the City and it wasn't ready to be completed. Sheldon Smith agreed and stated they had left us with a mess to go through. Council Member Judd stated if that was the case then the City shouldn't pay them for the service. Sheldon Smith stated he would review the project.

Council Member Adrienne Anson questioned if the City was going to have the dumpsters for a City clean-up. Mayor Trever Johnson stated he was fine with having dumpsters out



for a couple of weeks. The Council agreed to have some dumpsters put out at Public Works after Memorial Day.

Council Member Tyler Rowser questioned if the NS Recreation District contract had been signed. Sheldon Smith stated he had it and would get it signed.

Council Member Tyler Rowser stated he had spoken with the Utah State Tax Commission about the Transient Room Tax and they had given him an estimate that the City would receive and it was around a \$1,000 a month. This would apply to the Hotel, the Campgrounds, and the State Park. He stated it wouldn't cost the City anything other than enacting an ordinance. Mayor Trevor Johnson questioned if the City would be targeting one business. Council Member Tyler Rowser stated the City had around five outlets that would be reporting. He stated it was a 1% tax on the people that would be coming to stay here. The money would go to the General Fund and he would suggest for it to be allocated to the City events. Council Member Rowser stated he would get with Sheldon Smith to see what would be involved in getting the ordinance ready.

Council Member Tyler Rowser stated the road in front of the High School was looking pretty worn and cracked and had started settling in some places and needed some attention. Mayor Trevor Johnson stated it was one of many areas that needed some attention. He stated the County had offered to sell the City their crack sealing unit as they had purchased a new one with heated hoses. Mayor Johnson stated he thought it would be a good purchase for the City and it would probable pay for itself in one season. He stated they had also budgeted money for some street projects.

Council Member Tyler Rowser stated he had attended the meeting held by the State Parks on May 2<sup>nd</sup> and had looked at the concept plans. He stated while he was there he had run into the County Council Member Glenn Wright and he had told him the County Council thought the State Park should hook onto the City services and not use septic systems there. Mayor Trevor Johnson stated he had met with the BOR and they had mentioned the same idea. He stated his response was the County had explored an option like this before and he had told them at the time the City had built their project to meet our demands and any other impact on the system would have to pay for any expansion that was beyond our growth and needs. He stated they didn't seem to have a problem with it at all. Council Member Tyler Rowser stated if they wanted to proceed with something like that, they should annex into the City limits. The Mayor and Council discussed the possible options if someone approached the City with something like this and the direction the County was going with regards to septic tanks.

**Item K – Executive Session:**

There wasn't an executive session tonight.

**Item #5 – Review And Possible Approval Of Accounts Payable:**

The Council reviewed the Accounts Payable for May 14, 2018. Council Member Cody Blonquist abstained from voting as he had billed the City for services.

**A motion was made by Council Member Tyler Rowser to approve the Accounts Payable for May 14, 2018. Council Member Rodney Robbins seconded the motion. The Ayes won the vote. Motion Carried.**

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

The Council reviewed the minutes of the April 23, 2018 meeting.

**A motion was made by Councilmember Arlin Judd to approve the minutes of April 23, 2018 as corrected. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item #6 – Adjournment:**

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

The meeting adjourned at 8:40 P.M.

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Mayor Trevor Johnson

Attest:

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Nachele D. Sargent, City Recorder



"Exhibit A"  
City Council May 14, 2018

## **Staff Report**

**To:** Coalville City Council

**From:** Sheldon Smith

**Re:** Resolution No. \_\_\_\_\_, Authorizing the Submission of an Application  
For Designation as a Utah Enterprise Zone to the State of Utah

**Date:** April 12, 2018

### **SUMMARY:**

The City Council shall consider authorizing the submission of an Application for Designation as a Utah Enterprise Zone to the State of Utah Governor's Office of Economic Development for an enterprise zone designation for all commercial, industrial and agriculturally zoned properties within the limits of Coalville City, including all lands permitted for commercial uses by development agreement, special use permit or other entitlement issued and in full-force by Coalville City.

The state of Utah requires that prior to the establishment of an enterprise zone, a public hearing must be held. This meeting fulfills that requirement.

Adoption of this Resolution will allow the City to submit an application to the Governor's Office of Economic Development for enterprise zone consideration.

### **RECOMMENDATION:**

By the Economic Development Director that Coalville City adopt Resolution No. \_\_\_\_\_, "A Resolution of the City Council of Coalville City, Utah Authorizing the Submission of an Application for Designation as a Utah Enterprise Zone to the State of Utah."

### **BACKGROUND/HISTORY:**

In 1998, the Utah House and Senate adopted legislation establishing an enterprise zone program for the state.

## KEY CONSIDERATIONS:

The state of Utah offers a limited number of business incentives to employers wanting to locate to, or expand within, the state; thus, the designation of "Enterprise Zone" is an important tool for the City to use in its economic development efforts. The state of Utah requires that enterprise zones be renewed every five years.

## COMMUNITY BENEFITS AND CONSIDERATIONS:

The primary goal of the Utah Enterprise Zone Program is to improve the state's local and regional economies. The program does this by enhancing opportunities for private investment in certain areas that are called "enterprise zones". The following is a brief summary of the incentives provided under the Enterprise Zone Program.

Tax Credits. Tax credits are available to eligible businesses in designated enterprise zones from the start of the tax year in which the designation is made. For example, if designation is made in April, 2018, an eligible business may claim tax credits for the entire tax year beginning January 1, 2018. The full amount of the tax credit may be carried over three years. Businesses closing operations in one rural area to locate in another rural area may not claim tax credits under this program. Construction jobs are not eligible for "job creation tax credits." Retail businesses and public utilities are not eligible to claim "other tax credits."

The following tax credits may be claimed by eligible businesses locating or expanding in enterprise zones on state income tax forms.

### *Job Creation Tax Credits:*

Job creation tax credits may claim up to thirty full time positions per tax year.

- A \$750 tax credit for each new full time position filled for at least six months during the tax year;
- An additional \$500 tax credit if the new position pays at least 125% of the CITY OR COUNTY HERE? Average monthly wage for the respective industry (determined by the Utah Department of Employment Security). In the event this information is not available for the respective industry, the position must pay at least 125% of the total average monthly wage in the City;
- An additional \$750 tax credit if the new position is in a business which adds value to agricultural commodities through manufacturing or processing;
- An additional \$200 tax credit, for two consecutive years, for each new employee insured under an employer sponsored health insurance program if the employer pays at least 50% of the premium.

#### *Other Tax Credits:*

- A tax credit (not to exceed \$100,000) of 50% of the value of a cash contribution to a 501©(3) private nonprofit corporation engaged primarily in community and economic development and is accredited by the Governor's Rural Partnership Board;
- A tax credit of 25% of the first \$200,000 spent on rehabilitating a building which has been vacant for at least two years and which is located within an enterprise zone;
- An annual investment tax credit of 10% of the first \$250,000 in investment and 5% of the next \$1,000,000 qualifying investment in plant, equipment or other depreciable property.

### **FINANCIAL IMPLICATIONS:**

If the application is successful, the zone will require a Qualified Local Contribution under 63M-1-405. Coalville City's anticipated contract with \_\_\_\_\_ would qualify as a local contributions in support of a small business incubator program.

### **LAND USE AND ZONING IMPLICATIONS:**

The Enterprise Zone designation will have no impact on land use or zoning. Future development or expansion of facilities has the potential to increase the populations; however, since development in the future is expected to occur on lands already designated for commercial or industrial development, the future households which might be created would be part of the region's natural growth patterns.

### **ATTACHMENTS/EXHIBITS:**

1. Resolution No. \_\_\_\_\_;
2. Application for Designation as a Utah Enterprise Zone.

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF COALVILLE CITY, UTAH AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR DESIGNATION AS A UTAH ENTERPRISE ZONE TO THE STATE OF UTAH GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT.

WHEREAS, the Utah Enterprise Zone Program was established in 1988; and

WHEREAS, the eligible businesses may claim tax credits as an incentive to relocate or expand in these zones; and

WHEREAS, on \_\_\_\_\_, the City Council conducted a public hearing to receive comments on the proposed Enterprise Zone designation and application; and

NOW THEREFORE BE IT RESOLVED by the City Council of Coalville City, Utah hereby authorizes the submission of an application to the Governor's Office of Economic Development (GOED) to be designated as an Enterprise Zone and additionally offers the following:

THE CITY COUNCIL OF COALVILLE CITY, UTAH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: Coalville City authorizes that staffing shall be made available to maintain record keeping, monthly updates on zone activities and to discuss these activities with program auditors; and

SECTION 2: Coalville City shall develop a self-evaluation process to measure its progress in meeting its goals and objectives and that this process shall be submitted to the Governor's Office of Economic Development for review, approval and modification; and

SECTION 3: Coalville City's continued support of \_\_\_\_\_ shall be considered a Qualified Local Contribution requirement under 63M-1-405;

SECTION 4: Coalville City authorizes the Coalville City Manager or his designee to execute all documents related to these actions.

ADOPTED THIS \_\_\_\_\_ DAY OF APRIL, 2018.

ATTEST:

\_\_\_\_\_  
Nachele D. Sargent  
Coalville City Recorder

\_\_\_\_\_  
Approved as to Form, Sheldon A Smith

Coalville City Attorney

COALVILLE CITY COUNCIL

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Arlin Judd, Council Member

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Adriane Anson, Council Member

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Rodney Robbins, Council Member

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Tyler Rowser, Council Member

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Cody Blonquist, Council Member

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Trever Johnson, Mayor

|   |   |             |                |                          |           |
|---|---|-------------|----------------|--------------------------|-----------|
| <b>Adopted Budget Form for:</b><br><br>Cities, Towns & Counties | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"><b>Name</b></td> <td>Coalville City</td> </tr> <tr> <td><b>Fiscal Year Ended</b></td> <td>6/30/2019</td> </tr> </table> | <b>Name</b> | Coalville City | <b>Fiscal Year Ended</b> | 6/30/2019 |
| <b>Name</b>   | Coalville City  |             |                |                          |           |
| <b>Fiscal Year Ended</b>  | 6/30/2019   |             |                |                          |           |

**Basic Form Instructions**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues.</li> <li>2. 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.</li> <li>3. <b>A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption.</b></li> <li>4. Please report amounts rounded to the nearest dollar.</li> <li>5. Some items may not apply to your entity.</li> </ol> | <ol style="list-style-type: none"> <li>6. If you have questions about the form, call Patricia Nelson at (801) 538-1334 or 1-800-622-1243, or send an email to <a href="mailto:patricianelson@utah.gov">patricianelson@utah.gov</a>.</li> <li>7. <b>Send completed budgets electronically to <a href="mailto:sao@utah.gov">sao@utah.gov</a> or mail a printed form to:</b><br/>                         Office of the Utah State Auditor<br/>                         Utah State Capitol Complex<br/>                         East Office Building Suite E310<br/>                         PO Box 142310<br/>                         Salt Lake City, UT 84114                     </li> </ol> |
|--|---|

**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<br>(a)                   | Prior Year<br>Actual Revenue<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
|--|-------------------------------------|---------------------------------|---|
| <b>Taxes</b>                               |                                     |                                 |   |
| General Property Taxes - Current           | 339,368                             | 324,000                         | 324,000   |
| Prior Years' Taxes - Delinquent            |                                     |                                 |   |
| General Sales and Use Taxes                | 254,771                             | 250,000                         | 250,000   |
| Franchise Taxes                            | 1,609                               | 1,470                           | 1,400   |
| Transient Room Tax                         |                                     |                                 |   |
| 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 |                                     |                                 |   |
| Other (specify):                           |                                     |                                 |   |
|  |                                     |                                 |   |
| <b>Licenses and Permits</b>                |                                     |                                 |   |
| Business Licenses and Permits              | 77,570                              | 95,000                          | 68,700  |
| 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

|  |  |  |  |   |
|--|--|--|--|---|
| <b>Name</b> Coalville City                     |  | <b>Fiscal Year Ended</b>                     |  | 6/30/2019   |
| <b>Part I General Fund Revenue - Continued</b> |  |  |  |   |
| <b>Source of Revenue<br/>(a)</b>               |  | <b>Prior Year<br/>Actual Revenue<br/>(b)</b> | <b>Current Year<br/>Estimate<br/>(c)</b> | <b>Ensuing Year<br/>Approved Budget<br/>Appropriation<br/>(d)</b> |
| <b>Charges for Services</b>                    |  |  |  |   |
| 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                      |  |  |  |   |
| Cemeteries                                     |  | 11,650                                       | 7,850                                    | 10,000  |
| Miscellaneous Services                         |  |  |  |   |
| Other (specify): Special events                |  | 35,492                                       | 3,367                                    | 3,500   |
|  |  |  |  |   |
| <b>Fines and Forfeitures</b>                   |  |  |  |   |
| Fines  |  |  |  |   |
| Forfeitures                                    |  |  |  |   |
| Other (specify):                               |  |  |  |   |
|  |  |  |  |   |
| CONTINUE PART I ON PAGE 3                      |  |  |  |   |



|   |  |                                     |                                 |   |
|---|--|-------------------------------------|---------------------------------|---|
| Name Coalville City                           |  | Fiscal Year Ended                   |                                 | 6/30/2019   |
| Part I General Fund Revenue - Continued       |  |                                     |                                 |   |
| Source of Revenue<br>(a)                      |  | Prior Year<br>Actual Revenue<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
| Intergovernmental Revenue                     |  |                                     |                                 |   |
| Federal Grants                                |  |                                     | -                               |   |
| General Government                            |  |                                     |                                 |   |
| Public Safety                                 |  |                                     |                                 |   |
| Highways and Streets                          |  |                                     |                                 |   |
| Health  |  |                                     |                                 |   |
| Cultural - Recreation                         |  |                                     |                                 |   |
| Federal Payments in Lieu of Taxes             |  |                                     |                                 |   |
| State Grants                                  |  | 18,100                              |                                 |   |
| State Shared Revenue                          |  |                                     |                                 |   |
| Class "C" Road Fund Allotment                 |  | 90,283                              | 90,000                          | 90,000  |
| Liquor Fund Allotment                         |  |                                     | 2,233                           | 2,000   |
| Grants from Local Units                       |  |                                     |                                 |   |
| Other (specify):                              |  |                                     | 25,000                          |   |
| Miscellaneous Revenue                         |  |                                     |                                 |   |
| Interest Earnings                             |  | 1,464                               | 1,400                           | 1,400   |
| 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):                              |  |                                     | 11,895                          |   |
| Insurance proceeds                            |  |                                     |                                 |   |
| Contributions and Transfers                   |  |                                     |                                 |   |
| Transfer From: Capital improvements fund      |  |                                     |                                 |   |
| Transfer From: Cemetery care fund             |  | 1,000                               | 2,500                           | 2,500   |
| Transfer From:                                |  |                                     |                                 |   |
| Transfer From:                                |  |                                     |                                 |   |
| Transfer From:                                |  |                                     |                                 |   |
| Loan From:                                    |  |                                     |                                 |   |
| Loan From:                                    |  |                                     |                                 |   |
| Contribution from Private Sources             |  |                                     |                                 |   |
| Beg. Class "C" Road Fund Bal. to be Appropri. |  |                                     |                                 |   |
| Cemetery fence FB                             |  |                                     |                                 | 11,000  |
| Beg. General Fund Bal. to be Appropriated     |  |                                     |                                 |   |
| TOTAL REVENUES                                |  | 831,307                             | 814,715                         | 764,500   |
| CONTINUE ON PAGE 4 WITH PART II               |  |                                     |                                 |   |

|                                   |   |                                  |                                 |   |
|-----------------------------------|---|----------------------------------|---------------------------------|---|
| Name Coalville City               |   | Fiscal Year Ended                |                                 | 6/30/2019   |
| Part II General Fund Expenditures |   |                                  |                                 |   |
| Expenditure<br>(a)                |   | Prior Year<br>Actual Exp.<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
|                                   | General Government                        |                                  |                                 |   |
|                                   | Administrative/Legislative                | 267,411                          | 257,000                         | 270,000   |
|                                   | 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                |                                 | 6/30/2019   |
| Part II General Fund Expenditures - Continued |  |                                  |                                 |   |
| Expenditure<br>(a)                            |  | Prior Year<br>Actual Exp.<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(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                                      |  | 125,633                          | 145,000                         | 145,000   |
| Class "C" Road Program                        |  |                                  |                                 |   |
| Sanitation                                    |  |                                  |                                 |   |
| Sewage Collections and Disposal               |  |                                  |                                 |   |
| Shop and Garage                               |  |                                  |                                 |   |
| Construction                                  |  |                                  |                                 |   |
| Repair and Maintenance                        |  |                                  |                                 |   |
| Other (specify):Caapital outlay               |  |                                  |                                 |   |
|   |  |                                  |                                 |   |
| Parks, Rec., and Public Property              |  |                                  |                                 |   |
| Park and Park Areas                           |  | 86,693                           | 50,000                          | 50,000  |
| Park Lighting                                 |  |                                  |                                 |   |
| Recreation and Culture                        |  |                                  |                                 |   |
| Libraries                                     |  |                                  |                                 |   |
| Cemeteries                                    |  | 68,816                           | 95,000                          | 95,000  |
| Other (specify):                              |  |                                  |                                 |   |
|   |  |                                  |                                 |   |
| CONTINUE PART II ON PAGE 6                    |  |                                  |                                 |   |

|   |  |                                  |                                 |   |
|---|--|----------------------------------|---------------------------------|---|
| Name Coalville City                           |  | Fiscal Year Ended                |                                 | 6/30/2019   |
| Part II General Fund Expenditures - Continued |  |                                  |                                 |   |
| Expenditure<br>(a)                            |  | Prior Year<br>Actual Exp.<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
| Community and Economic Development            |  |                                  |                                 |   |
| Community Planning                            |  | 71,763                           | 110,000                         | 100,000   |
| Community Development                         |  |                                  |                                 |   |
| Urban Redevelopment and Housing               |  |                                  |                                 |   |
| Economic Development and Assistance           |  |                                  |                                 |   |
| Economic Opportunity                          |  |                                  |                                 |   |
| Other (specify):                              |  |                                  |                                 |   |
|   |  |                                  |                                 |   |
| Debt Service                                  |  |                                  |                                 |   |
| Principal and Interest                        |  | 116,662                          | 105,012                         | 100,000   |
| Other (specify):                              |  |                                  |                                 |   |
|   |  |                                  |                                 |   |
| Transfers and Other Uses                      |  |                                  |                                 |   |
| Transfer To: Capital Improvements fund        |  |                                  | 52,703                          |   |
| Transfer To:                                  |  |                                  |                                 |   |
| Transfer To:                                  |  |                                  |                                 |   |
| Loan To:                                      |  |                                  |                                 |   |
| Loan To:                                      |  |                                  |                                 |   |
| Restricted for culvert                        |  |                                  |                                 | 3,000   |
| 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             |  | 94,329                           |                                 | 1,500   |
|   |  |                                  |                                 |   |
| TOTAL EXPENDITURES                            |  | 831,307                          | 814,715                         | 764,500   |
| CONTINUE ON PAGE 7 FOR PART III               |  |                                  |                                 |   |

|             |                       |                          |                  |
|-------------|-----------------------|--------------------------|------------------|
| <b>Name</b> | <b>Coalville City</b> | <b>Fiscal Year Ended</b> | <b>6/30/2019</b> |
|-------------|-----------------------|--------------------------|------------------|

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

Nature of the Fund:

| Description<br>(a)          | Prior Year<br>Actual<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
|-----------------------------|-----------------------------|---------------------------------|---|
| <b>Revenues</b>             |                             |                                 |   |
| Transfers from General Fund |                             | 52,703                          |   |
| Interest Income             |                             |                                 |   |
| Other Additions             | 10,500                      | 10,500                          | 10,500  |
| Transfer from debt service  |                             |                                 |   |
| UDOT                        |                             |                                 |   |
|                             |                             |                                 |   |
|                             |                             |                                 |   |
|                             |                             |                                 |   |
|                             |                             |                                 |   |
|                             |                             |                                 |   |
|                             |                             |                                 |   |
|                             |                             |                                 |   |
| <b>TOTAL REVENUE</b>        | 10,500                      | 63,203                          | 10,500  |

|                               |         |         |         |
|-------------------------------|---------|---------|---------|
| <b>Beginning Fund Balance</b> | 976,844 | 936,287 | 937,589 |
|-------------------------------|---------|---------|---------|

|  |         |         |         |
|--|---------|---------|---------|
| <b>TOTAL AVAILABLE FOR APPROPRIATION</b> | 987,344 | 999,490 | 948,089 |
|--|---------|---------|---------|

|                           |        |        |         |
|---------------------------|--------|--------|---------|
| <b>Expenditures</b>       |        |        |         |
| Capital outlay            | 51,057 | 10,500 | 10,500  |
| Transfer to general fund  |        |        |         |
| Roads                     |        | 34,401 | 300,000 |
| Crack sealer              |        | 10,000 |         |
| Equipment                 |        | 7,000  |         |
|                           |        |        |         |
|                           |        |        |         |
|                           |        |        |         |
|                           |        |        |         |
|                           |        |        |         |
| <b>TOTAL EXPENDITURES</b> | 51,057 | 61,901 | 310,500 |

|                            |         |         |         |
|----------------------------|---------|---------|---------|
| <b>Ending Fund Balance</b> | 936,287 | 937,589 | 637,589 |
|----------------------------|---------|---------|---------|

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

|                            |  |                                      |  |   |
|----------------------------|--|--------------------------------------|--|---|
| <b>Name</b>                | Coalville City                                   | <b>Fiscal Year Ended</b>             | 6/30/2019                                |   |
| <b>Part VI</b>             | <b>Other Fund</b>                                |                                      |  |   |
| <b>Nature of the Fund:</b> |  | Cemetery care                        |  |   |
|                            | <b>Description<br/>(a)</b>                       | <b>Prior Year<br/>Actual<br/>(b)</b> | <b>Current Year<br/>Estimate<br/>(c)</b> | <b>Ensuing Year<br/>Approved Budget<br/>Appropriation<br/>(d)</b> |
|                            | <b>Revenues</b>                                  |                                      |  |   |
|                            | Transfers from General Fund                      |                                      |  |   |
|                            | Interest Income                                  | 2,753                                | 2,500                                    | 2,500   |
|                            | Other Additions                                  |                                      | 348                                      |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            | <b>Beginning Fund Balance to be Appropriated</b> |                                      |  |   |
|                            | <b>TOTAL REVENUE</b>                             | 2,753                                | 2,848                                    | 2,500   |
|                            | <b>Expenditures</b>                              |                                      |  |   |
|                            | Transfer to general fund                         | 1,000                                | 2,500                                    | 2,500   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            |  |                                      |  |   |
|                            | <b>Appropriated Increase in fund Balance</b>     | 1,753                                |  |   |
|                            | <b>TOTAL EXPENDITURES</b>                        | 2,753                                | 2,500                                    | 2,500   |
|                            |  |                                      |  |   |



|          |   |                             |                                 |   |
|----------|---|-----------------------------|---------------------------------|---|
| Name     | Coalville City                                | Fiscal Year Ended           | 6/30/2019                       |   |
| Part VII | Enterprise or Internal Service Fund: Water    |                             |                                 |   |
|          | Description<br>(a)                            | Prior Year<br>Actual<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
|          | Operating Revenue                             |                             |                                 |   |
|          | Charge for Services                           | 423,070                     | 421,339                         | 428,000   |
|          | Interest Earned                               | 2,087                       | 1,500                           | 1,500   |
|          | Other:  |                             |                                 |   |
|          | Other:  |                             |                                 |   |
|          | Other:  |                             |                                 |   |
|          | TOTAL OPERATING REVENUE                       | 425,157                     | 422,839                         | 429,500   |
|          | Operating Expense                             |                             |                                 |   |
|          | Personnel Services                            | 149,789                     | 149,000                         | 149,000   |
|          | Contractual Services                          |                             |                                 |   |
|          | Material and Supplies                         | 105,104                     | 100,000                         | 100,000   |
|          | Depreciation                                  | 155,095                     | 155,095                         | 155,095   |
|          | Utilites                                      | 22,653                      | 20,000                          | 20,000  |
|          | Other: Secondary costs pond                   |                             |                                 |   |
|          | Other:  |                             |                                 |   |
|          | TOTAL OPERATING EXPENSE                       | 432,641                     | 424,095                         | 424,095   |
|          | Non-Operating Revenue (Expense) and Transfers |                             |                                 |   |
|          | Connection Fees                               | 15,560                      | 15,920                          | 10,000  |
|          | Interest Expense                              | (12,629)                    | (20,228)                        | (20,000)  |
|          | Capital Contributions From Outside Sources    | 38,400                      |                                 |   |
|          | Impact Fee Collected                          |                             |                                 |   |
|          | 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  |                             |                                 |   |
|          | NET INCOME (LOSS)                             | 33,847                      | (5,564)                         | (4,595)   |
|          | Cash Operating Needs                          |                             |                                 |   |
|          | Net Income (Loss)                             | 33,847                      | (5,564)                         | (4,595)   |
|          | Plus: Depreciation                            | 155,095                     | 155,095                         | 155,095   |
|          | Grants Water                                  |                             | -                               |   |
|          | Plus: Grants USDA                             |                             |                                 | 3,935,000   |
|          | Plus: CDBG Grant                              |                             | 166,910                         |   |
|          | Less: Major Improvements and Capital Outlay   | 312,300                     | 461,181                         | 8,538,819   |
|          | Less: Bond Principal Payments                 | 117,400                     | 121,400                         | 125,000   |
|          | Less water shares oyexgAWS'                   |                             | 13,491                          |   |
|          | Less secondary pond                           |                             |                                 | 20,000  |
|          | Less: USDA Grant Construction costs           |                             |                                 |   |
|          | TOTAL CASH PROVIDED (REQUIRED)                | (240,758)                   | (279,631)                       | (4,598,319)   |
|          | Source of Cash Required                       |                             |                                 |   |
|          | Cash Balance at Beginning of Year             | 365,870                     | 245,836                         |   |
|          | Sale of Investment and Other Current Assets   |                             |                                 |   |
|          | Issuance of Bonds and Other Debt              | 132,000                     | 571,876                         | 4,809,000   |
|          | Loans from Other Funds                        |                             |                                 |   |
|          | Other: Loan USDA                              |                             |                                 |   |
|          | Other:  |                             |                                 |   |
|          | TOTAL CASH PROVIDED (REQUIRED)                | 497,870                     | 817,712                         | 4,809,000   |



|                    |   |                             |                                 |   |
|--------------------|---|-----------------------------|---------------------------------|---|
| Name               | Coalville City                                | Fiscal Year Ended           |                                 | 6/30/2019   |
| Part VII           | Enterprise or Internal Service Fund: Sewer    |                             |                                 |   |
| Description<br>(a) |   | Prior Year<br>Actual<br>(b) | Current Year<br>Estimate<br>(c) | Ensuing Year<br>Approved Budget<br>Appropriation<br>(d) |
|                    | Operating Revenue                             |                             |                                 |   |
|                    | Charge for Services                           | 462,116                     | 462,000                         | 468,000   |
|                    | Interest Earned                               | 2,048                       | 3,000                           | 3,000   |
|                    | Other:  |                             |                                 |   |
|                    | Other:  |                             |                                 |   |
|                    | Other:  |                             |                                 |   |
|                    | TOTAL OPERATING REVENUE                       | 464,164                     | 465,000                         | 471,000   |
|                    | Operating Expense                             |                             |                                 |   |
|                    | Personnel Services                            | 153,242                     | 135,523                         | 150,000   |
|                    | Contractual Services                          |                             |                                 |   |
|                    | Material and Supplies                         | 88,369                      | 94,681                          | 90,000  |
|                    | Depreciation                                  | 390,869                     | 390,000                         | 390,000   |
|                    | Utilities                                     | 38,187                      | 34,406                          | 38,000  |
|                    | Sewer line cleaning                           |                             |                                 | 25,000  |
|                    | Other:  |                             |                                 |   |
|                    | TOTAL OPERATING EXPENSE                       | 670,667                     | 654,610                         | 693,000   |
|                    | Non-Operating Revenue (Expense) and Transfers |                             |                                 |   |
|                    | Connection Fees                               | 4,500                       | 10,500                          | 10,000  |
|                    | Interest Expense                              | (78,126)                    | (118,991)                       | (118,000)   |
|                    | Capital Contributions From Outside Sources    | 28,292                      |                                 |   |
|                    | Impact Fee Collected                          | 5,702                       | 59,916                          | 40,000  |
|                    | 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  |                             |                                 |   |
|                    | NET INCOME (LOSS)                             | (246,135)                   | (238,185)                       | (290,000)   |
|                    | Cash Operating Needs                          |                             |                                 |   |
|                    | Net Income (Loss)                             | (246,135)                   | (238,185)                       | (290,000)   |
|                    | Plus: Depreciation                            | 390,869                     | 390,000                         | 390,000   |
|                    | Grants  |                             | 75,000                          |   |
|                    | Plus: lease proceeds                          |                             | 55,000                          |   |
|                    | Plus:   |                             |                                 |   |
|                    | Less: Major Improvements and Capital Outlay   |                             |                                 |   |
|                    | Less: Bond Principal Payments                 | 101,703                     | 102,573                         | 100,000   |

|  |                                       |        |         |   |
|--|---------------------------------------|--------|---------|---|
|  | Less equipment purchases              |        | 130,000 |   |
|  | Less: Lift station construction       |        |         |   |
|  | Less: Doors sewer plant               |        |         |   |
|  | <b>TOTAL CASH PROVIDED (REQUIRED)</b> | 43,031 | 49,242  | - |

|  |   |   |   |   |
|--|---|---|---|---|
|  | <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>       | - | - | - |

developer and approved by the City as being necessary to complete on and off site improvements as shown on the approved plans.

**4. Terms of Security.**

The terms of any security arrangement offered to the City shall state a date certain by which the developer agrees to have on and off site improvement work completed in accordance with the plans, and further provide that in the event that the developer has not completed required site improvement work by that date, the City may, at its option, and on its schedule, draw on the funds in escrow, or credit established, or such other security device by its own act, and shall not be required to obtain consent of developer to withdraw funds for completion of the work shown on approved plans. The City's actual costs in administering the completion of work in the event of a default by the developer shall be reimbursed from the escrow or other security arrangements in an acceptable and timely manner.

**5. Form of Security.**

Security arrangements offered in lieu of advance completion and payment for site improvements shall be in an amount fixed under the terms of Section 8-3-020-A3, shall be documented in form and substance as required by the City Attorney, and shall be in one or more of the following forms subject to approval in each instance by the City Attorney:

- a. A performance bond executed by a corporate surety guaranteeing payment of construction costs and completion of the project.
- b. A deposit of cash with a third party escrow.
- c. An agreement with the construction lender providing that the lender will withhold funds in the construction loan in an amount equal to the amount calculated in Section 8-3-020-A3 and will disburse those funds only with the written consent of the City, and only for the completion of required improvements. As improvements are completed, the City will consent to the disbursement of the funds set aside by the lender.
- d. A security agreement (Property Bond) secured by the encumbrance of unencumbered real property. This is not a favored form of security and shall not be approved except under exceptional circumstances as determined by a unanimous vote of the City Council.
- e. Some combination of the foregoing.

**6. Retainage.**

The amount in excess of the actual construction costs, but in no event more than twenty five (25) percent of the actual construction cost, shall be held for a period of one year following final inspection and approval of the required on and off site

"Exhibit D"  
City Council May 14, 2018

**ORDINANCE # 2018-1**

**AN ORDINANCE OF COALVILLE CITY, UTAH ANNEXING PROPERTY TO  
THE MUNICIPALITY**

**Section 1. Be it ordained by the Coalville City Council, as follows:**

WHEREAS, the petition filed by Waholi Partners for the purpose of annexing 1,794.56 acres, more or less to the City of Coalville has been accepted and certified as required by law;

WHEREAS, comments have been requested from the county government and other affected entities; and

WHEREAS, no protest has been filed;

NOW THEREFORE BE IT ORDAINED BY THE COALVILLE CITY COUNCIL THAT THE FOLLOWING ANNEXATION TO COALVILLE CITY IS APPROVED:

A tract of land to be included in the city limits of Coalville City, Summit County, Utah described as follows:

Part of Sections 11, 14, 23, 24, and 13 of Township 2 North, Range 4 East and Sections 17 & 18 of Township 2 North, Range 5 East having a Basis of Bearing of North 88° 36' 14" West along the North Line of Section 17, T2N, R5E, SLB&M.

Beginning at the Northwest Corner of Section 17, T2N, R5E, SLB&M and running thence South 88° 36' 14" East 1803.94 Feet along the section line to a point on the common boundary of the USA Property; the next (5) courses are along said common boundary to the USA property, thence South 06° 59' 54" East 237.06 Feet; thence South 18° 53' 54" East 502.00 Feet; thence South 28° 19' 54" East 190.60 Feet; thence South 01° 08' 06" West 182.65 Feet; thence South 88° 40' 16" East 244.43 Feet more or less to the Coalville City Boundary Line; thence South 00° 48' 26" East 2916.10 Feet along said City Boundary Line to a division fence; the next (4) courses are along and existing line of fence on the southerly line of Parcel NS-436, thence South 89° 58' 35" West 244.95 feet; thence North 07° 12' 28" West 75.80 feet; thence South 89° 39' 52" West 526.88 feet; thence North 89° 56' 51" West 1531.74 feet to the Section Line; thence South 00° 29' 49" East 56.38 feet to a fence corner marking the southerly line of Parcel NS-449; thence South 89° 59' 43" West 925.88 Feet along the southerly line of Parcel NS-449; thence South 21° 37' 17" West 1444.22 Feet to the Section Line; the next (2) courses are along the Section Line, thence South 88° 26' 09" West 1148.59 Feet; thence North 89° 17' 46" West 2616.35 Feet; thence North 00° 12' 19" West 746.45 Feet along the Westerly Line of Section 18; thence South 89° 13' 33" West 1977.61 Feet along the Southerly Line of Parcel NS-287; thence North 24° 14' 06" East 114.04 Feet; thence South 61° 21' 55" West 4028.44 Feet; thence North 57° 24' 59" West 5260.39 Feet; thence North 69° 40' 48" East 935.37 Feet; thence North 43° 10' 48" East 1900.00 Feet; thence North 28° 55' 48" East 1025.00 Feet; thence North 28° 00' 48" East 2293.08 Feet; thence North 83° 49' 07" East 682.00 Feet; thence South 00° 05' 56" East 1048.77 Feet to the northwest corner of Section 13, T2N, R4E, SLB&M; thence South 88° 52' 49" East 5453.59 Feet along the north line of Said Section 13; thence North 89° 10' 22" East 3743.71 Feet along the north

line of Section 18, T2N, R5E, SLB&M; the next (3) courses are along an old fence as previously surveyed and filed in the Office of the Summit County Surveyor, thence South 56° 35' 28" East 404.90 Feet; thence South 17° 04' 21" East 371.32 Feet; thence South 48° 08' 25" East 780.00 Feet; thence North 13° 28' 41" East 71.32 Feet; thence North 16° 55' 22" East 788.00 Feet; thence North 03° 10' 22" East 128.00 Feet; thence North 08° 20' 22" East 168.00 Feet; thence North 89° 10' 22" East 138.00 Feet along the Section Line to the POINT OF BEGINNING; said described tract containing 1794.56 Acres, more or less.

The subject properties are contiguous to Coalville City and are identified as parcels: owned by Wohali Partners: NS-280, NS-289, NS-301, NS-303, NS-285, NS-446, NS-446-C, NS-287, NS-448, NS-448, NS-446-A, NS-446-B, NS-447-B & NS-447; owned by Boyden Trustees NS-449, NS-441; owned by Wilde Trustees NS-440; owned by Sargent Trustees NS-436; owned by OSIRIS LLC NS-437 Being part of the SE 1/4 of Section 11, Section 14, NE 1/4 Section 23, NW 1/4 Section 24, Section 13 of Township 2 North, Range 4 East, SLB&M, Also Section 17 and 18, Township 2 North, Range 5 East, SLB&M

**Section 2. Date of Effect**

PASSED BY THE COALVILLE CITY COUNCIL, STATE OF UTAH, ON THE 12th  
DAY OF MARCH, 2018.

AYES: Judd, Anson, Rowser

NAYS: Robbins, Blonquist

This Ordinance shall be effective on the 14th day of May 2018, and after publication or posting as required by law.

DATED this 14<sup>th</sup> day of May, 2018

COALVILLE CITY, a municipal corporation

\_\_\_\_\_  
MAYOR – Trever Johnson

ATTESTED AND RECORDED:

\_\_\_\_\_  
Nachele Sargent  
CITY RECORDER

"Exhibit E"  
City Council May 14, 2018

**ORDINANCE NO. 2018-2**

**AN ORDINANCE ESTABLISHING A MORATORIUM ON  
DEVELOPMENT**

**BE IT RESOLVED BY THE COALVILLE CITY COUNCIL THAT COALVILLE CITY HEREBY ADOPTS ORDINANCE NO. 2018-2**

**WHEREAS**, Coalville City has recently experienced a significant increase in applications for development within Coalville City; and

**WHEREAS**, Coalville City has determined that there is an urgent and immediate need to make changes to its staff, code, planning professionals and/or reorganize in order to satisfy the needs of development and growth within Coalville City; and

**WHEREAS**, Coalville City has determined that it would be in the best interest of residents of Coalville City to review the City Code, development approval processes, staffing requirements, the status of planning professionals and other items that may cause irreparable harm to Coalville City if development is allowed to continue as the City Code presently exists; and

**WHEREAS**, the City Council approved the following ordinance at its regular City Council Meeting held April 30, 2018.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Coalville, Utah as follows:

1. **Moratorium on Development.** A moratorium is hereby imposed on applications for development and development within Coalville City for a period of time not to exceed six (6) months for the purposes of reviewing and making changes to the Coalville City Code, development approval processes, planning professionals, staffing needs and other items that may be necessary in order to satisfy the needs of further development within Coalville City.
2. **Effective Date.** This Ordinance No. 2018-2 shall take effect upon the date of posting in accordance with Utah Code Section 10-3-712 or publication in the Summit County News, a newspaper of general circulation in Coalville City.

DATED this 30th day of April, 2018.

Council Member Blonquist  
Council Member Anson  
Council Member Robbins  
Council Member Rowser  
Council Member Judd

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

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

\_\_\_\_\_  
Mayor