



COALVILLE CITY COUNCIL
MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, June 14, 2021**, at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** Limited in person seating available. Others may connect to the meeting using the Zoom meeting information listed below. **When attending virtually, you must sign in with your full name to be eligible to give comments on the Public Hearings.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. **Public Hearing:** Comments, Review, And Possible Approval Of Resolution No. 2021-4 For The 2020-2021 Amended Budget and 2021-2022 Budget
 - B. Public Works Updates
 - C. Community Development Updates
 1. Business Licenses
 - D. Legal Updates
 - E. Council Updates
 - F. Mayor Updates
 - G. 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 June, 2021.


Nachele D. Sargent, City Recorder

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

Posted: June 11, 2021. City Hall. Utah Public Notice Website

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86283762983?pwd=RmJLSVdSc1huQ2dlOXQwMUhhdXhldz09#success>

Passcode: 717504

Or One tap mobile :

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Webinar ID: 862 8376 2983

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Mayor
Trevor Johnson

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

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Coalville City Council
Regular Meeting
HELD ON
June 14, 2021
IN THE
Coalville City Council Chambers and Virtual

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

MAYOR And COUNCIL PRESENT:

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

CITY STAFF PRESENT:

Don Sargent, Consultant
Sheldon Smith, City Attorney
Paul Taylor, City Engineer
Chris Thomsen, JUB Engineers Inc.
Zane DeWeese, Public Works Director (Virtual)
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Tim Rees, Margarita Richins, Kelly Ovard
Virtual Attendance: Mark Marsh, Jen Johnson

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: Comments, Review, And Possible Approval Of Resolution No. 2021-4 For The 2020-2021 Amended Budget and 2021-2022 Budget:

Mayor Trever Johnson stated the Final Budget showed updated year to date figures. Tim Rees reviewed the amended and final Budget with the Mayor and Council (Exhibit A). He stated most of the budget would be comparable to last year. He reviewed the Water fund and stated there were figures added for funds received this year from subdivision water.

Mayor Trever Johnson opened the public hearing at 6:14 P.M.

There were no public comments.

Mayor Trever Johnson closed the public hearing at 6:16 P.M.

Council Member Rodney Robbins questioned why the Cemetery budget was so high. Mayor Trever Johnson and Zane DeWeese explained the upkeep and basic operations and maintenance of the Cemetery and that throughout the Summer season a lot of man hours went there. Niki Sargent reminded the Council they had just amended the burial and lot purchase fees to help offset the costs. Council Member Cody Blonquist questioned if the City collected impact fees on water connections. Mayor Trever Johnson stated the City used to collect water impact fees along with streets, secondary water, park/trails, etc., but had removed all impact fees except for sewer impact fees. Niki Sargent stated there were a lot of complaints from residents about how expensive it was to get a building permit. She stated there wasn't a lot of building happening at the time and it was difficult for the City to collect enough impact fees to be able to fund a project. Impact fee monies had to be used within six years from when they were collected or be refunded to the individual. She stated the current City impact fees were collected at the time a building permit was issued and not when the development was recorded.

Sheldon Smith presented the certified tax rates for Coalville City for Council consideration as Resolution No. 2021-5 (Exhibit B). He stated the projection for property tax revenue was \$313,506 with the rate of .002484%.

A motion was made by Council Member Tyler Rowser to approve and adopt Resolution 2021-4 the 2020-2021 Amended Budget and 2021-2022 Final Budget and to approve and adopt Resolution No. 2021-5 Certified Tax Rates For 2021. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Roll Call:

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

Item B – Public Works Updates:

Zane DeWeese stated they had been working on a couple of projects that were part of the Water Distribution upgrades.

Zane DeWeese stated the Contractor was on-site for the Water Treatment Facility and had started working on the piping.

Council Member Phil Geary questioned how the secondary water was doing and stated the Blue Lake water shares were only 47% of what they normally were. Zane DeWeese stated they were keeping up with the secondary water so far. He stated they hadn't put in any additional restrictions yet, but wouldn't be surprised to have that happen soon. He stated Governor Cox's drought recommendations for watering were currently two days a week. Zane stated they were doing okay with the culinary water. They had starting supplementing with Well water which was normal for this time of year. He stated they were able to serve the public and cover fire protection as needed. He stated he was thankful the upgrades to the Distribution system and the new Storage tank had

happened before this year. He had noticed there wasn't near as much water loss as in previous years.

The Mayor and Council discussed secondary watering issues. Council Member Rodney Robbins questioned if a penalty fee needed to be put in place for people that were watering all the time. He stated he knew some people had implemented a \$1,500 fee if someone had to be told to stop watering. Sheldon Smith stated the Council had the discretion to implement something like that. Council Member Rodney Robbins stated he had noticed places in town that were watering 24/7. Niki Sargent stated they had discussed sending a notice to people who were overwatering, but the Council would need to let us know who they were. Sheldon Smith stated Oakley had placed restrictions on watering between 10:00 A.M. – 6:00 P.M. Mayor Trever Johnson stated the City was recommending following Governor Cox's drought order regarding outdoor watering. He stated they could put it on the agenda to consider restrictions at the next meeting. Council Member Tyler Rowser stated he felt it would be a good idea to have an ordinance on file that could sunset at the end of this year. He stated he thought there needed to be something with some teeth in it for penalties. Council Member Cody Blonquist stated he felt education was better than restrictions. He stated if everyone was watering at the same time, there were certain places in town where there wasn't enough water to feed them all. He stated he fully supported a penalty for the abuse of using treated water. He stated even though it's expensive, there were still a lot of people that would be willing to pay and use the culinary water for their lawns. Mayor Trever Johnson stated maybe noticing people individually and requesting for them to pay attention and try and help out would be better than fining them. It would be better to have a partner to work together with on the problem. Zane DeWeese stated he agreed with Council Member Blonquist's point of protecting the culinary water. He stated if they were going to do an ordinance with restrictions, it should be for culinary water with penalties for overusing it. He stated it was the most important resource the City had, and it should be protected. Council Member Cody Blonquist stated the City at one time had tried to actively enforce secondary restrictions and it was difficult to do. Mayor Trever Johnson stated he felt encouraging people to partner with the City to cut back on watering would be the best thing to do. He stated this year everyone may have to put up with a brown lawn. He stated his thoughts were midterm to look at finding a source to supplement the secondary water and long-term would be to rehabilitate or to some way better utilize the storage we have in place. Council Member Coby Blonquist stated the pond rehab had been pushed off for years because of the cost. Sheldon Smith stated when they start to meter secondary water they could look at a use fee which may also help overusing the water. Zane DeWeese stated the water rates were tiered so the more you use, the more you pay, but it wouldn't bother a lot of people to use the culinary water to keep a green lawn. Council Member Cody Blonquist stated there were still a lot of people that hadn't hooked up to use the secondary water. They paid to use culinary water for outdoor use. Sheldon Smith suggested for the City to offer the service to help people reset their sprinkling systems. He stated there were a lot of older people that had to rely on others to set up their systems. Mayor Trever Johnson requested for that option to be listed on the next water flyer and to also include not to water between 10:00 A.M. and 6:00 P.M.

Council Member Tyler Rowser stated there were a lot of thistles over around his house in the City right-of-way. He questioned if the County was spraying for weeds this year. Zane DeWeese stated he hadn't noticed the County out spraying. He stated his crew had been doing a little spraying around town when they had the chance and would try and keep up with it.

Item C – Community Development Updates:

Paul Taylor stated Escapod Trailers had received their CO for their Commercial project and the business license had been issued as discussed at the previous area.

Council Member Phil Geary questioned who was doing the inspections for the Wohali project. Paul Taylor stated right now Wohali wasn't putting in any City infrastructure. He stated JUB Engineers Inc. would be willing to have an inspector available when they started working on the City portion if that was what the City wanted to do. Mayor Trever Johnson stated the buildings would be inspected by the City Building Inspector which was Kent Trussell. Council Member Phil Geary questioned if Kent Trussell would be able to keep up with the residential building. Council Member Cody Blonquist stated they had already discussed if there was enough demand with the building permits, the City could look at hiring additional inspectors if needed. Council Member Geary stated he had driven by the building going on in the Fair View Subdivision and the noise and music was very loud. He questioned if it was in the Code to control that to give the residents some privacy. Council Member Cody Blonquist stated Kent Trussell wouldn't enforce anything to do with noise. Sheldon Smith stated the noise ordinance would address that and it had times and noise levels they had to comply with. Council Member Cody Blonquist stated they just needed to talk to the Contractor about it. Sheldon Smith stated to let him know who it was and he would go talk with them.

Item D – Legal Updates:

Sheldon Smith stated with the campaign starting soon the City needed to make sure the Candidates were abiding by the ordinances and State laws. He stated there was at least one Candidate that was using the City logo with their campaign information and he would be sending out a letter to let them know they couldn't do that.

Sheldon Smith stated he would be following up with the first citation through the ALJ program for the complaints filed against the property at 265 East 150 South. He stated he had spoken with the property owner and they had promised to make the corrections by May 25th, but nothing had been done at this point. He stated he would send a notice to the Utah League of Cities and Towns to have them post a notice for anyone that may be interested in applying to be one of the ALJ's for the City. He questioned if the Mayor and Council were okay with him approaching one of the County's Attorneys to step in and handle a couple of cases until the City could find someone on a more permanent basis. The Mayor and Council stated they were okay with him moving forward with that idea.

Sheldon Smith stated there was a problem with someone in town selling the culinary water. He stated there was a business that was selling bulk culinary water and he would be sending out a letter informing them they couldn't do that and to stop. He stated when the City updated the fee schedule they had specifically included selling City water wasn't allowed to stop this from happening.

Sheldon Smith stated the Utah Stake Primary had requested to hold a service project and activity at the Cemetery. He stated they wanted to clean some of the headstones and legally he would caution against allowing that. Niki Sargent stated they wanted to use the Bowery and the front

lawn area on June 29th, and they would have two sessions. They wanted to clean the bird droppings off the headstones. Council Member Don Winters stated the City didn't own the headstones and some people may not be okay with that. Council Member Cody Blonquist stated it was an admiral idea and there was some educational aspect for visiting the Cemetery. Sheldon Smith stated there had been more concerns with cemeteries since the incident at Park City. Council Member Cody Blonquist stated he didn't feel the City could give official permission, but it was a memorial for deceased people, and it was open to the public for people to visit. He stated there was an educational aspect there and with the new Veteran's Memorial where they could learn to appreciate the names of all the people who served in the wars. Mayor Trever Johnson stated that was a good point and he appreciated that point of view. He stated maybe the response should be the City couldn't endorse or sanction the activity, but it was available for use to the public. Sheldon Smith stated the response could basically be that we weren't denying them access, but the City couldn't sanction the event. The Mayor and Council asked Niki to get back in touch with them and let them know.

Item F – Council Updates:

Council Member Tyler Rowser stated he thought the City needed to consider enacting some type of Fire restrictions. Mayor Trever Johnson stated he had thought the same thing and had asked for Niki to bring the information the City had passed before. He asked for the Council to review the previous ordinance and resolutions for possible adoption at the next meeting.

Council Member Tyler Rowser stated NaVee Vernon wanted to tell Zane thank you for mowing the grass and weeds by the ledges for when she had the school kids there. She had stated all you had to do was ask Zane and it gets done. Zane stated they had just taken it on as one of the areas to mow and keep clean.

Item G – Mayor Updates:

Mayor Trever Johnson stated he wanted to express a deep sense of gratitude for the City Staff, Council, and Planning. He stated he realized it wasn't an easy job and often times it was a thankless job and there were days you wondered why you were doing it. He wanted everyone to know how thankful he was for the service they were providing to the community.

Item H – Executive Session:

There wasn't an executive session tonight.

Item 4 – Review And Possible Approval Of Accounts Payable:

The Mayor and Council reviewed the accounts payable for June 2021. Council Member Rodney Robbins questioned if the City had bought the sewer easement through the Boyden property that was listed with the accounts payable. Sheldon Smith stated that invoice was just for the appraisal of the property. He stated when the final easement was designated, it affected their property more than before. Mayor Trever Johnson stated it may be a moot point with the Force Main right now. He stated in his last conversation he had stated to just get done whatever they could for the remaining funds whether that was just a lift station or extra pumps or whatever.

A motion was made by Council Member Tyler Rowser to approve the accounts payable for June 2021. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Council Member Cody Blonquist abstained from voting because of a payment being made to his personal business.

Item 5 – Review And Possible Approval Of Minutes:

The Mayor and Council reviewed the minutes of the May 10, 2021, meeting.

A motion was made by Council Member Cody Blonquist to approve the minutes of May 10, 2021, as written. Council Member Don Winters seconded the motion. All Ayes. Motion Carried.

The Mayor and Council reviewed the minutes of the May 25, 2021, meeting.

A motion was made by Council Member Tyler Rowser to approve the minutes of May 25, 2021, as written. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item 6 – Adjournment:

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

The meeting adjourned at 7:35 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder