

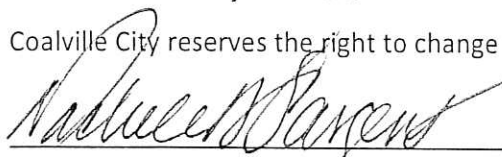


COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

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

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. North Summit Mosquito Abatement Information – Bry Stephens
 - B. Discussion Of Code Violation – George Bennett and Kray Shaw
 - C. Public Works Updates – Zane DeWeese
 - D. Community Development Updates – Shane McFarland
 1. Business Licenses
 - E. Legal Updates – Sheldon Smith
 - F. Council Updates
 - G. Mayor's Updates
 - H. Council Updates
 - I. 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.


Nachele D. Sargent, City Recorder

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

Posted: July 7, 2017 City Hall, Utah State Website

Mayor
Trever Johnson

Council
Adrianne Anson
Cody Blonquist
Arin Judd
Rodney Robbins
Tyler Rowser

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Coalville City Council
Regular Meeting
HELD ON
July 10, 2017
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:03 P.M.

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

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

George Bennett, Drae Burgener, Brice
Lucas

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 – North Summit Mosquito Abatement Information – Bry Stephens:

Bry Stephens stated he was here tonight to inform the City about the Mosquito Abatement program this year. He stated last year they had received complaints about the mosquitos coming off of Echo Reservoir and stated they had made a concentrated effort to try and control that better this year. He stated they were able to start earlier this year and had been able to go out in a boat to fog and spray the area better. Mr. Stephens stated they were conducting surveillance all the time and had even put a trap at the new sewer plant. He stated they were never out of the woods until the water started going down at the reservoir and wanted the City to know they were working on being able to keep up with any issues. Bry Stephens informed the Mayor and Council that the BOR and Weber Basin managed the Echo Reservoir area and provided no funding to help with the efforts to control the mosquitos even though they were one of the biggest areas

to try and control. All of the money was coming from the taxpayers in Summit County. Mr. Stephens stated if they had any questions or complaints to please let him know. Mayor Trever Johnson thanked him for coming tonight and expressed his appreciation for the time and effort they put in. Councilmember Adrienne Anson questioned if they had seen any problems with the bird population from the spray they used. Bry Stephens stated the spray used was actually bacteria that specifically targeted mosquitos and they hadn't seen any negative effects with the bird population. He stated the fogging they use came out in very fine droplets and there hadn't been any issues with it either.

Item D – Community Development Updates – Shane McFarland:

Shane McFarland wasn't in attendance tonight.

Sheldon Smith stated there was one business license for approval for Coalville Grooming, Terri Belnap. He stated she would be doing dog grooming at the office at 30 South Main where the other dog grooming business had been.

A motion was made by Councilmember Adrienne Anson to approve the business license for Coalville Grooming, Terri Belnap. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item C – Public Works Updates – Zane DeWeese:

Zane DeWeese stated they would have a bid opening tomorrow at 2:00 P.M. for the 50 West Waterline Project. He stated they hoped to start by August. Councilmember Rodney Robbins questioned if there would be any issues with the SC Fair Parade route. Zane stated he would make them aware of the situation if construction was ready to begin by then.

Zane DeWeese stated they had killed a rattlesnake that was right by the entrance to the shop. He wanted everyone to be aware the snakes were down low right now and he was thinking of putting up some warning signs in the Cemetery as it was a popular walking area.

Councilmember Arlin Judd questioned what the status was with the Force Main and South Lift Station project. Zane stated when he last spoke with Jim Goodley; they were still discussing means and methods. He stated the Contractor had some concerns about ground water with the Reservoir being so full and backed up so far. Mayor Trever Johnson asked for Zane to get in touch with Jim Goodley for a specific timeline. Zane stated he would contact him.

Councilmember Arlin Judd questioned when the street repair in Walker View Subdivision was scheduled to be completed. Zane stated they hoped to be there by next week. They were waiting for a truck repair to be able to start the job.

Councilmember Rodney Robbins questioned how the water situation was holding up this year. Zane stated it had been better than expected. He stated Icy Springs had been keeping up with the demand. Councilmember Arlin Judd stated the Springs were performing well everywhere this year.

Item E – Legal Updates – Sheldon Smith:

Sheldon Smith stated the City had received a petition for annexation for around 1,000 acres toward the Hoytsville area. He stated it would be on the next agenda for certification. He stated he would review the technical terms of the petition. Sheldon stated one major concern was the area only included people that wanted to be annexed in to Coalville and he felt it made more sense to include the whole area and have block style piece instead of zig-zagging around. It would be cleaner and better for the City. Sheldon stated Mike Crittenden was the lead on the project. The Mayor and Council discussed the options and concerns with the annexation including the approval process, Zoning, the proposed area, increasing the annexation plan area, water and sewer services, and if it formed a peninsula. Sheldon stated determining what was considered a peninsula was very difficult from how it was written in the Utah Code. He gave the Council a copy of the information outlining the requirements defining a peninsula. Sheldon encouraged the Council to look at the plat and let him know if they had any questions.

Sheldon Smith stated he had received a recent complaint and had some from the past about the Weyher property and it being overgrown with trees and shrubs that were out in the City right-of-way blocking the street and signage. He stated there had been a recent confrontation between neighbors over the safety issues. He stated he felt he should write a letter to him as this had become a safety issue. Mayor Trevor Johnson questioned if the City could just go trim the trees back. Sheldon stated the City could trim anything that was on City property. Mayor Trevor Johnson asked Zane DeWeese to take care of trimming the trees. Councilmember Arlin Judd questioned if there was a definition of where the City property was located there. Sheldon Smith stated they would just need to make sure to only trim anything that was sticking out into the City area. Councilmember Judd stated he was concerned if they would be able to tell where the property line was. Sheldon stated he thought Mr. Weyher had a fence there and felt they would be safe in cutting the trees and shrubs back until the safety issues were mitigated and then if they needed to be cut back further they could find out exactly where the property line was located. He stated the sidewalk didn't run all the way to the property, but they could see where it would be located if it was continued. Councilmember Rodney

Robbins questioned if the City took care of it and cut the trees back if a letter would need to be sent as well. Sheldon Smith stated that may take care of the issue.

Sheldon Smith stated he had sent an enforcement letter to George Bennett (Exhibit A) and the Council should have received a copy of it. He stated he had discussed the issue with Mr. Bennett and explained to him if there was someone living in a trailer on his property for more than 30 days, it violated the City ordinance.

Item B – Discussion Of Code Violation – George Bennett and Kray Shaw:

George Bennett explained Kray Shaw had been held up and wasn't able to attend the meeting. He explained that Kray Shaw worked for Geneva and got up around 4:00 A.M. and didn't return home until around 7:00 P.M. He stated he would eat with them occasionally; his wife did his laundry, and he was basically just sleeping in the trailer. He stated he didn't know what to think about the letter he received. Sheldon Smith informed Mr. Bennett the letter was sent because the City had received a complaint about someone living in a trailer there. George Bennett stated Kray just went to work and then came home. Mayor Trever Johnson stated it sounded like they were taking good care of him. He stated Kray was a good guy and he could appreciate the situation, but this wasn't the first time they had to maintain this ordinance throughout the City. He stated regardless of what he was doing there, the City had to stay consistent. George Bennett stated originally he intended to move the trailer on-site for a job, but that didn't work out. Mayor Johnson questioned if Kray Shaw had a plan for other long-term housing arrangements. George Bennett stated he didn't know, but he had mixed emotions about just kicking him out. He stated he hoped the City would be able to give him a certificate to just sleep in the trailer. Mayor Trever Johnson stated the City didn't have that kind of flexibility, but if Kray Shaw wanted to come back to the Council with a plan to satisfy the ordinance requirements or for a solution or timeline of when he could get moved or find other arrangements, they would be willing to consider it. He stated he would need to come to the next meeting on July 25th or he could propose it by letter or coordinate a plan with Sheldon Smith.

Item F – Council Updates:

Councilmember Rodney Robbins stated he would not be able to attend the next meeting, but would like to give his thoughts on the items that would be coming before the Council. Sheldon Smith stated he could put it in writing to be shared.

Councilmember Arlin Judd questioned where things were with the compliance letters that had been written. Sheldon Smith stated there were still some items that needed to be cleaned up from the Main Street letter. He stated he would write another letter to have the clean-up completed. Sheldon stated the Sargent property was being cleaned up and

it looked better. He stated the yellow building owner and tenant had received a letter with an affidavit to sign under penalty of perjury that no one was living there. He stated he had not received any of them back. He wondered if they were still living there. Councilmember Adrienne Anson stated she had recently met them and they said they were living there. Sheldon stated he would address the situation again. He stated the people living in the shed on 50 West felt they were legal to live there and claim the building would meet the inspection needed for residential housing. He stated they would be coming in to go through the process.

Councilmember Rodney Robbins questioned what could be done about the Buckle property. Sheldon stated if the Council wanted, they could pursue having the Building Inspector do an inspection to make a determination of the state of the building and then follow the guidelines for the Abatement of Dangerous buildings. He stated nothing had been done there for a lot of years.

Councilmember Robbins questioned if there was anything happening with Camperworld. Sheldon stated he hadn't heard of anything lately. He stated the City had filed their notice of lien for the past due water/sewer bills.

Councilmember Tyler Rowser questioned if the issue with the barriers at Bell's was resolved. Sheldon stated they had surveyed the area and determined the barriers were on the Bell's property.

Councilmember Arlin Judd stated the City had gone to a lot of effort to paint parking lines for the Olderman business and they were still parking anywhere they wanted. Sheldon Smith stated Mr. Olderman agreed to be completely compliant, but he had received some pictures from Darren Judd that showed the vehicles parked across the lines. He questioned what he wanted him to do at this point. Sheldon stated the business had been there for many years and there had always been this same issue. He stated they used to own the area where Jason Moore's business was now located across the street and they still had issues with parking. Councilmember Arlin Judd stated he thought the only thing they could do was to pull their business license. Sheldon Smith stated he felt that would be difficult, but if the Council wanted him to do that, he would pursue that option. He stated it may be difficult to justify in Court where the parking issues had never been addressed over the years until now, but they could use this as an argument. Mayor Trevor Johnson stated he had a hard time supporting that decision. He stated he would rather pursue avenues of enforcement of the Code whether by towing the vehicles or something else or at least have a discussion about it instead of pulling the license of economic value. Councilmember Arlin Judd stated he didn't like the attitude of the business owner. The City had discussions with him for years about the problems created there and he briefly complied and then went back to doing whatever he wanted. Mayor Trevor Johnson stated he had a valid issue and didn't disagree with that, but felt it could

be handled differently. Sheldon Smith stated Mr. Olderman would agree to comply and then do the very thing he was asked not to do. He stated he understood Councilmember Judd's frustration and he would do whatever he was directed to do by the Council. He stated his opinion was if there was a business located in that area, they would never be in compliance for parking because there was no parking available. Councilmember Judd stated there had also been complaints from Jason Moore because he has had vehicles hit, that were parallel parked on his side of the street, when Mr. Olderman backed out his vehicles. Mayor Trever Johnson stated he had seen pictures that showed the same parking issues and infractions at the Moore's Tire business too. He stated he felt it may be a little more personal for Councilmember Judd, but felt the City should keep talking with them and try to have them stay compliant. He stated maybe they could issue them a ticket. Sheldon Smith stated they could do that, but they would have to be consistent and issue tickets at other locations that were in violation. Councilmember Arlin Judd stated he wondered if that would accomplish anything. He stated his real frustration was that it was an ongoing thing that was an irritating sore spot that was never resolved. He stated Mr. Olderman felt they were trying to drive him out of business, but that was not the intent. He just wanted him to try and be considerate of the laws the City had in place. Sheldon Smith stated this was a difficult issue because there was still economic business going on there. Councilmember Rodney Robbins questioned if the business owner was parking the cars there or if it was people coming to the business and parking their own cars there. Sheldon Smith stated Mr. Olderman claimed it was the clients that were parking them especially the ones leaving their vehicles after hours for service. Councilmember Cody Blonquist stated he could believe that as there were only a couple of places to get a vehicle fixed here in town. He stated at the other repair business you wouldn't be able to stuff another car there as they were waiting for repair. He questioned if it they thought it would be better to be parked on Main Street. Sheldon stated they were already parked on Main Street too. They had also suggested for Mr. Olderman to clean out the area in between the buildings for overflow parking. Sheldon stated he agreed it would be a situation that would be nice to have resolved, but he wasn't sure how to do it. Mayor Trever Johnson stated he didn't know how to be fair to both sides in a situation that was kind of a no win situation. Sheldon Smith offered to go and talk to Mr. Olderman again about the parking issues. Mayor Trever Johnson asked for Zane DeWeese to monitor the situation and talk to Mr. Olderman to see if the parking lines were helping with the parking issues and ask if he could do better to keep up the required parking.

Councilmember Adrienne Anson questioned if the City had looked at offering online bill pay. Niki Sargent stated they hadn't looked at it in the last five years. She stated most people used the bill pay through their bank for online payment.

Item J – Mayor's Updates:

Mayor Trever Johnson stated Summit County wanted to start the Multi-Use building and the Livestock buildings right after the Fair ended this year so they would be ready for next year. Councilmember Tyler Rowser questioned if they had a plan in place. He stated he thought they should make sure the plans were ready before they tore down the existing structures. He stated the City had a vested interest in that property. Mayor Trever Johnson stated they had the plans ready and a need to get the project completed to be able to hold the Fair there next year. Councilmember Tyler Rowser questioned if it would be so they could hold the Fair somewhere else next year because the buildings weren't ready. Councilmember Cody Blonquist stated Ron Boyer had been appointed to be over the project and had come to the City with information at the last meeting. He stated he would be able to answer any questions. Councilmember Arlin Judd stated they would have a booth again at the SC Fair showing the proposed layout, but they wouldn't be taking any comments. Councilmember Cody Blonquist questioned if the NS Rec. Dist. would be having some kind of tax approval on the ballot this year. Mayor Trever Johnson stated he hadn't heard of one and felt they were pretty disheartened with how it turned out last time. He stated it had a ripple effect because the County saw how the people voted and divested their partnership with them and their involvement with the Fairground project. He stated there may still be an avenue for a partnership in the future as they had planned on putting in a multi-use field on phase 3. Councilmember Cody Blonquist stated he felt a lot of people didn't understand the explanation on the ballot.

Item G – Executive Session:

There was no executive session.

Item #4 – Review and Possible Approval Of Accounts Payable:

The Council reviewed the Accounts Payable for July 2017.

A motion was made by Councilmember Tyler Rowser to approve the Accounts Payable for July 2017. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item #5 – Review, Discussion, and Possible Approval of Minutes:

The Council just received the minutes tonight for review.

A motion was made by Councilmember Rodney Robbins to table the approval of the June 26, 2107 minutes until the next meeting. Councilmember Adrianne Anson seconded the motion. All Ayes. Motion Carried.

Item # 6 – Adjournment:

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

The meeting adjourned at 7:23 P.M.



Mayor Trever Johnson

Attest:



Nachele D. Sargent, City Recorder



"Exhibit A"
City Council 7/10/17

June 1, 2017

George Bennett

[REDACTED]

Coalville, Utah 84017

Re: Violation of Coalville City Ordinances

Dear Mr. Bennett:

The purpose of this letter is to make you aware of a violation of Coalville City ordinances by allowing occupation of a recreational trailer on your property. Coalville City Ordinance 10-28-060 restricts the use of recreational trailers from being occupied for more than thirty (30) days while parked on residential property; hence, if someone is occupying the trailer and has done so for more than thirty (30) days it is a violation of Ordinance 10-28-060.

Please take the appropriate action to resolve the issue by having the trailer vacated or moved from your property. If you have any questions or you would like to discuss this matter, please contact Coalville City staff at (435) 336-5981 or I can be reached at (435) 640-5946.

Thank you in advance for your willingness to take the appropriate action to have the trailer vacated or moved from your property.

Sincerely,

Sheldon A Smith

Coalville City Attorney

cc: Mayor Johnson
Council members
Niki Sargent
Shane Macfarlane
Zane Deweese

City Attorney
Sheldon A. Smith

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