MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, July 22, 2024, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 N MAIN STREET
COALVILLE, UT 84017

In Attendance:
Mayor and Council:
Mayor: Mark Marsh
Councilors: Louise Willoughby, Lynn Wood, Shaun Powis, Brandon Brady, and John Hansen
City Staff:
Community Development Director: Excused
City Attorney: Sheldon Smith
City Recorder: Trevor Devey
Public Works Director: Kyle Clark

Mayor Mark Marsh opened the meeting at 6:00 p.m.

Item 1 – Welcome

A. Roll Call – A quorum was present.
B. Pledge of Allegiance – **City Councilor Brandon Brady** led the Pledge of Allegiance.

Item 2 – Public Comment: The Public may address the Mayor and Council with any matter of City business not listed on the agenda or pending applications.

Kendra Stephens addressed the council on the farm provisions in the development code. She addressed the council over the animal point system that Coalville has in place. Kendra Stephens requested that the right to farm provisions in the Coalville City Development Code. be brought to the council's attention.

Isekiel Dewolf addressed the council over the enforcement of the right to farm provisions.

Jodie Coleman addressed the council over the road leading into her trailer park. She stated the road on 50 West. Jodie Coleman also stated the Main Street Pocket Park is not user friendly and needs some updating and refreshing.

Item 3 – Review and Discussion: Summit County Emergency Services Ballot Initiative.

Tonya Hansen introduced the Summit County Emergency Services Ballot Initiative. Tonya Hansen introduced Rebecca Elridge from the Summit County finance department and Kasey Bates from the Summit County Sheriff's Office. Tonya Hansen introduced the background of House Bill 303. Tonya Hansen presented that up to a 1% tax be imposed on sales tax. Tonya Hansen stated that the tax would not be assessed to Groceries and unprepared foods, medical prescriptions, and fuel.

Kasey Bates gave law enforcement statistics for the Coalville-Hoytsville area.

Tonya Hansen asked the council if there were any questions regarding the Summit County Emergency Services Ballot Initiative.

Councilor Shaun Powis asked Tonya Hansen a question regarding the Summit County Budget and how other cuts could be made to provide the funds that are needed.

Discussion was had between Council, Tonya Hansen, and Kasey Bates over the Summit Emergency Services Ballot Initiative.

Item 4- Continued Review, Discussion, and Possible Approval: Wohali Master Planned Development Phase 2D Final Plan and Construction Drawings.

Councilor Louise Willoughby asked a question regarding the resort unit name classification. Councilor Lynn Wood recognized Wohali's efforts on the relationship between the Council and Wohali.
Councilor Brandon Brady asked that Nightly Rentals to be referenced on the Plat.
Wade Budge representing the Wohali Development clarified Councilor Brandon Brady's statement.
Sheldon Smith clarified Councilor Louise Willoughby's question.

Councilor Brandon Brady made a motion to approve the Wohali Master Planned Development Phase 2D Final Plan and Construction Drawings with the two conditions of approval stated in the staff report with two additional conditions 3 and 4: 1. Staff shall verify any final details of the resort unit plat, final plans, and construction drawings of the project for compliance with the Wohali MPD and City Engineering Standards and Specifications prior to recordation. 2. The Phase 2D Final Plan shall be implemented in accordance with the approved Wohali MPD Development Agreement as amended. 3. The resort units shall only be advertised as resort units, and 4. Specific language of nightly rental shall be added to plat note 5.

Councilor John Hansen seconded the motion.
Motion Carried (5-0).

Item 5 – Public Hearing Review, Discussion, and Possible Adoption: Tentative Budget Amendment: Resolution 2024-2; 2024-2025 Fiscal Year Budget Amendment No. 1.

Mayor Mark Marsh opened the Public Hearing at 6:45pm.
No comment from the Public Hearing
Mayor Mark Marsh closed the Public Hearing at 6:46pm.

Councilor John Hansen made a motion to approve the tentative budget amendment No. 1.
Councilor Louise Willougby seconded the motion.
Motion Carried (5-0)

Item 6 – Continued Review, Discussion, and Possible Acceptance: Coalville City Ethical Behavior Policy

City Attorney Sheldon Smith presented the Coalville City Ethical Behavior Policy.
Councilor Louise Willougby asked a question regarding clarification on who is required to sign the Coalville City Ethical Behavior Policy.
Discussion was held between the council and staff over clarification on who is included and required to sign the Coalville City Ethical Behavior Policy.

Councilor Brandon Brady made a motion to approve the Coalville City Ethical Behavior Policy with the edit mentioned by Councilor Louise Willoughby to include appointed officials.
Councilor Louise Willoughby seconded the motion.
Motion Carried (5-0).

Item 7 – Discussion and Possible Approval: Council discussion in conjunction with the closed session noted below, including taking action on hiring additional counsel to assist with municipal legal matters.

Councilor Lynn Wood lead the discussion on hiring additional counsel to assist with municipal legal matters. Councilor Louise Willoughby agreed with Councilor Lynn Wood's comments. Craig Smith gave comment on additional legal counsel for the Coalville City Council.

Mason Kjar clarified his engagement with Coalville City.

Councilor Louise Willoughby made a motion to hire Mason Kjar to represent Coalville City Council on an as needed basis.
Councilor Louise Willoughby amended her motion to retain Mason Kjar to represent Coalville City Council only on the review of the Wohali Development Agreement Amendment.
Councilor John Hansen seconded the motion.
Motion Carried (5-0).

Item 8 – Review and Discussion: Review the Amendment to the Wohali Development Agreement Amendment**.** The City Council will review the recent amendment to the development agreement with Wohali Development and, in conjunction with the closed session noted below, consider any necessary actions to ensure compliance with municipal and state legal requirements.

Mason Kjar gave a summary of his findings of the Wohali Master Planned Development Amendment.

Craig Smith presented to the Council a written summary showing the revisions and administrative review and approval of the Wohali Development Agreement from the Wohali Development Agreement Amendment.

Wade Budge clarified the Wohali Development Agreement Amendment.

Councilor Lynn Wood made a motion to change the agenda items and move into closed to discuss pending or reasonably imminent legal litigation.
Motion seconded by Louise Willoughby.
Motion Carried (5-0).

Item 9 – Closed Session: Possible motion to enter a closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Open Session:

Councilor Lynn Wood made a motion to negotiate and revise the Wohali Development Agreement Amendment. Specifically, the last sentence of the second paragraph; change 30 days to 29 days and the last sentence of the first paragraph to clarify the meaning of TRT rates. The council would like to delegate the authority to Mason Kjare to negotiate the listed revisions with Wohali.

Motion seconded by John Hansen.
Motion Carried (5-0)

Item 10 – Updates:

A. **Community Development**
   N/A
B. **Public Works**
   N/A

C. **Engineering**

Mayor Mark Marsh informed the Council that the Chalk Creek Trail is under construction.

D. **Legal**

N/A

E. **Mayor**
   Mayor Mark Marsh gave the council updates on the summit county fair. Mayor Mark Marsh informed the council that the City has applied for more grant money to install radio towers for the ability to remotely read water meters.
   Mayor Mark Marsh gave the council an update on the Summit County Movie Night.

F. **Council**

Councilor Shaun Powis encouraged the council to finish the rules and procedures.
Councilor John Hansen asked for an update on the road for Jodi Coleman.
Councilor Brandon Brady briefed the council on grants that have deadlines upcoming.

Item 11 – Review and Possible Approval of Accounts Payable dated July 22, 2024.

Councilor Shaun Powis made a motion to approve Accounts Payable dated July 22, 2024.
Councilor Louise Willoughby seconded the motion.
Motion carried (5-0).

Item 12- Review and Possible Approval of Minutes dated July 8, 2024

Councilor John Hansen made a motion to approve Minutes dated July 8, 2024 with the revision mentioned by Councilor Louise Willoughby to remove the extra wording of "Mayor".
Councilor Lynn Wood seconded the motion.

Motion Carried (5-0)

Item 13 – Adjournment

Councilor Brandon Brady made a motion to adjourn.
Councilor Shaun Powis seconded the motion.
Motion Carried (5-0) with one vote absent.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

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Mark Marsh, Mayor

Trevor Devey, City Recorder