

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday January 12, 2026, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 N MAIN STREET
COALVILLE, UT 84017

In Attendance

Mayor and Council

Mayor: Mark Marsh

Council Member: Jeff Peterson, Shaun Powis, Matt Boyer, Brandon Brady, and Lynn Wood

City Staff: Don Sargent, Community Development Director; Kyle Clark, Public Works Director; RaeShel Hortin, City Treasurer; Halle Mosher, City Recorder, City Attorney; Craig Smith

Mayor Rory Swensen opened the meeting at 6:00 p.m.

Item 1 – Welcome

- A. Roll Call – A quorum was present.
- B. Pledge of Allegiance – Led by **Council Member Wood**

Item 2 – Oath of Office

Mayor Mark Marsh administered the Oath of Office to Rory Swensen, Coalville City Mayor.

Mayor Rory Swensen administered the Oath of Office to Matt Boyer, City Council Member.

Mayor Rory Swensen administered the Oath of Office to Jeff Peterson, City Council Member.

Item 3- Adjournment to convene Special Public Hearing

Meeting Adjourned by Council Member Boyer

Seconded by Council Member Peterson

Special Session

Mayor Rory Swensen presented the Community Development Block Grant (CDBG) First Public Hearing Notice.

Notice is hereby given that Coalville City will hold a public hearing on January 12, 2026, at 10 North Main Street, Coalville, Utah 84017, Council Chambers at 6:00 P.M. Coalville is eligible to apply to the Utah Department of Workforce Services for funding under the Community Development Block Grant (CDBG) Small Cities Program, a federally funded

program administered by the State of Utah, Housing and Community Development Division (HCD). Coalville City is eligible to apply for CDBG funding provided Coalville City meets the applicable program requirements. The purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications. This public hearing will cover eligible activities, program requirements, and expected funding allocations in the region. The CDBG Program can fund a broad range of activities, including, but not limited to: construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, and provision of public services such as food banks or homeless shelters. In the event that Coalville City chooses to apply for CDBG funding, a second public hearing will be held at a later time to discuss the project. Further information can be obtained by contacting Halle Mosher, City Recorder at (435) 336-5981. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify Halle Mosher, City Recorder at Coalville City, 10 North Main, Coalville City, Utah 84017 at least three days prior to the hearing. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah: 1.888.346.3162

Mayor Rory Swensen closed special session.

Item 1 – Public Comment

Tanja Hanson 462 E Chalk Creek Rd
Amber Goodall Echo State Park

Item 2 – Acceptance of the Public Improvements - Chalk Creek Estate Phase 4 Subdivision

Don gave City Council Members and Mayor background on Chalk Creek Estates and for City Council to consider accepting the public improvements for Chalk Creek Phase 4 Subdivision and releasing the performance bond.

Council Member Wood asked for clarification on bridge that will be going in by the subdivision.

Don Sargent clarified where the bridge will be going and how developers will be working together to connect the bridge across the river.

***Council Member Brady made a motion to accept public improvements for Chalk Creek Phase 4 Subdivision and releasing the performance bond
Council Member Wood second motion
Motion carried (5-0)***

Item 3- North Summit High School Sports Field Lighting Standards Exception Request

Don Sargent gave brief description of plans for the North Summit High School Sports Field Lights and background of Musco Lighting engineering.

Justin Carlton introduced himself and Bailey Rimes. Justin gave background of Musco Company which has been around for over 50 years and showed project/areas where the company has worked. Musco Company's intention for Coalville City is to help implement the best-practice of sport lighting solutions. Justin discussed different parts of what Musco offers such as poles height, fixture lumens, fixture angles, and ball tracking system. Justin gave example of light pollution such as driving in a car, an oncoming car with their brights on is a glare and not considered a spill light. Justin showed a picture of how different optics and visors could change how the light is projected onto the field.

General discussion between City Council Member Powis and Mayor regarding upcoming construction around new school and how the sport light fixtures will affect neighboring homes and the community.

Justin responded regarding questions and concerns that Musco proposed a performance-based solution that aligns with the guidelines and codes from the Dark Sky International Outdoor Sports Light (OSL) program. Justin showed a project that was Arizona based and how they have helped adjust the lighting to not spill on unintended areas and directly onto the field.

Mayor Rory Swensen made comment on current North Summit Football Field and how dark it is compared to the other fields that are on the presentation and asked if these lights are programmable.

Justin said that they are currently working on making them programmable so they could match the song, turn on automatically, colored lights, and strobe effect.

Mayor Rory Swensen recommends limiting strobe effect to allow the safety of the players on the field and spectators watching.

Bailey said that it will be game control and their company is working with UVU to make sure there is enough visibility for the players and officials.

Council Member Brady asked for clarification on the field lights glare or spill that could affect the neighboring houses and what to expect.

Justin made some clarifications and shared that new schools will have more intense lighting on the field and less on the track, bleachers, and surrounding areas.

Council Member Boyer asked Don Sargent if the City Council decides to grant the acceptance, should the city consider updating the Development Code for the Lighting Standards.

General discussion between City Council members, Staff, and applicant on concerns and clarifications for the Sports Field Lighting Project.

Council Member Peterson made a motion to direct the planning commission to work on possible amendments to the sports lighting standards of the code for consideration by the city council at a subsequent meeting

Council Member Brady second motion

Motion carried (4-1) Council Member Powis opposed the motion

Item 4 – Updates:

- A. **Community Development** – Don Sargent presented to the council to-date, current, long range, and ongoing projects and applications. Don quickly went over business licenses that have been approved and pending approval.
- B. **Public Works** – Public Works have switch backed to 5) 8 hr days Monday-Friday and will continue until the next time change or further notice.
- C. **Engineering** – Rail Trail will be closing on the 19th and is posted on Coalville City Website.
- D. **Legal**- Craig provided information regarding Sewer Lift Station and Weber Basin Water lease that has not been paid.

Halle, RaeShel, and Don made clarification that Weber Basin lease has been paid for but have not received more concrete proof that the payment has been withdrawn from Wohali's account besides an email proof saying Wohali can confirm it has. Halle will try to get something that has more proof showing it has been paid in full such as a receipt or bank statement.

Wood asked for updates on the Public Infrastructure District (PID) and how it is looking.

Craig Smith has not heard back from the State Auditor PID and did talk to their auditor, and they made a determination that it was not appropriate to list Wohali as a component entity of the city due to the PID being independent. Craig is still waiting for more clarification on that and will report when he gets more information.

Council Wood would like to see financials of the loans and bonds and what they look like.

Mayor Rory Swensen would like to see a written Memo for City Council review and go into close session at next meeting.

Mayor Rory Swensen shared that he was approached to inquiring about water shares.

Craig said if we are interested in purchasing, we need a copy of share certificate, number of classes, and company shares and can share with his company to determine a fair price of purchase.

Mayor Rory Swensen will share with Craig information regarding water shares.

- E. **Mayor-** Mayor Rory Swensen shared that a boulder caused damage to the Rail Trail and Public Works are working on resolving the issue. Mayor Swensen brought to the attention upcoming site visit at Echo State Park that he would like two other council members and himself to attend and share their experiences with Echo becoming a State Park. Mayor Swensen asked council to review the applicants for City Attorney and be able to discuss and make possible recommendations.

F. **Council-**

Item 5 – Review and Possible Approval: Accounts Payable dated December 22, 2025, and January 12, 2026.

Council Member Wood made a motion to approve Accounts Payable dated December 22, 2025, and January 12, 2026.

Motion carried (5-0)

Item 6 – Approval of Minutes: Minutes dated December 8, 2025

Council Member Powis made a motion to approve the minutes dated December 8, 2025.

City Council Member Brady seconded the motion.

Motion carried (3-0) Council Member Boyer and Council Member Peterson Abstained

Item 7 –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.

Item 8 - Adjournment

***Meeting Adjourned Without Objections by Council Member Peterson
Seconded by Council Member Boyer***

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 the proceedings that occurred at the meeting.

Rory Swensen, Mayor

Halle Mosher, City Recorder