

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

In Attendance

Mayor and Council

Mayor: Rory Swensen

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

City Staff: Don Sargent, Community Development Director; Kyle Clark, Public Works Director; Halle Mosher, City Recorder; Devin Ovard, City Attorney

Mayor Rory Swensen opened the meeting at 6:01 p.m.

Item 1 – Welcome

- A. Roll Call – A quorum was present.
- B. Pledge of Allegiance – Led by **Mayor Rory Swensen**

Item 2 - Public Comment:

Troy and Jessica Gonzalez at 42 E 100 S, Coalville UT 84017.

Item 3 - Approval of Community Clean Energy Program Ordinance No. 2026-4

The Council discussed the proposed Community Clean Energy Program Ordinance, including program structure, costs, communication requirements, customer participation, and opt-out provisions.

Emily from Summit County responded to questions regarding enrollment procedures, public notifications, and the proposed use of program funds.

Council Members expressed concerns regarding automatic enrollment, affordability for residents, potential future rate increases, and potential penalties associated with opting out of the program. Additional discussion focused on the long-term impact of the program and the importance of obtaining further public feedback before making a final decision.

Council Member Brady made a motion to table Ordinance No 2026-4 until subsequent meeting.

Council Member Boyer seconded the motion.

Motion carried (4-1) Council Member Powis Opposed

Item 4 - Public Hearing: Review, Discussion and Possible Approval: General Plan Update Amendments (Ordinance No. 2026-5)

Don Sargent presented proposed amendments to the City's General Plan and reviewed revisions previously discussed by the Planning Commission and City Council.

Council Members discussed attainable housing, residential density, community growth, zoning considerations, and long-term planning efforts while also addressing concerns about preserving Coalville's rural character and existing development patterns.

Opened Public Meeting at 8:29

Closed Public Hearing at 8:29

Council Member Brady made a motion to approve General Plan Update Amendments Ordinance No. 2026-5 with changes that were presented to the Council.

Council Member Peterson seconded the motion.

Motion carried (5-0)

Item 5 – Updates:

- A. **Community Development** – Don Sargent shared with council the current planning projects, long-range planning projects, and continuation with Planning Commission General Plan Amendments update.
- B. **Public Works** – No updates were given.
- C. **Engineering** – No updates were given.
- D. **Legal** – Devin Ovard provided an update regarding the ongoing Wohali bankruptcy proceedings and reported that EB5 is nearing acquisition of the project. He also informed the Council of recent state legislation requiring secondary water metering and discussed water rights dedication requirements for city residents.

Council discussion followed regarding water meter installations and secondary water management.

- E. **Mayor** – Mayor Swensen stated he would provide additional information to the Council regarding the Wohali PID through email correspondence. He also reported that updated secondary water notices and usage restriction information had been distributed to residents.

F. **Council** – No updates were given.

Item 6 – Review and Possible Approval: Accounts Payable dated May 12, 2026

Council Member Powis made a motion to approve Accounts Payable dated May 12, 2026.

Council Member Boyer seconded the motion.

Motion carried (5-0)

Item 7 – Approval of Minutes: City Council Minutes dated April 27, 2026

Council Member Powis made a motion to approve the City Council minutes dated April 27, 2026

City Council Member Brady seconded the motion.

Motion carried (4-1) Council Member Wood Abstain

Item 8 – 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 9 – Adjournment

*Meeting Adjourned Without Objections by Council Member Brady
Second by Council Member Wood*

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