

MINUTES
COALVILLE CITY COUNCIL MEETING
Tuesday, May 26, 2026, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 N MAIN STREET
COALVILLE, UT 84017

In Attendance

Mayor: Rory Swensen

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

City Staff: Don Sargent, Community Development Director; Kyle Clark, Public Works Director; RaeShel Hortin, Deputy City Recorder; Devin Ovard, City Attorney (via Zoom)

Mayor Rory Swensen opened the meeting at 6:02 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:

Item 3 - Presentation and Training: Annual Open Meeting Act Training

Margaret Olson, Summit County Attorney, provided the annual Open and Public Meetings Act training to the City Council and Staff.

Item 4 - Review and Possible Approval of 2026 City Planning Commission Meetings Ordinance No. 2026-2

The Council discussed proposed changes to the Planning Commission meeting schedule, including moving meetings to Tuesday evenings.

MOTION

Council Member Matt Boyer made a motion to approve Ordinance NO. 2026-2 regarding Planning Commission meeting dates.

Council Member Lynn Wood seconded the motion.

Vote: All ayes (5-0). Motion carried.

Item 5 - Continued Review and Possible Approval of Community Clean Energy Program Ordinance No. 2026-4

MOTION

Council Member Brandon Brady made a motion to approve Ordinance No 2026-4 regarding the Community Clean Energy Program with additional public outreach and education efforts, and with a resolution to be presented at the next meeting.

Council Member Matt Boyer seconded the motion.

Vote: 2-3, with Council Members Brady and Boyer voting aye and Council Members Powis, Peterson, and Wood opposed. Motion failed.

Item 6 - Review, Discussion, and Possible Adoption: Tentative 2026-2027 Fiscal Year Budget

The Council reviewed and discussed the proposed Tentative 2026-2027 Fiscal Year Budget.

Questions were addressed by Dave Sanderson regarding various budget items and proposed expenditures.

Discussion included city sidewalk improvements, infrastructure projects, and improvements associated with the Hoytsville Road Ivory Homes development.

City Attorney, Devin Ovard discussed the requirement for a 40-year water plan and the estimated associated costs. Public Works Director, Kyle Clark expressed support for including the project in the budget.

MOTION

Council Member Lynn Wood made a motion to adopt the Tentative 2026-2027 Fiscal Year Budget.

Council Member Jeff Peterson seconded the motion.

Vote: All Ayes (5-0). Motion carried.

Item 7 - Updates:

- A. **Community Development** – Don Sargent provided updates regarding drinking water ERCs, sewer ERUs, city land inventory and zoning maps, annexation ordinance revisions and current planning projects.
- B. **Public Works** – Kyle Clark discussed concerns regarding the condition of the secondary water pump and potential future replacement needs.
- C. **Engineering** – No updates were provided.

- D. **Legal** – Devin Ovard provided an update regarding the ongoing Wohali bankruptcy proceedings and reported that EB5 is nearing acquisition of the project.
- E. **Mayor** – Mayor Swensen discussed Memorial Day service attendance and community participation. Additional discussion occurred regarding the Wohali bankruptcy proceedings.
- F. **Council** – Council Member Shaun Powis provided an update regarding discussions related to a proposed gun range in the area.

Item 8 – Review and Possible Approval: Accounts Payable dated May 20, 2026

MOTION

Council Member Lynn Wood made a motion to approve the Accounts Payable dated May 20, 2026.

Council Member Shaun Powis seconded the motion.

Vote: All ayes (5-0). Motion carried.

Item 9 – Approval of Minutes: City Council Minutes dated May 12, 2026

MOTION

Council Member Brandon Brady made a motion to approve the City Council minutes dated May 12, 2026

City Council Member Shaun Powis seconded the motion.

Vote: All ayes (5-0). Motion carried.

Item 10 – 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 11 – Adjournment

MOTION

Council Member Jeff Peterson made a motion to adjourn the meeting. Council Member Lynn Wood seconded the motion.

Vote: All ayes (5-0). Motion carried.

The meeting adjourned at 8:47p.m.

These minutes are intended as a brief summary of the proceedings and actions taken at the meeting and are not a verbatim transcript.

Rory Swensen, Mayor

Halle Mosher, City Recorder

APPROVED