MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, July 27, 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 (via zoom), 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:

David Vernon, 800 N 500 E

Wade and Robyn Knudsen, Henefer

Item 3 – Review and Possible Approval of Settlement Agreement with EB5AN regarding the City's Objection to the Cure Amount for the Wohali Master Planned Development Agreement as Amended and the Sewer Lift Station Improvement Agreement.

MOTION

Council Member Lynn Wood made a motion to move into closed session for the purpose of discussing pending litigation.
Council Member Jeff Peterson seconded the motion.
Vote: All ayes (5-0). Motion carried, 1 Via Zoom.

Following discussion in closed session, the Council returned to open session and considered the proposed settlement agreement. City Attorney Devin Ovard assisted the Council with the wording of the motion.

MOTION

Council Member Brandon Brady made a motion to approve the settlement agreement with EB5AN regarding the City's objection to the cure amount for the Wohali Master Planned Development Agreement, as amended, and the Sewer Lift Station Improvement Agreement, and to authorize Mayor Swensen to execute the agreement.
Council Member Jeff Peterson seconded the motion.

Vote: All ayes (5-0). Motion carried, 1 Via Zoom.

Item 4 – Review and Possible Approval for the reallocation of engineering funds to create In-House Inspector and Public Works Technician position

Mayor Swensen proposed reallocating existing Fiscal Year 2026–2027 engineering funds to create an in-house Inspector and Public Works Technician position. He explained that the city spent a large amount on construction inspections during the previous year and expects inspection needs to increase with continued development.

Staff supported the proposal, noting that the position would provide timely local inspections, retain knowledge within the city, reduce consulting and travel costs, and assist Public Works as needed.

The Council discussed qualifications, oversight, workload, and funding. Staff confirmed that the position could generally be supported through developer-paid inspection fees and would not require a budget amendment.

MOTION
Council Member Brandon Brady made a motion to approve the reallocation of engineering funds to create an in-house Inspector and Public Works Technician position.
Council Member Jeff Peterson seconded the motion.
Vote: All ayes (5-0). Motion carried, 1 Via Zoom.

Item 5 – Updates:

A. **Community Development –** Don Sargent reported continued progress on several development projects, including Red Hills, Wilde Meadows, Robinson Hill Annexation, Rasmussen Farms, and Lazy J Boat Rental. He also updated the Council on proposed Development Code amendments and the annexation declaration policy, both of which are advancing through the Planning Commission process. In response to a Council question, Don reported that the Fairview Bridge is nearing final engineering approval and construction is expected to begin soon.

B. **Public Works –** Kyle Clark provided updates on ongoing Public Works projects, including sidewalk improvements, upcoming construction activities, and the status of the City's secondary water system. He reported that recent rainfall and the mandatory watering schedule have helped improve secondary water conditions.

C. **Engineering –** No updates were provided.

D. **Legal –** No updates were provided.

E. **Mayor –** No updates were provided.

F. **Council –** Council Member Peterson requested an update on the proposed temporary sign amendments, and staff advised that the matter would be discussed during a work session at the next meeting. Council Member Wood requested that the city resume its goal-setting efforts, and Mayor Swensen stated that he would coordinate with the newly assigned Local Administrative Advisor to continue the process.

Item 6 – Review and Possible Approval: Accounts Payable dated July 27, 2026

MOTION
Council Member Shaun Powis made a motion to approve the Accounts Payable dated July 27, 2026.
Council Member Lynn Wood seconded the motion.
Vote: All ayes (4-0). Motion carried, 1 Absent.

Item 7 – Approval of Minutes: City Council Minutes dated July 13, 2026

MOTION
Council Member Lynn Wood made a motion to approve City Council Minutes date July 13, 2026, with corrections.
City Council Member Jeff Peterson seconded the motion.
Vote: All ayes (3-0). Motion carried, 1 Absent, 1 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

MOTION
Council Member Lynn Wood made a motion to adjourn the meeting.
Council Member Shaun Powis seconded the motion.
Vote: All ayes (4-0). Motion carried, 1 Absent.

The meeting adjourned at 7:49 p.m.

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

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Rory Swensen, Mayor | Halle Mosher, City Recorder