

## Regular Meeting Minutes

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*Town Council Members Present: Mayor Doug Clements- Presiding, Don Sant, Scott Solum, Jim Brown, Michael Bauer.*

*Staff: Planner-Brian Preece, Clerk-Karen Mair, Mike Radke- Public Works, Dave Hendricksen-Cemetery.*

**Public:** Bob Kowallis, Natalie Taylor, Jessica Shepherd, Jana Brown, David Hill, Alan Brown.

**Meeting called to order:** 7:00 p.m.

**Pledge of Allegiance:** Mayor Clements

**Opening Prayer:** Scott Solum

Mayor Clements stated that he would like to amend the agenda stating that there will be a closed session after the regular session. This will be pertaining to the character, professional competence, or physical well-being of an individual.

Don Sant makes the motion to amend the agenda to add a closed session to the end of the regular meeting. Michael Bauer seconded the motion. All in favor. Motion carried.

### **Approval of the Meeting Minutes for July 2, 2026:**

Mayor Clements asks if all the members have had a chance to read through the minutes and if so, he will accept a motion. Michael Bauer makes a motion to approve the minutes for July 2, 2026. Don Sant seconds the motion. Voting is unanimous. The minutes are approved as written.

### **Approval of the Financials for June and July 2026:**

Mayor Clements asks the council if they have had a chance to review the financials for June 2026. Don Sant makes the motion to accept the financials for June 2026. Scott Solum seconds the motion. Don Sant makes the motion to accept the financials for July 2026. Jim Brown seconds the motion. Voting is unanimous. Financials are approved.

### **Public Comment:**

Bob Kowallis would like to address the PA system that the council uses in the meetings. He stated that some have soft voices and would like them to remember to speak in the microphone. It is still very hard to hear at times.

### **Scheduled Agenda Items:**

#### **MAG FEMA**

Bailey from Mountainland Association of Governments (MAG) states that they are the regional planning body for Utah, Wasatch, and Summit County. MAG oversees the FEMA Master Mitigation Plan. Every 5 years we must renew this plan. The purpose of this plan is to prove that your town is putting in effort to stop disasters before they happen. We are more focused on what we can do before disaster hits rather

than disaster relief. A map is shown that shows the areas that may pose an issue for Charleston. They concentrate on infrastructure, buildings, and railways. Charleston is in a good position with communication lines. There are minimal risks with some of the roads and little fire danger. There are 3 main areas of strategies that we focus on risks. If there are areas of concern MAG will look at those areas and request FEMA that they help fund the project on how it may be corrected for future issues. MAG also offers an outreach program for elderly people that may need a safe place to go in case of an emergency.

### **Town Business:**

The mayor updated the council concerning Heber Light and Power, and the Special Service District. He indicated that we will be getting compensation from HLP for our 12.5% ownership of the company. It is understood that they will be doing a reconciliation of their accounting back to the last point that they paid. The mayor indicated that he voted to discontinue power forgiveness. This will cost the town a little money since we will have to pay for our own streetlights as well as maintenance. They will also be doing a reconciliation of those funds from the power forgiveness as well since all the other towns benefited far more than we ever have.

The sewer district needs more monitoring wells because it is leaking. The current sewer plant is well past its life cycle. The real estate that the sewer plant is sitting on will cover the cost of a new plant. They will be looking into a mechanical plant rather than a settling plant. The issue with the plant now is that the water used is not suitable for any human and some animal consumption. The only thing that is suitable for anything that would be used for human consumption. This project will be approximately 10 years before completed.

### **Town Events:**

Heritage Committee:

The mayor stated that he had more positive comments than negative.

Addie Taylor states that they had around 4100 people in attendance for the Pioneer Day.

We are now working on our historical grant to move onto the next project.

Scott Solum thanked Bob for hanging all the banners. He did an excellent job.

### **Town Property and Maintenance:**

- a. **Cemetery:** The dry spots at the cemetery are due to a grub's infestation. We have contacted the pest control company, and they will spray on the affected area.
- b. **Shop:** Mike discussed structural damage to the current shop building caused by salt corrosion and presented three options for a new salt storage structure: a wood frame building, a steel arch building, and a fabric salt dome. He noted that while the fabric option was the cheapest, it lacked a door and would require frequent tarp replacement, while the steel arch building would be the longest-lasting option. Jim Brown mentioned obtaining pricing estimates for the different options but indicated that more bids were needed before making a final decision, particularly for the building construction.
- c. **Town Hall:** Mike presented a project-based budget of \$53,395 for restoring the Town Hall building, with most costs focused on stucco repairs at \$37,295. The work includes repairing fascia, soffit, beams, and removing staples that have damaged the stucco over 30 years. The council discussed whether to use stucco or alternative materials like Hardy Board, with Brenda explaining that while other options exist, stucco remains the most cost-effective and durable choice for the building's age and exposure.

- d. **Roads:**
- e. **Park:** Mike Radke provided updates on several maintenance issues including roof replacement bids ranging from \$16,000 to \$19,000, Scott stated his roofer has offered to match the lower price for architectural 50-year shingles.

**Town Equipment-Maintenance and Repair:**

The mayor discussed challenges with their new \$200,000 plow truck that lacks versatility for year-round use. To use it year-round we would need to add a dump bed. A new dump bed would cost \$52,000-55,000. We have looked at neighboring towns that use this same truck, the only issue, it is not 4-wheel drive. The mayor stated that he may look at outsourcing snow removal with Midway.

**Town Projects:**

Possibility of a new Town Building and Shop

The mayor stated that we do have money sitting in the bank. He stated that his idea would be to build a new Town Hall with an attached shop. He would move 2 bays of the current shed to the cemetery to cover the topsoil, sand, and spoils for the graves. It would also be a good place to house the machinery that is used at the cemetery.

**General Plan Update:**

Brian stated that the consultants will have a draft for Brian to review. We will be getting closer to starting our public hearings.

Next Town Council Meeting will be September 3, 2026

Possible change for October 1, 2026, Town Council Meeting.

The mayor stated that he will be out of town on October 1, 2026. He stated that we could still have it on that day, or we could move it to the following week October 8, 2026.

Scott Solum makes the motion to move October 1, 2026, Town Council Meeting to October 8, 2026.

Micheal Bauer seconded the motion. All in favor. Motion carried.

Scott Solum makes a motion to adjourn the regular meeting. Jim Brown seconds the motion.

Don Sant makes a motion to enter the closed session. Jim Brown seconded the motion. All in favor. Motion carried.

Jim Brown makes a motion to adjourn the meeting. Scott Solum seconded the motion.

Meeting adjourned at 9:00 p.m.

Submitted by Karen Mair – Clerk\Recorder