

Regular Meeting Minutes

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

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

Public: Bob Kowallis, Natalie Taylor, Jessica Shepherd, Alan Brown.

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

Pledge of Allegiance: Mayor Clements

Opening Prayer: Michael Bauer

Approval of the Meeting Minutes for August 6, 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. Don Sant makes a motion to approve the minutes for August 6, 2026. Michael Bauer seconds the motion. Voting is unanimous. The minutes are approved as written.

Approval of the Financials for August 2026:

Mayor Clements asks the council if they have had a chance to review the financials for August 2026. Michael Bauer makes the motion to accept the financials for August 2026. Jim Brown seconds the motion. Voting is unanimous. Financials are approved.

Public Comment:

Alan Brown stated that he would like to bring a few items to the council's attention. First, he would like to address the issue that was a part of the proposed Pheasant Glen subdivision. The ground has been sold. During the time that subdivision was being considered, there was a road that had been approved that went through his property to access 3000 South. He asks if the town relinquishes that road now the subdivision is no longer possible. Alan states that the road easement was never recorded and it was on the proposed subdivision plans. Mayor Clements states that since it wasn't recorded it wouldn't be required to be put in.

Alan suggested that the water board that had been discussed with the previous administration be revived. There have been a few incidents that could have been avoided if there was better communication between the town, water conservancy, secondary, and planning commission. He feels that this Advisory Board would need to be legalized with the Town attorneys. We really need to have some directions getting all the participating parties on the same page regarding all the water issues. Don states that this has been brought up before and asks Alan to help understand how this would help solve issues. Alan states that this would help the buyers and the sellers. Not all buyers understand how the water issues work. Especially with all the canals and canal easements that run throughout the town. This was created with the previous administration but was never continued by

the new administration. Micheal states that there are landowners that try to build on the canal easements and this special water advisory board would help prevent that from happening in the future. Don states that some buyers buy property assuming it has irrigation, but the previous owner has sold it, therefore leaving them with only culinary. It is also stated that with subdivisions, there needs to be a way to tie the shares with the property so that the irrigation cannot be sold separately. The town would need to hold the shares, or an HOA would need to be formed. The canal company cannot hold the water shares. Alan states that this would be an advisory board that can help with future development so there aren't problems that arise in the future. All the other cities have a water advisory board so it would make sense for us to have one as well.

Alan also that the town revisit the certification of the town's buildable lots of record. This would help define all the town squares that were deemed buildable when Charleston was created. The health department has stated that if the town certified the original lots of record, the health department would allow the 1-acre builds.

Bob Kowallis discussed financial concerns regarding employee compensation and transitions in public works arrangements, presenting data on monthly expenditures and addressing questions about former employee payouts and fireworks contracts.

Scheduled Agenda Items:

Annette McRae, a candidate running for Senate District 20, presented on housing and homelessness issues, advocating for local control over land use decisions and highlighting a gap in preventing homelessness before it occurs. She sought feedback on potential housing protections and emphasized the distinction between housing units and permanent homes in the community. Annette presented a housing development strategy called "Stability by Design" that includes different tiers of deed restrictions and protections for affordable housing in Charleston. She discussed specific tools like Tier 1 permanent restrictions and Tier 2 attainable housing options, emphasizing that these should be applied selectively rather than universally. Brenda also proposed considering well-managed trailer parks or cottage-style housing for seniors as potential solutions to address housing needs in the area.

Mayor Clements explained to Annette the housing development restrictions in Wasatch County, explaining that current requirements include the need for two acres for septic systems which in turn make it difficult to implement certain housing solutions like ADUs.

Town Business:

Mayor Clements asks the Town Council how they would feel about changing the meeting time from 7:00 p.m. to 6:00 p.m. This could be a trial for the next couple of months to see how it works. If it becomes an issue, we can go back to 7:00 p.m.

Jim Brown makes the motion to move the Town Council Meeting time to 6:00 p.m. for the October, November, and December meetings. Don Sant seconded the motion. All in favor. Motion Carried.

Town Events:

Heritage Committee discussed upcoming events, including a foundation meeting on September 9th at 6 p.m. We will be discussing the Halloween party on October 28th with Karol Barney. The post July 24th meeting will be September 24, 2026, at 6:00 p.m. to go over all the events of this year and see if there may be places that we can improve on for next year's celebration. Kam Brown has graciously allowed the Heritage Committee to store all the items for the event. They decided to take over organizing the Christmas Party, setting the date for December 7th at 6 p.m., and will discuss details at the upcoming foundation meeting. The committee also mentioned participating in a "Little House on the Prairie" event.

Town Property and Maintenance:

- a. **Cemetery:** We will be putting sod on all the graves after we have a burial on September 18, 2026. We are also working on the roads after this last rainstorm that we had.
- b. **Shop:** We are continuing the work on the salt shed.
- c. **Town Hall:** We have 2 bids for the stucco for the building. One bid is for \$34,195. And one for \$32,328. The beam repair is an additional bid.
- d. **Roads:** Midway is being very accommodating by allowing us to their equipment. We will be using their brush cutter and sweeper to get the roads ready for winter.
- e. **Park:** We have a few bids for the roof. They range from \$16,000 to \$17,000 to redo the roof of the pavilion. Don Sant makes the motion to approve the bid for the Park Pavilion Roof not to exceed \$18,000.00. Michael Bauer seconded the motion.

A roll call vote was cast. Results are as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Council Member – Michael Bauer	X		
Council Member – Don Sant	X		
Council Member – Scott Solum			X
Council Member – Jim Brown	X		
Mayor – Doug Clements	X		

4 in favor. 1 Absent. The motion carries.

Town Equipment-Maintenance and Repair:

Mayor Clements presented an opportunity to purchase a used 2023 CAT 420 backhoe from the City of Midway for \$81,000, which would replace their current aging backhoe.

The council discussed whether this was the right tool compared to a skid steer, considering their specific needs for digging graves and other tasks, and decided the backhoe would be more suitable for their dirt work requirements.

Don Sant makes the motion to proceed with the purchase of the 2023 Cat 420 Backhoe from Midway City with the final price set at \$81,000 plus any necessary taxes or closing costs. Jim Brown seconded the motion.

A roll call vote was cast. Results are as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Council Member – Michael Bauer	X		
Council Member – Don Sant	X		
Council Member – Scott Solum			X
Council Member – Jim Brown	X		
Mayor – Doug Clements	X		

4 in favor. 1 Absent. The motion carries.

Town Projects: Nothing

General Plan Update:

Mayor Clements stated he has received some maps from Brian that the consultants sent to review. Once we look at the maps and we are content with what they are presenting, we will start the process with the Planning Commission and the Town Council where there will be a chance for public input through public hearings.

The Clerk stated that we need to have a Utah.gov email address. We have the ability with our Microsoft account subscription to do that. The Mayor, Clerk, Public Works, and the Town Planner would be the only ones required to have the Utah.gov email address. She would just need the approval to implement the start of the change. The mayor agreed to start the change for the Utah.gov email.

The clerk also asked if the Council and employees would be willing to change to direct deposit. She indicated that it's not always convenient for the signer to be here when payroll is printed. They would still have to sign and verify payroll; this would help employees from waiting for their payroll checks to be signed.

The clerk stated that there will be a Planning Commission meeting for a plat amendment for the Rivers End subdivision. This is a 10-foot lot line adjustment between properties only.

Next Town Council Meeting will be October 8, 2026, at 6:00p.m.

Don Sant 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.

Michael Bauer makes a motion to adjourn the meeting. Jim Brown seconded the motion.
Meeting adjourned at 9:00 p.m.

Submitted by Karen Mair – Clerk\Recorder

Approved 10-8-2026