

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, June 15, 2023, 6:30 p.m.
Huntsville Town Maintenance Bldg., 165 South 7500 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Sheree Evans – Treasurer, Lewis Johnson, Lonny Bailey, Rex Mumford, Lt. Cowley, Steve Emory, Chris Sauer, Randy Kidd, and Mike Wixom.
Zoom: Hana

1-Mayor Sorensen called the meeting to order.
There is a full quorum present.

2-Pledge of Allegiance led by Chris Sauer, Commander American Legion Post 129

3-Opening Ceremony given by TCM Kevin Anderson.

4-Public Comments:

Rex Mumford lives in East Huntsville, 500 South. He has attended several meetings to make comments regarding the potential annexation of property owners east of Huntsville. Rex Mumford wanted to share more accurate numbers from the figures he shared at the last TC meeting about the water treatment plant capacity. **(Attachment #1)** He calculated that in reality 524 homes could be served without expanding the water treatment plant. He compared numbers from Ogden City to come to that conclusion. He added that a few of the 7 property owners in his neighborhood who wished to be annexed have deep wells and wouldn't need a water connection from Huntsville Town. Reasons why Rex would like to be annexed into Huntsville Town include the following: knowing your neighbors, having a voice on local decisions, volunteering on local boards, living in a town where development is not allowed to run rampant, and being in a low-key town without fancy budgets.

Lonny Bailey also spoke about why he wanted to be annexed into the town. He lives east of Huntsville, east of the Sage development. Lonny has 7.5 acres and says he will not be able to subdivide some day because he does not have enough frontage (60 ft) to make a road. His is a flag lot. He is already hooked up to the town water. Lonny discussed why he would be a benefit to the town. He has worked at the cemetery for more than 17 years. He sometimes doesn't turn in a timecard. This year he was able to save the town a lot of money on snow removal in the cemetery by doing it himself and contracting with locals for the equipment rental. This is his home. He grew up here and his mom still lives here. Someday in the future he would like to be more involved in the Town if annexed.

5-Sheriff's Report: Lt. Cowley reported that the Ogden Marathon went well. There were no major incidents. He presented a printed police report (**Attachment #2**) There were 85 incidents in May including 37 calls for service and 48 traffic stops.

An incident occurred on May 8th at the Chevron where juveniles broke into the gas station and stole items. They were apprehended.

There was a discussion with Lt. Cowley about the time of the wake up call on the 4th of July and the Symphony event coming up at Huntsville Park on August 7th.

Public Hearing for the Budget for the Fiscal Year 2023/24 and Amended Budget for the year 2022/23

TCM Sandy Hunter motioned to adjourn the regular meeting and begin the public hearing on the budget. TCM Ahlstrom seconded the motion. All votes Aye. Motion Passed.

Sheree Evans, Town Treasurer, began by summarizing the amended budget. (**Attachment #3**) There was an increase in revenue vs. what was budgeted by \$120k mostly due to Utah State taxes. There was an expected increase in expenses by \$57k. For the upcoming Fiscal Year ending June 30, 2024 revenue is projected to be very similar to FY2023. Expenses for professional services are going up and wages for Town employees will increase 5%.

She asked the Town Council to allocate money for the repair of the Aldous pioneer cabin.

The expense for building the new Town Hall is the biggest unknown factor in the budget this year.

TCM Motioned to adjourn the Public Hearing and begin the regular meeting . All votes aye. Motion passed.

6-Discussion and/or Action on approval of Minutes from the Town Council Meeting May 2, May 17th, Work session May 23rd, and June 1st 2023 (See Attachments 5-7)

TCM Hunter motioned to approve the amended minutes from May 2, May 17, May 23, and June 1. TCM Ahlstrom Seconded the Motion. All votes Aye. Motion passed.

7- Discussion and/or action on temporary business license for Aluminum Art.(See Attachment #8) Town Council Members discussed UDOT's standard rule for how far from the road you can set up the aluminum artwork. Chris Sauer, commander of American Legion Post 129 said that he would remind the business owner of those rules.

TCM Powell Motioned to approve the license. TCM Sandy Hunter seconded it. All votes Aye. Motion passed.

8- Discussion and/or action on Conditional Use Permit for David Owen and Imagine Music. (See Attachment #9) The Planning Commission recommended approval of the CUP with the requirements on the attachment. Town Council members discussed other events in town that created traffic problems in residential areas. TCM Powell wondered if the parking requirements from the PC were too restrictive.

TCM Powell motioned to approve the Conditional Use Permit and adopt the Planning Commission's Notice of Action, but change #1 to say, "Parking limited to on-site property as well as in parking areas adjacent to the park." TCM Hunter seconded it. Roll call vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

9. Discussion and/or action on adding Nikki Wolthuis as a signer for Huntsville Town
TCM Sandy Hunter motioned to approve Nikki Wolthuis as a signer for Huntsville Town. TCM Ahlstrom seconded the Motion. All votes Aye. Motion passed.

10. Discussion and/or action on Resolution 2023-6-5 Sunrise Engineering Agreement. (See Attachment #10)

Mayor Sorensen previously signed the contract for the Town Hall site preparation services for our contracted engineer. He is asking that the contract be ratified. **TCM Ahlstrom motioned to ratify the contract. TCM Sandy Hunter seconded it. Roll Call Vote. All Ayes. Motion passed. Votes are reflected below.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

11. Discussion and/or action on the events at the American Legion

The commander for American Legion Chris Sauer and Randy Kidd from ABATE of Utah explained what kind of event the American Legion was holding that weekend. (June 16-18) There would be music, beer, burlesque and camping. The burlesque would not contain any nudity, stripping, or vulgarity. The event stage is behind the building and the camping would take place off site at the storage facility adjacent to the American Legion property. They would have portable toilets, security, and first aid available. Additionally, they planned on meeting with firefighters and other neighbors to discuss the event. The commander welcomed police presence and said that they had had no problems at this event in the past.

Steve Emery, Volunteer Services Coordinator for the American Legion stood and talked about the charity work that the American Legion does in the state of Utah and Weber County.

The commander of the American Legion is interested in allowing camping on the property in the future. The Town Council discussed rezoning the American Legion property from an A-3 to a C-2. There was a question about how the property was zoned before it was annexed in 2014. Beckki found an MOU that showed it was AV-3 before being annexed. TC members discussed working on the rezone in the next 1-2 months.

12. Discussion and/or action on the Annexation Policy Map. (See Attachment #11)

The TC has been discussing their Annexation Policy Map since it was announced that there would be an Ogden Valley Incorporation Feasibility Study. At this meeting the TC discussed annexing long-time neighbors and friends east of Huntsville, the property in the river bottoms, commercial property on the southern border along Hwy 39 and Forest Service lands. Discussion points included: the capacity of the water plant to service current residents and future residents, keeping the town to under 1000 residents to keep the small-town feel and to preserve the current form of government, having additional commercial properties to create revenue, and how annexing Forest Service lands would affect the town. The Planning Commission's recommendation that the Town not expand its borders was included in the discussion. After nearly 2 hours of debate, new boundaries on the Annexation Policy Map were drawn.

TCM Ahlstrom moved to accept the proposed annexation map. He then amended the motion to remove the proposed area on the north of town, include the lands to the east drawn with the blue line as a border as per Exhibit A and keep the southern pink boundary as per exhibit B. Final map is shown in Exhibit C. TCM Sandy Hunter seconded the motion. Roll Call Vote. Four votes Aye. One Nay. Votes reflected Below. Motion Passed 4-1.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell		X		

Department Updates

Mayor Sorensen discussed the RFP for the new Town Hall Community Center.

Bruce Ahlstrom informed the TC of a road closing on June 26th for patching and a road coat seal. He asked the TC for advice on striping for parking in front of the library. Some residents have expressed a desire for a 4-way stop at 7600 E. and 500 S. because of speeding. TC members want to use other measures to curb speeding before creating a new stop sign.

Artie Powell

TCM Powell and TCM Hunter met with representatives from the Utah Symphony about the upcoming concert in the park. They are bringing a semi-truck and will park it on the southern end by the backstop. The semi will transform into a stage. Brody was going to check on wiring. TC Powell sent them contacts for the porta-pottys. They discussed garbage pickup, traffic control, parking, and first aid. TC Powell will be checking with the WC fire department and

Econowaste. The Town newsletter will contain logistical information and volunteer opportunities for residents pertaining to the concert.

TCM Powell expressed the need to start talking about the 100-year celebration. Beckki Endicott mentioned that two people had volunteered so far to be on the committee. Mayor Sorensen announced other people are going to have a role including Jefferson Hunt's great-granddaughter.

TCM Powell had discussed with TCM Sandy Hunter prior to the meeting about asking the tree committee to be the tree/park committee. He discussed the need to plan long-term projects at the park and make improvements to the playground. After speaking with experts, he has learned that our single species ecosystem in the park has led to the problem with the trees dying off. TC Members expressed gratitude to Jake Songer who has worked so hard to research the problem and render aid. Solutions for preventing more tree loss were discussed.

The 4th of July celebration was discussed. The need for a committee dedicated to planning the 4th was expressed. Huntsville Incorporation t-shirt ideas were debated.

**TCM Hunter motioned to adjourn the meeting. TCM Ahlstrom seconded the motion.
Meeting adjourned at 10:59 p.m.**


Nikki Wolthuis, Town Clerk

HUNTSVILLE TOWN WATER REPORT

15-Jun-23

**Updated Report
Water Treatment Plant**

Maximum Capacity = 180.00 Gallons per minute
Hourly Capacity = 10,800.00 Gallons per Hour
Daily Capacity = 259,200.00 Gallons per Day
Yearly Capacity = 94,608,000.00 Gallons per Year

Ninety four million 600 hundred thousand gallons per year

Updated Data from : Ogden City Public Water Director Brady Hurt Year round residents with secondary water on half acre lots or larger.

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
8929	9995	7771	7838	7271	7948	6819	8514	6767	6681	7943	7271

Total Average Use: 93747 Gallons Per Year

Total homes that could be serviced at Ogden Cities use figures is 1009 homes or hookups. Then further using Ogden Cities figures and reduce to 60% plant capacity and allow for larger users seasonal users like Anderson Cove 250,000 gallons per summer, the cemetery use, and any other larger users.

Huntsville could feasibly supply water to approximately 524 homes without any expansion of the water treatment plant.

With the newly acquired additional water shares, and a water treatment plant expansion in the future, the Town should be in good condition to supply all current and future needs into the foreseeable future.

SHERIFF'S MONTHLY REPORT



Integrity, Initiative, Intelligence

May 2023



COMMUNITY EVENTS

- **Marathon** | On May 20, 2023, the Weber County Sheriff's Office assisted with traffic, flooding issues, and other needs for the Ogden Marathon, which was completed without any major incidents.





SHERIFF'S MONTHLY REPORT

Integrity, Initiative, Intelligence

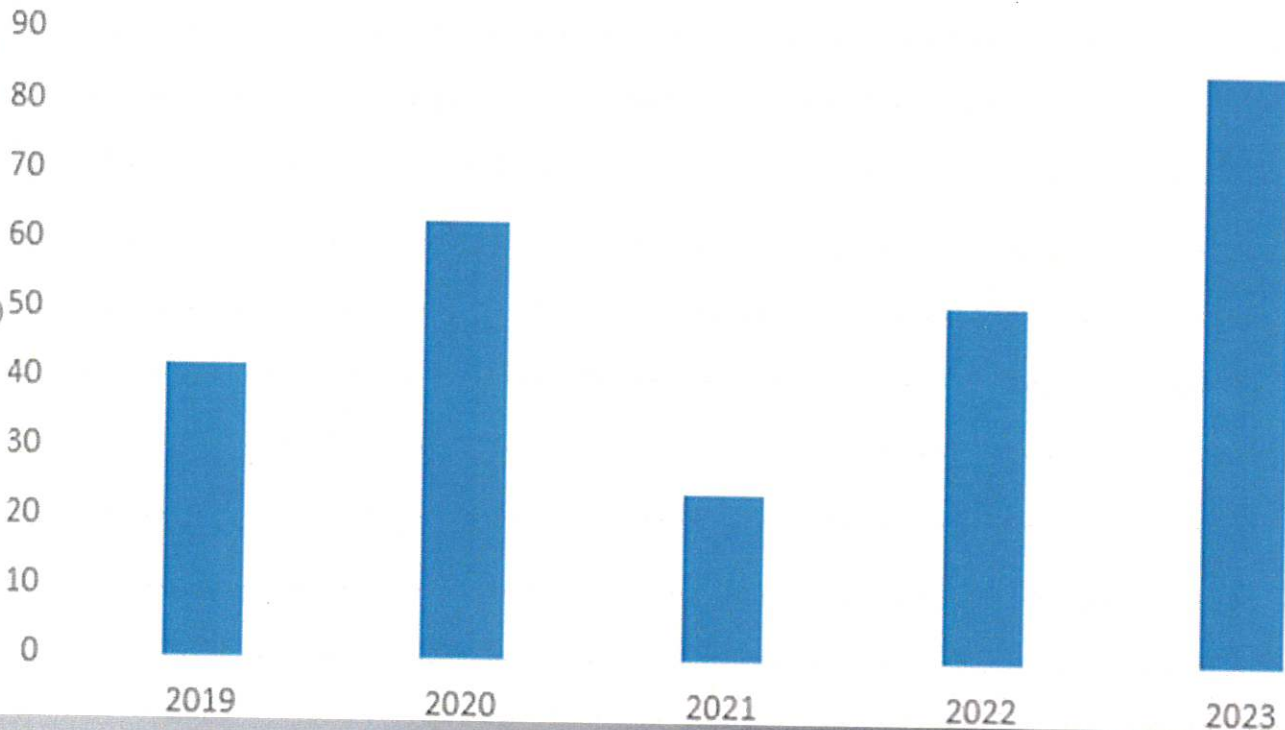
May 2023



HUNTSVILLE CITY CALLS FOR SERVICE INCLUDES TRAFFIC STOPS

42	63	24	51	85
2019	2020	2021	2022	2023

Chart Title

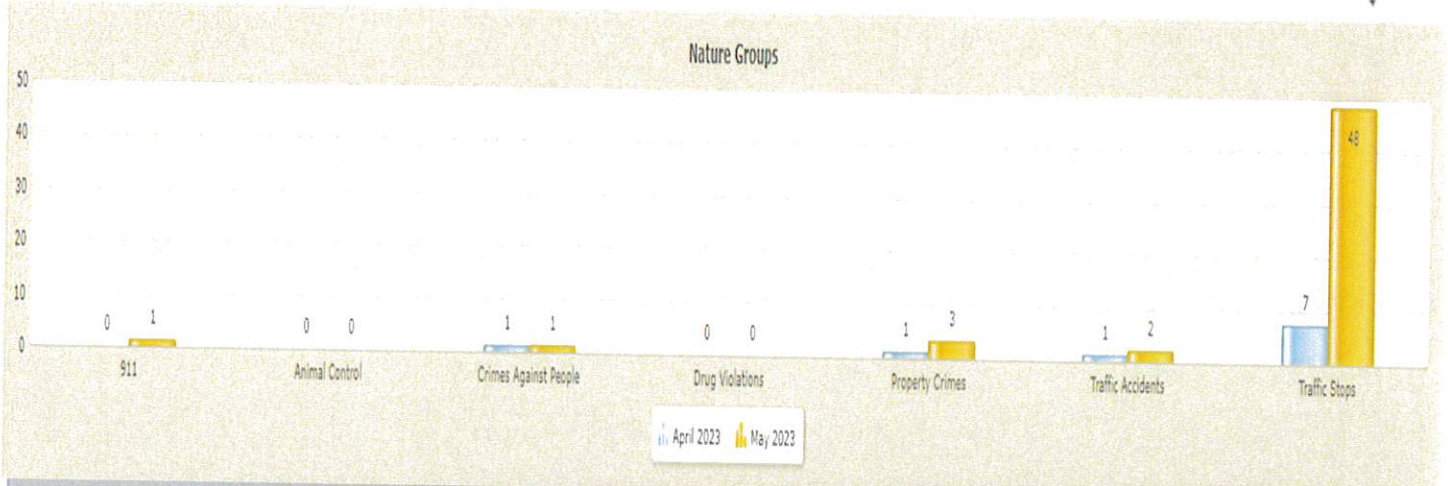


SHERIFF'S MONTHLY REPORT



Integrity, Initiative, Intelligence

May 2023



Category	April 2023	May 2023	Total
911	0	1	1
Animal Control	0	0	0
Crimes Against People	1	1	2
Drug Violations	0	0	0
Property Crimes	1	3	4
Traffic Accidents	1	2	3
Traffic Stops	7	48	55
Totals:	10	55	65

Phone: 801-778-6614

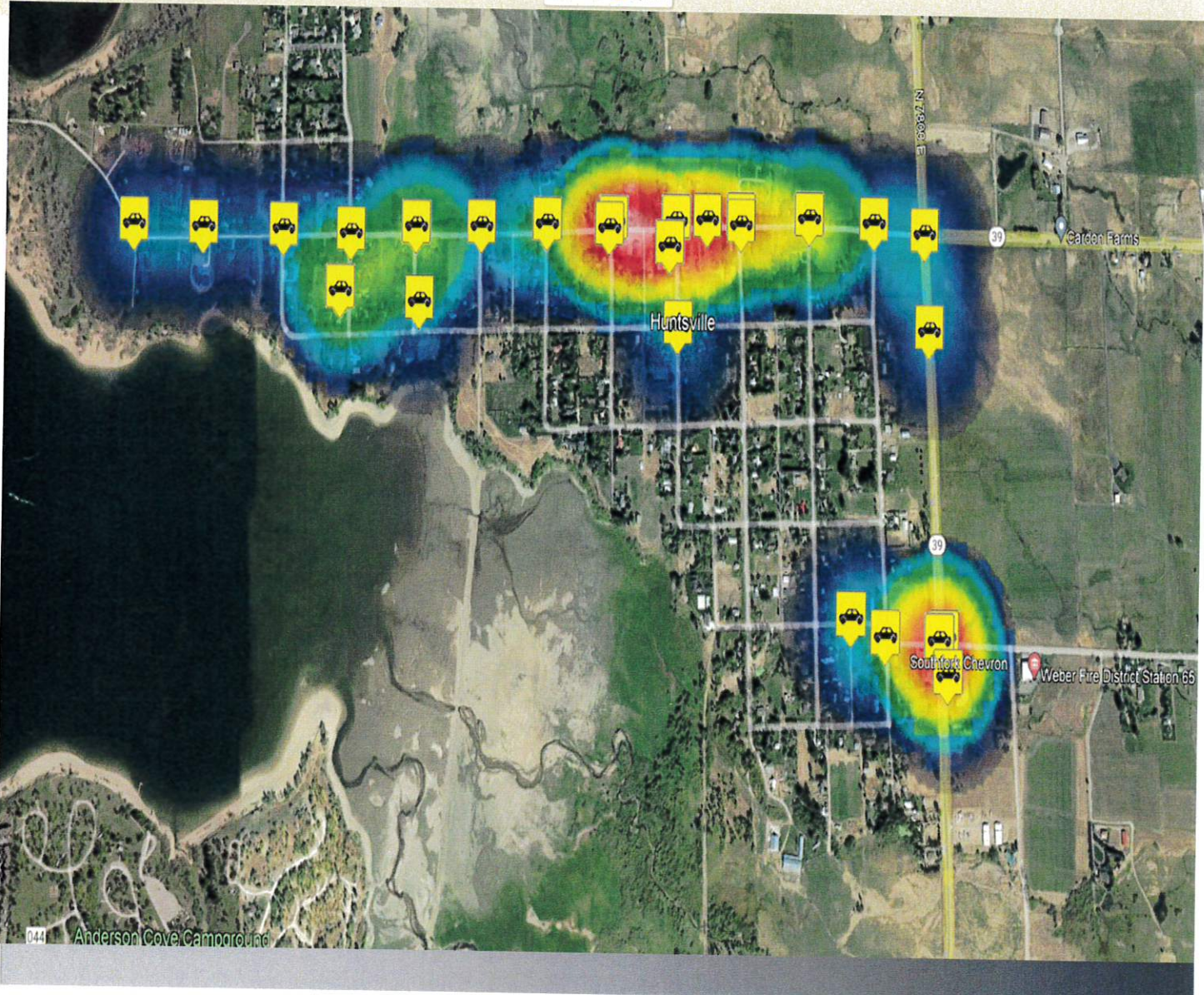
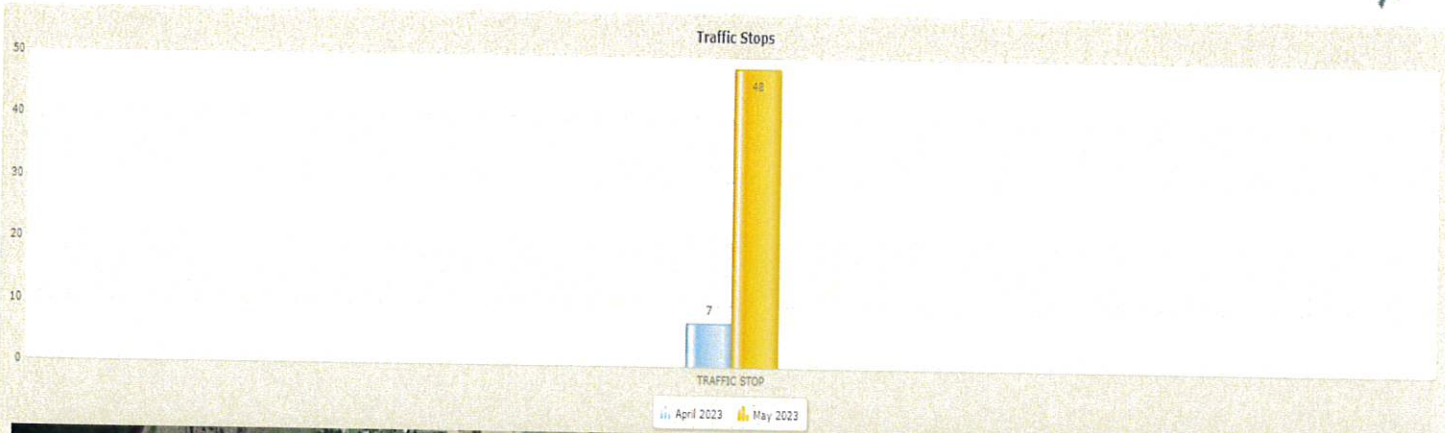
E-mail: gcowley@webercountyutah.gov



SHERIFF'S MONTHLY REPORT

Integrity, Initiative, Intelligence

May 2023



Phone: 801-778-6614

E-mail: gcowley@webercountyutah.gov

TC - Amended Budget Worksheet Public Hearing - June 15, 2023		5/31/2023	Budget	Proposed	Amended	Notes
Account Number	Account Title	YTD Actual FY2023	FY2023	Amend Budget June	Variance	
GENERAL FUND - REVENUE						
10-30-100	General Property Tax	97,279.52	104,000.00	104,000.00	-	
10-30-102	Prior Year Delinquent Tax	6,664.58	3,300.00	6,800.00	3,500.00	
10-30-103	Fee in Lieu of Property Tax	2,473.32	3,400.00	2,500.00	(900.00)	
					-	
10-31-100	General Sales & Use Tax	151,657.04	125,000.00	165,000.00	40,000.00	
10-31-103	Highway Transit Tax	14,515.63	12,000.00	16,000.00	4,000.00	
10-31-104	Telecommunication Tax	2,494.69	2,200.00	2,600.00	400.00	
10-31-105	Transient Room Tax	16,561.93	-	18,000.00	18,000.00	new tax this year
					-	
10-32-200	Business licenses and permits	3,559.40	6,000.00	3,800.00	(2,200.00)	
10-32-201	Other Licenses/Permits	-	300.00	-	(300.00)	
10-32-202	Excavation Permit Fee	75.00	600.00	200.00	(400.00)	
10-32-203	Building - Permits	34,579.04	75,000.00	45,000.00	(30,000.00)	
					-	
10-33-303	Local Grants (Ramp)	5,000.00	2,000.00	5,000.00	3,000.00	
10-33-304	B & C Road Funds	56,748.07	45,000.00	58,000.00	13,000.00	
					-	
10-34-400	Building Inspection Fees	3,831.34	6,000.00	4,000.00	(2,000.00)	
10-34-401	Building Impact Fees	-	500.00	-	(500.00)	
10-34-402	Zoning & Subdivision Fees	300.00	7,000.00	500.00	(6,500.00)	
10-34-403	Miscellaneous Fees	(1.00)	100.00	-	(100.00)	
10-34-404	Landfill Fees	399.00	750.00	450.00	(300.00)	
10-34-405	History Dept Fees	-	50.00	-	(50.00)	
10-34-406	First Street Toll Fee	69,793.25	70,000.00	70,000.00	-	
					-	
10-35-501	Court Fines	10,558.96	12,000.00	12,000.00	-	
					-	
10-36-601	Interest earnings	54,066.09	3,000.00	58,000.00	55,000.00	**
10-36-607	Contributions	112.10	-	110.00	110.00	
10-37-703	Gain on Sale of Fixed Assets	800.00	-	800.00	800.00	
					-	
10-38-402	Cemetery Burial Permits	10,925.00	8,000.00	12,000.00	4,000.00	
10-38-404	Cemetery Plot Sales	18,775.00	15,000.00	22,000.00	7,000.00	
10-38-405	Cemetery Perpetual Care	29,375.00	-	-	-	
10-38-601	Interest Earnings-Cem Perp Care	11,308.34	-	-	-	
					-	
10-39-402	Park Fees	6,483.60	5,000.00	10,000.00	5,000.00	
10-39-603	Park Donations	12,692.54	2,000.00	14,000.00	12,000.00	**
TOTAL GENERAL FUND REVENUE		621,027.44	508,200.00	630,760.00	122,560.00	Increase in Revenue

GENERAL FUND EXPENDITURES

10-40-101	Wages - Administration	58,423.50	76,000.00	64,000.00	(12,000.00)	
10-40-102	Payroll Tax Expense - All	4,469.34	8,000.00	5,000.00	(3,000.00)	
10-40-200	Administration - general	8,373.15	8,000.00	9,000.00	1,000.00	
10-40-201	Professional Services	107,023.31	122,000.00	130,000.00	8,000.00	Legal, Auditor, Sheriff, Animal
10-40-203	Insurance	21,022.46	25,000.00	26,000.00	1,000.00	
10-40-205	Awards and Promotions	6,131.30	2,500.00	6,500.00	4,000.00	
10-40-209	Travel, Education, Training	1,658.36	2,200.00	2,200.00	-	
10-40-210	Bank Charges	226.68	100.00	250.00	150.00	
10-40-301	Utilities-Town Hall Water	813.50	800.00	850.00	50.00	
10-40-302	Utilities-Town Hall Natural Ga	582.68	450.00	750.00	300.00	
10-40-303	Utilities-Town Hall Electricit	248.61	600.00	300.00	(300.00)	
10-40-304	Utilities-Town Hall Telecom	1,403.54	1,500.00	1,600.00	100.00	
10-40-500	Supplies/Materials	455.35	100.00	650.00	550.00	
10-40-501	Office Supplies	10,978.38	17,000.00	15,000.00	(2,000.00)	
10-40-502	Operating Supplies	2,767.89	3,000.00	3,500.00	500.00	
10-40-504	Books, Pub, Subscriptions	565.95	250.00	600.00	350.00	
10-40-601	Repair/Maintenance - Property	2,804.13	2,200.00	3,000.00	800.00	**Pack Attack \$2091
10-40-602	Repair/Maintenance - Building	-	1,000.00	500.00	(500.00)	
10-46-402	State Surcharge-Building Permi	171.67	250.00	250.00	-	
10-46-403	Building Inspection expense	22,847.16	20,000.00	24,000.00	4,000.00	
10-46-404	Planning & Zoning expense	(239.54)	25,000.00	500.00	(24,500.00)	

10-50-301	Utilities-History Water	550.00	650.00	650.00	-	
10-50-302	Utilities-History Natural Gas	556.35	400.00	700.00	300.00	
10-50-303	Utilities-History Electricity	191.97	200.00	250.00	50.00	
10-50-304	Utilities-History Telecom	192.78	420.00	250.00	(170.00)	
10-50-500	Materials History Museum	841.93	500.00	1,000.00	500.00	Copier
10-50-602	Repair/Maintenance - Building History Ctr	1,163.00	-	1,500.00	1,500.00	Windows

10-54-101	Wages - Roads	19,214.38	19,000.00	23,000.00	4,000.00	
10-54-102	Payroll Tax Expense - Roads	1,469.92	1,450.00	1,700.00	250.00	
10-54-301	Utilities - Roads Water	550.00	600.00	650.00	50.00	
10-54-302	Utilities - Roads Natural Gas	3,570.47	1,800.00	4,000.00	2,200.00	
10-54-303	Utilities - Roads Electricity	3,076.18	2,500.00	3,300.00	800.00	
10-54-502	Operating Supplies - Roads	16,854.66	7,000.00	20,000.00	13,000.00	**
10-54-505	Road Repair Material	46,640.00	70,000.00	100,000.00	30,000.00	**
10-54-602	Repair/Mtnc Bldgs - Road	-	1,000.00	500.00	(500.00)	
10-54-604	Repair/Mtnc Mach/Equip - Road	2,843.02	4,000.00	3,500.00	(500.00)	
10-54-805	Capital-Machinery/Equip Roads	-	-	-	-	

10-64-101	Wages - Parks	12,027.43	13,000.00	13,500.00	500.00	
10-64-102	Payroll Tax Expense - Parks	920.12	975.00	1,000.00	25.00	
10-64-301	Utilities - Parks Water	5,736.20	6,000.00	6,000.00	-	
10-64-302	Utilities - Parks Natural Gas	641.79	550.00	750.00	200.00	
10-64-303	Utilities - Parks Electricity	1,672.16	1,950.00	2,000.00	50.00	
10-64-502	Operating Supplies - Parks	7,694.08	5,000.00	8,000.00	3,000.00	**Pesticides
10-64-601	Repair/Maintenance - Parks Pro	51,936.95	33,000.00	60,000.00	27,000.00	Tree Removal/Pack Attack
10-64-805	Capital Outlay-Parks Equip	700.00	8,000.00	1,000.00	(7,000.00)	Sign - Pickleball Court

10-66-101	Wages - Cemetery	13,586.26	14,000.00	15,000.00	1,000.00	
10-66-102	Payroll Tax Expense - Cemetery	1,039.36	1,100.00	1,100.00	-	
10-66-301	Utilities - Cemetery Water	1,510.00	1,400.00	1,600.00	200.00	
10-66-303	Utilities - Cemetery Electric	1,073.69	1,300.00	1,200.00	(100.00)	
10-66-501	Office Supplies - Cemetery	-	-	-	-	
10-66-502	Operating Supplies-Cemetery	5,053.73	1,500.00	5,500.00	4,000.00	Cardon Farms - equip rental
10-66-601	Repair/Maintenance - Cemetery	7,605.23	10,000.00	9,000.00	(1,000.00)	**Pack Attack

10-67-101	Wages - Landfill	1,938.88	2,800.00	2,400.00	(400.00)	
10-67-102	Payroll Tax Expense - Landfill	148.34	250.00	175.00	(75.00)	
10-67-502	Operating Supplies-Landfill	61.39	300.00	100.00	(200.00)	
10-67-601	Repair/Mtnce-Landfill Prop	-	600.00	600.00	-	
10-67-604	Rep/Mtnce-Landfill Mach/Equip	-	100.00	100.00	-	
10-80-101	Wages - Secondary Water	(833.53)	-	-	-	
10-80-102	Payroll Tax Expense - Secondar	(63.80)	-	-	-	
10-80-501	Office Supplies-Secondary Wate	82.50	-	-	-	
10-80-502	Operating Supplies - Secondary Water	226.56	-	-	-	Secondary Water Co will pay
10-80-606	Repair/Mtnce-Secondary Propert	2,227.88	-	-	-	Secondary Water Expense
TOTAL GENERAL FUND EXPENDITURES		463,427.30	527,295.00	584,475.00	57,180.00	Increase in expenses
NET TOTAL GENERAL FUND		157,600.14	(19,095.00)	46,285.00	65,380.00	

CAPITAL PROJECTS FUND

30-33-301	Federal Capital Grants	-	220,000.00	220,000.00	-	CDBG - apply for extension
30-33-303	Local Capital Grants - Ramp Donation (marathon)	-	40,000.00	640,000.00	600,000.00	OVP, Ramp (\$640,000)
30-36-601	Interest Earnings	3,090.36	400.00	3,500.00	3,100.00	
30-36-602	Donations - Town Hall	50,150.00				
30-36-603	Misc Donations	350,000.00	-	400,000.00	400,000.00	** Town Hall - Donation
30-37-703	Sale of Fixed Assets	-	1,000,000.00	-	(1,000,000.00)	
. CAPITAL FUND REVENUE		403,240.36	1,260,400.00	1,263,500.00	3,100.00	
30-42-801	Capital Outlays-Town Hall	52,069.00		990,000.00	990,000.00	created new account for town hall
30-42-802	Capital Outlays-Buildings	-	1,000,000.00	10,000.00	(990,000.00)	air conditioning - 3 buildings
30-42-803	Capital Outlays-Infrastructure	17,734.50	10,000.00	20,000.00	10,000.00	Intersection, Concrete
30-42-805	Capital Outlays-Machinery/Equi	-	-	-	-	
30-42-806	Capital Outlay-Software	2,657.74	2,500.00	3,000.00	500.00	Computer (Shannon, Beckki)
30-42-807	Capital Outlays-Other	17,443.51	-	21,000.00	21,000.00	New Trees, mulch, tp dispenser
TOTAL CAPITAL FUND EXPENDITURES		37,835.75	1,012,500.00	54,000.00	(958,500.00)	
NET TOTAL CAPITAL FUND		365,404.61	247,900.00	1,209,500.00	961,600.00	

JULY 4TH FUND

40-34-402	Fees	646.05	-	650.00	650.00	
40-34-404	Concessions	2,052.28	1,000.00	2,100.00	1,100.00	
40-36-601	Interest Earnings	-	100.00	-	(100.00)	
40-36-603	Donations	5,000.00	7,000.00	5,000.00	(2,000.00)	Zions Bank
JULY 4TH REVENUE		7,698.33	8,100.00	7,750.00	(350.00)	
40-44-101	Wages - July 4th	197.75	500.00	200.00	(300.00)	
40-44-102	PR tax - July 4th	15.13	40.00	20.00	(20.00)	
40-44-205	Awards & Promotions	49.99	150.00	50.00	(100.00)	
40-44-305	Waste & Disposal	1,766.00	1,800.00	1,800.00	-	
40-44-402	Sales Tax Expense	138.64	100.00	140.00	40.00	
40-44-403	License and Permits	-	-	-	-	
40-44-502	Operating Supplies	3,197.45	2,400.00	3,200.00	800.00	
40-44-503	Food and Entertainment	12,225.27	9,000.00	12,250.00	3,250.00	
JULY 4TH EXPENSE		17,590.23	13,990.00	17,660.00	3,670.00	
NET JULY 4TH FUND		(9,891.90)	(5,890.00)	(9,910.00)	(4,020.00)	

WATER FUND

50-33-302	State Grants -	-	37,990.00	-	(37,990.00)	
50-33-303	ARPA Grant	37,990.50		37,990.00	37,990.00	
50-34-201	Water Connection Fees	(20,000.00)	80,000.00	5,000.00	(75,000.00)	Refund Sage 1 lot, no new connections
50-34-204	Water Meter Fees	-	1,000.00	1,000.00	-	
50-34-404	Waste Service, Est 4.5k per mth	61,288.45	55,000.00	65,000.00	10,000.00	
50-34-405	Water Service, Est 20k per mth	241,983.13	240,000.00	255,000.00	15,000.00	
50-35-506	Penalties and Interest, Est \$90 per mth	913.34	800.00	950.00	150.00	
50-36-600	Miscellaneous Revenue	658.50	250.00	650.00	400.00	
50-36-601	Interest Earnings	22,793.55	1,200.00	25,000.00	23,800.00	
Water Revenue		345,627.47	416,240.00	390,590.00	(25,650.00)	
50-41-101	Wages Water	25,978.62	35,000.00	30,000.00	(5,000.00)	
50-41-102	PR Taxes Water	1,987.46	2,700.00	2,300.00	(400.00)	
50-41-201	Professional Services	10,505.89	12,000.00	17,000.00	5,000.00	
50-41-202	Technical Services	1,343.00	1,000.00	1,700.00	700.00	
50-41-204	Advertising/Public Notices	-	50.00	-	(50.00)	
50-41-209	Travel, Education, Training	853.56	900.00	900.00	-	Rural Water Assoc
50-41-300	Utility Service - hook up	-	-	-	-	
50-41-302	Utilities-Natural Gas	1,945.56	1,250.00	2,200.00	950.00	
50-41-303	Utilities-Electricity	2,926.13	2,800.00	3,200.00	400.00	
50-41-304	Utilities-Telecommunication	1,657.40	1,750.00	1,850.00	100.00	
50-41-305	Waste and Disposal, Est 4k per mth	51,092.67	48,000.00	58,000.00	10,000.00	
50-41-306	Water Rights/Shares	10,358.05	20,000.00	415,000.00	395,000.00	Weber Basin Water, Monastery
50-41-501	Office Supplies	1,958.33	5,000.00	2,500.00	(2,500.00)	Caselle, Esri
50-41-502	Operating Supplies	8,503.66	10,000.00	10,000.00	-	
50-41-504	Books, Pub, Subscriptions	3,100.00	1,800.00	3,500.00	1,700.00	Meterworks, GPS - Annual Sub
50-41-601	Repair/Mtnce Grounds	56,675.22	75,000.00	75,000.00	-	ARPA Expenses, Misc water leaks
50-41-604	Repair/Mtnce Machinery/Equip	-	100.00	100.00	-	
50-41-702	Debt Service Interest Expense	16,992.60	17,000.00	17,000.00	-	Interest Pymt \$8496.30 *2
50-41-703	Debt Service Fees	-	56,000.00	-	(56,000.00)	post to 50-21-104 - remove from budget
50-41-800	Depreciation	-	240,000.00	240,000.00	-	
50-41-803	Infrastructure Capital Expense -	11,256.31	5,000.00	30,000.00	25,000.00	ARPA Expenses - Aqua, Moke
Water Expense		207,134.46	535,350.00	910,250.00	374,900.00	
NET WATER FUND		138,493.01	(119,110.00)	(519,660.00)		Purchase Water Shares - Huntsville Abbey

CEMETERY PERPETUAL CARE FUND

70-36-601	Interest Earnings		1,232.00	2,000.00	
70-38-202	Burial Permits		7,000.00	11,000.00	
70-38-404	Cemetery Plot Sales		27,862.00	19,000.00	
NET CEMETERY PERPETUAL CARE FUND			36,094.00	32,000.00	

**SUMMARY FOR FISCAL YEAR ENDING
JUNE 30, 2023, AS AMENDED**

General Fund

Revenue:

Overall, we are estimating an increase in revenue vs what was budgeted by approx. \$120k. Much of that is due to increased revenue from Utah State Taxes, interest income and donations.

Utah State Tax Revenue was higher than projected. (General Sales & Use, Highway, Transient Room Tax) Transient room tax was a new tax for FY2023, did not know what to expect from that.

Interest Earnings have been more than expected, due to the sale of town hall in March 2022. Those funds are being held in a PTIF account and will be used for the new town hall.

Park Donations: Margo Smeltzer, Cathy & Carol Stoker, and the Ice Rink have brought in additional funds.

The projected decrease in revenue is mainly tied to building - building permits and associated fees have been less than originally estimated.

Expense Items:

Overall, we are estimating an increase in expenses vs what was budgeted by approx. \$57k.

There were fluctuations in many areas:

Admin wages down – less training this year.

Planning & Zoning – based on last year, have not had those expenses this year.

Professional Services increased due to legal costs for Freeman property.

Road Wages increased due to the additional snow removal required this year.

Road Operating Supplies increased due to snow removal expenses, additional fuel costs, and natural gas costs.

Parks Repair/Maintenance increased due to removal of infested trees in the park, and pesticides.

Cemetery Operating Supplies increased due to the severe winter. We had to rent equipment from Cardon Farms in order to clear the roads in the cemetery and for burials.

Capital Projects Fund

Revenue:

The only change to what was originally budgeted is the addition of interest earnings from the donations made toward the construction of the new town hall. We have not actually received the CDBG and Ramp grants, but they are included in our budget, as they have been approved and the funds should be available.

Expense Items:

Capital Outlays Buildings - We have begun to spend some of the money on our new town hall. We are also installing air conditioning at the old town hall, history center, and the town shop meeting room.

Capital Outlays Other – We purchased new trees for the park. We have a grant for \$20k that will cover this expense and will be reimbursed in FY2024.

July 4th Fund

Expenses always exceed revenue for the 4th of July celebration, but we feel it is a wonderful celebration and tradition that helps bring our community closer together.

Water Fund

Revenue:

Estimated revenue is down due to refunding a connection fee to the Sage development. They were projected to have twenty-one buildable lots but ended up with only twenty. We did not have any other new water connections this year.

Interest earnings are higher due to Sage purchase of water shares. That money has been held in PTIF account while the council was deciding how to proceed with the purchase of additional water shares.

Expenses:

We are planning to purchase additional water shares from Huntsville Abbey. Hopefully, this transaction will be completed by year end.

ARPA money received is set aside to be spent on water upgrades. Ron has put together a list of needed improvements and will prioritize what needs to be done. We have a backup generator in the process of being installed. We are hoping this will be complete by year end.

**SUMMARY FOR FISCAL YEAR ENDING
JUNE 30, 2024**

General Fund

Revenue Items:

I am projecting the revenue to be very similar to FY2023.

I am not aware of any major items that would significantly change things.

Building Permits - The Sage project may bring in more revenue than anticipated.

Interest earnings will be less than FY2023, as we spend money from savings to fund the town hall.

Expense Items:

Wages – 5% increase for town employees.

Professional services – the cost of services continues to rise each year. Weber County Sheriff, Animal control, legal services, audit services, and other professional services make up this category.

I would like to ask the town council to allocate funds for the repair and maintenance of the Aldous Cabin. It needs some major repairs to maintain the integrity of the structure. I propose that we add an account for this purpose and budget for repairs each year.

Our park expenses should be significantly lower than last year. I am not aware of any needs other than routine maintenance this year.

Capital Projects Fund

Revenue Items:

We will budget for an extension on the CDBG grant, and we have received approval of our RAMP grant request in the amount of \$640,000.

Our interest earnings should be slightly up due to the donations from citizens for the town hall.

Expense Items:

The expense of building the new town hall is the biggest unknown factor in the budget this year. I am budgeting one million toward the construction.

July 4th Fund

The July 4th celebration is always an expense for the town, but we feel it is a worthwhile and valuable contribution to residents and should be continued.

Water Fund

Revenue Items:

We do not anticipate any grants or ARPA funds this year.

Our interest earnings will be less, due to using some savings to purchase additional water shares.

Expense Items:

We still have a balance from the ARPA funds received in FY2022 & 2023. We will continue to make improvements to the infrastructure with the remainder of these funds. Ron will prioritize what needs to be done.

We are giving a raise to Angie Jones who does all our water reporting and provides the town with a service that is invaluable. We have lost the services of Steve Benjamin as our water master. We are negotiating with Thom Summers to take over those responsibilities. His services are going to increase our expenses in the professional services account.

The revenue for waste and water service should be enough to cover all anticipated expenses.

Account Number	Budget Worksheet Public Hearing June 15th 2023 Account Title	5/31/2023 YTD Actual	Proposed Budget FY2024	Notes
GENERAL FUND - REVENUE				
10-30-100	General Property Tax	97,279.52	105,000.00	check certified tax rate - TC approve
10-30-102	Prior Year Delinquent Tax	6,664.58	6,800.00	
10-30-103	Fee in Lieu of Property Tax	2,473.32	2,500.00	
10-31-100	General Sales & Use Tax	151,657.04	170,000.00	
10-31-103	Highway Transit Tax	14,515.63	16,000.00	
10-31-104	Telecommunication Tax	2,494.69	2,600.00	
10-31-105	Transient Room Tax	16,561.93	18,000.00	
10-32-200	Business licenses and permits	3,559.40	3,800.00	
10-32-201	Other Licenses/Permits	-	-	
10-32-202	Excavation Permit Fee	75.00	200.00	
10-32-203	Building - Permits	34,579.04	50,000.00	
10-33-303	Local Grants (Ramp)	5,000.00	5,000.00	
10-33-304	B & C Road Funds	56,748.07	58,000.00	
10-34-400	Building Inspection Fees	3,831.34	1,000.00	
10-34-401	Building Impact Fees	-	-	
10-34-402	Zoning & Subdivision Fees	300.00	500.00	
10-34-403	Miscellaneous Fees	(1.00)	-	
10-34-404	Landfill Fees	399.00	450.00	
10-34-405	History Dept Fees	-	-	
10-34-406	First Street Toll Fee	69,793.25	70,000.00	
10-35-501	Court Fines	10,558.96	12,000.00	
10-36-601	Interest earnings	54,066.09	40,000.00	
10-36-607	Contributions	112.10	-	
10-37-703	Gain on Sale of Fixed Assets	800.00	-	
10-38-402	Cemetery Burial Permits	10,925.00	12,000.00	
10-38-404	Cemetery Plot Sales	18,775.00	20,000.00	
10-38-405	Cemetery Perpetual Care	29,375.00	-	
10-38-601	Interest Earnings-Cem Perp Care	11,308.34	-	
10-39-402	Park Fees	6,483.60	5,000.00	
10-39-603	Park Donations	12,692.54	5,000.00	
TOTAL GENERAL FUND REVENUE		621,027.44	603,850.00	

GENERAL FUND EXPENDITURES

10-40-101	Wages - Administration	58,423.50	64,000.00	
10-40-102	Payroll Tax Expense - All	4,469.34	5,000.00	
10-40-200	Administration - general	8,373.15	9,000.00	
10-40-201	Professional Services	107,023.31	130,000.00	Legal, Sheriff, Animal, etc
10-40-203	Insurance	21,022.46	26,000.00	
10-40-204	Advertising / Public Notices	-	-	
10-40-205	Awards and Promotions	6,131.30	6,500.00	
10-40-209	Travel, Education, Training	1,658.36	2,500.00	
10-40-210	Bank Charges	226.68	250.00	
10-40-301	Utilities-Town Hall Water	813.50	850.00	
10-40-302	Utilities-Town Hall Natural Ga	582.68	750.00	
10-40-303	Utilities-Town Hall Electricit	248.61	300.00	
10-40-304	Utilities-Town Hall Telecom	1,403.54	1,600.00	
10-40-500	Supplies/Materials	455.35	650.00	
10-40-501	Office Supplies	10,978.38	15,000.00	
10-40-502	Operating Supplies	2,767.89	3,500.00	
10-40-504	Books, Pub, Subscriptions	565.95	600.00	
10-40-601	Repair/Maintenance - Property	2,804.13	3,000.00	**Pack Attack \$2100
10-40-602	Repair/Maintenance - Building	-	-	
10-40-604	Repair/Maintenance - Machine & Equip	-	-	
10-46-402	State Surcharge-Building Permi	171.67	250.00	
10-46-403	Building Inspection expense	22,847.16	24,000.00	
10-46-404	Planning & Zoning expense	(239.54)	500.00	
10-48-302	Utilities - Leased Property Nat Gas	-	-	
10-48-303	Utilities - Leased Property Electric	-	-	

10-50-301	Utilities-History Water	550.00	650.00	
10-50-302	Utilities-History Natural Gas	556.35	700.00	
10-50-303	Utilities-History Electricity	191.97	250.00	
10-50-304	Utilities-History Telecom	192.78	250.00	
10-50-500	Materials History Museum	841.93	500.00	
10-50-602	Repair/Maintenance - Building History Ctr	1,163.00	500.00	
New Account	Repair/Maintenance - Town Cabin	-	8,000.00	Repair Roof

10-54-101	Wages - Roads	19,214.38	23,000.00	
10-54-102	Payroll Tax Expense - Roads	1,469.92	1,700.00	
10-54-301	Utilities - Roads Water	550.00	650.00	
10-54-302	Utilities - Roads Natural Gas	3,570.47	4,000.00	
10-54-303	Utilities - Roads Electricity	3,076.18	3,300.00	
10-54-502	Operating Supplies - Roads	16,854.66	20,000.00	
10-54-505	Road Repair Material	46,640.00	85,000.00	
10-54-602	Repair/Mtnce Bldgs - Road	-	500.00	
10-54-604	Repair/Mtnce Mach/Equip - Road	2,843.02	4,000.00	
10-54-805	Capital-Machinery/Equip Roads		-	

10-64-101	Wages - Parks	12,027.43	13,000.00
10-64-102	Payroll Tax Expense - Parks	920.12	975.00
10-64-301	Utilities - Parks Water	5,736.20	6,000.00
10-64-302	Utilities - Parks Natural Gas	641.79	750.00
10-64-303	Utilities - Parks Electricity	1,672.16	2,000.00
10-64-502	Operating Supplies - Parks	7,694.08	5,000.00
10-64-601	Repair/Maintenance - Parks Pro	51,936.95	10,000.00
10-64-805	Capital Outlay-Parks Equip	700.00	1,000.00

10-66-101	Wages - Cemetery	13,586.26	14,000.00
10-66-102	Payroll Tax Expense - Cemetery	1,039.36	1,050.00
10-66-301	Utilities - Cemetery Water	1,510.00	1,600.00
10-66-303	Utilities - Cemetery Electric	1,073.69	1,200.00
10-66-501	Office Supplies - Cemetery	-	
10-66-502	Operating Supplies-Cemetery	5,053.73	4,000.00
10-66-601	Repair/Maintenance - Cemetery	7,605.23	10,000.00 **Pack Attack \$9650

10-67-101	Wages - Landfill	1,938.88	2,400.00
10-67-102	Payroll Tax Expense - Landfill	148.34	175.00
10-67-502	Operating Supplies-Landfill	61.39	100.00
10-67-601	Repair/Mtnce-Landfill Prop	-	600.00 Weed Killer
10-67-604	Rep/Mtnce-Landfill Mach/Equip	-	100.00

10-80-101	Wages - Secondary Water	(833.53)	All expenses will be paid by secondary water company
10-80-102	Payroll Tax Expense - Secondar	(63.80)	
10-80-501	Office Supplies-Secondary Wate	82.50	
10-80-502	Operating Supplies - Secondary Water	226.56	
10-80-606	Repair/Mtnce-Secondary Propert	2,227.88	

TOTAL GENERAL FUND EXPENDITURES	463,427.30	521,200.00
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NET TOTAL GENERAL FUND	157,600.14	82,650.00
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CAPITAL PROJECTS FUND

30-33-301	Federal Capital Grants	-	220,000.00	CDBG - apply for extension
30-33-303	Local Capital Grants - Ramp	-	640,000.00	OVP, Ramp (\$640,000)
30-36-601	Interest Earnings	3,090.36	10,000.00	
30-36-602	Donations - Town Hall Construction	400,150.00	50,000.00	
30-36-603	Misc Donations	-	-	
30-37-703	Sale of Fixed Assets	-	-	
TOTAL CAPITAL FUND REVENUE		403,240.36	920,000.00	

30-42-801	Capital Outlays-Town Hall	52,069.00	1,000,000.00	
30-42-802	Capital Outlays-Buildings	-	-	
30-42-803	Capital Outlays-Infrastructure	17,734.50	20,000.00	
30-42-805	Capital Outlays-Machinery/Equi	-	-	
30-42-806	Capital Outlay-Software	2,657.74	2,500.00	
30-42-807	Capital Outlays-Other	17,443.51	10,000.00	
TOTAL CAPITAL FUND EXPENDITURES		89,904.75	1,032,500.00	

NET TOTAL CAPITAL FUND		313,335.61	(112,500.00)	
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JULY 4TH FUND

40-34-402	Fees	646.05	650.00	
40-34-404	Concessions	2,052.28	2,000.00	
40-36-601	Interest Earnings	-	-	
40-36-603	Donations	5,000.00	1,000.00	
TOTAL JULY 4TH REVENUE		7,698.33	3,650.00	

40-44-101	Wages - July 4th	197.75	250.00	
40-44-102	PR tax - July 4th	15.13	20.00	
40-44-205	Awards & Promotions	49.99	100.00	
40-44-305	Waste & Disposal	1,766.00	2,300.00	
40-44-402	Sales Tax Expense	138.64	150.00	
40-44-403	License and Permits	-	-	
40-44-502	Operating Supplies	3,197.45	3,500.00	
40-44-503	Food and Entertainment	12,225.27	7,000.00	
TOTAL JULY 4TH EXPENSE		17,590.23	13,320.00	

NET JULY 4TH FUND		(9,891.90)	(9,670.00)	
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WATER FUND

50-33-302	State Grants	-	-	
50-33-303	ARPA Funds	37,990.50	-	
50-34-201	Water Connection Fees	(20,000.00)	10,000.00	
50-34-204	Water Meter Fees	-	1,000.00	
50-34-404	Waste Service, Est 4.5k per mth	61,288.45	65,000.00	
50-34-405	Water Service, Est 20k per mth	241,983.13	255,000.00	
50-35-506	Penalties and Interest, Est \$90 per mth	913.34	950.00	
50-36-600	Miscellaneous Revenue	658.50	650.00	
50-36-601	Interest Earnings	22,793.55	5,000.00	
TOTAL WATER FUND REVENUE		345,627.47	337,600.00	
50-41-101	Wages Water	25,978.62	33,000.00	
50-41-102	PR Taxes Water	1,987.46	2,500.00	
50-41-201	Professional Services	10,505.89	25,000.00	Thom Summers
50-41-202	Technical Services	1,343.00	1,800.00	
50-41-204	Advertising/Public Notices	-	-	
50-41-209	Travel, Education, Training	853.56	900.00	Rural Water Assoc
50-41-302	Utilities-Natural Gas	1,945.56	2,400.00	
50-41-303	Utilities-Electricity	2,926.13	3,000.00	
50-41-304	Utilities-Telecommunication	1,657.40	1,850.00	
50-41-305	Waste and Disposal, Est 4k per mth	51,092.67	58,000.00	
50-41-306	Water Rights/Shares	10,358.05	12,000.00	Weber Basin Water
50-41-501	Office Supplies	1,958.33	2,500.00	Caselle, Esri \$2,150
50-41-502	Operating Supplies	8,503.66	10,000.00	
50-41-504	Books, Pub, Subscriptions	3,100.00	3,500.00	Meterworks, GPS - Annual Sub
50-41-601	Repair/Mtnce Grounds	56,675.22	80,000.00	Misc water leaks
50-41-604	Repair/Mtnce Machinery/Equip	-	100.00	
50-41-702	Debt Service Interest Expense	16,992.60	17,000.00	Interest Pymt \$8496.30 *2
50-41-703	Debt Service Fees	-	-	post to 50-21-104 -
50-41-800	Depreciation			auditor will adjust
50-41-803	Infrastructure Capital Expense -	11,256.31	25,000.00	ARPA
TOTAL WATER FUND EXPENSE		207,134.46	278,550.00	
NET WATER FUND		138,493.01	59,050.00	

CEMETERY PERPETUAL CARE FUND

70-36-601	Interest Earnings			
70-38-202	Burial Permits			No budget - 1/2 of plot sales & burial permits
70-38-404	Cemetery Plot Sales			
NET CEMETERY PERPETUAL CARE FUND				

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Tuesday, May 2, 2023, 6:30 p.m.
Huntsville Town Maintenance Office Building, 165 South 7500 East Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Zoom:

Citizens: Michelle Lyman, Lt. Garth Cowley, Sheree Evans – Treasurer, Ron Gault

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by Michelle Lyman.

3-Opening Ceremony given by TCM Bruce Ahlstrom.

4-Public Comments: There were none.

5-Sheriff's Report: Mayor Sorensen introduced Lt. Mark Cowley as the new senior officer in charge of the Valley. Lt. Cowley was raised in Huntsville and is happy to be serving Huntsville.

6-Iron Lung Event: (See Attachment #1) Michelle Lyman presented her application for the Iron Lung Event. Iron Lung is a bike race that starts in Huntsville Park and travels over Trappers Loop and then on to Big Mountain and back. Michelle started the race to support the high school cycling programs. She tried to raise enough money for the schools but keep it small enough to not impact residents too. The attendance is about 150 cyclists. They start at 6 a.m. in the morning and most riders are back by lunch. She contacts the neighbors to let them know of the early start which does have a bit of noise. The race uses the LDS church parking lot and sets up the night before. The road at 7400 East does not close the entire day, just for the start of the race. The race safety plan is attached. This year the race is scheduled for July 15th. Huntsville will collect a flat fee of \$500 from Iron Lung.

TCM Sandy Hunter motioned to approve the Iron Lung Event for Huntsville Park on July 15th, 2023. TCM Artie Powell seconded the motion. All votes Aye. Motion passed.

7-Discussion and/or action on Town Council Work Session January 31, 2023, Town Council Meeting February 2, 2023, Town Council Work Session March 2, 2023, and Town Council Meeting March 2, 2023. (See Attachment #2, 3, 4, 5) **TCM Kevin Anderson motioned to approve the Town Council Work Session Minutes for January 31, 2023, as amended.** TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

8-Discussion and/or action on adoption of Resolution 2023-5-2-A: Restricting Use of Funds for the New Town Hall to a PTIF account. (See Attachment #6) Attorney Morris drafted this resolution to reassure donors who wanted to donate money to the Town Hall that their money would be exclusively used for the Town Hall. This account would be used for any donation made to the Town Hall funds.

TCM Powell wanted to know about what would happen to funds that were collected above and beyond what was needed for the Town Hall construction. The resolution states the funds can be used for operation expenses at the new Town Hall. The Town Council members were quick to point out that there will be many expenses associated with the Town Hall construction, including landscaping, furniture, etc.

TCM Anderson motioned to adopt Resolution 2023-5-2-A: Restricting Use of Funds for the New Town Hall to a PTIF account. TCM Sandy Hunter seconded the motion. All Votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

9-Discussion and/or action on adoption of Resolution 2023-5-2-B: Amendments to Interlocal Agreement with Utah Local Government Trust. (See Attachment #7) Huntsville contracts with Utah Local Government Trust to carry liability insurance. The trust has historically covered small municipalities but is now experiencing growth with special service districts. The trust was created in 2006 with small cities and Towns in mind. The Trust would now like to change their board structure to reflect most customers or membership coming from the special service districts. Beckki stated Attorney Morris has reviewed the changes to the bylaws and has approved the changes.

The council members discussed the reasons for the change in growth with the Trust. TCM Ahlstrom said most of the board for ULGT is from special servicing districts. They discussed the seven members of the board that could be expanded to up to 15 members. TCM Ahlstrom also called the contact for the trust and asked why they would want board seats to be filled by individuals not coming from municipalities or special service districts. The contact stated they would like to have some expertise from the insurance industry on board to make sure all aspects of the insurance and claims process are handled properly. The board can only hold less than a third of its members from outside the special service districts and municipalities. TCM Ahlstrom suggested he might want to attend the board meeting for the Utah Local Government Trust.

TCM Anderson motioned to adopt Resolution 2023-5-2-B: Amendments to Interlocal Agreement with Utah Local Government Trust. TCM Sandy Hunter seconded the motion. All votes Aye. Motion Passed.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

10-Discussion and/or action on adoption of Resolution 2023-5-2-C: Independent Contract with Thom Summers for Water Services. (See Attachment #8) Gary Probasco, Mayor Sorensen, Ron Gault and Steve Benjamin met with Thom Summers to see if his company could provide some of the services that Gary has been doing. Gary would like to retire. Steve Benjamin does not want to take over looking at residential leaks. Thom Summers wrote a list of services that he could provide. His company provides services for many water systems in the Valley. The fees in the contract were quoted by Thom Summers. Mayor Sorensen commented that Mack DeVries will be doing most of the blue staking. When Mack DeVries is unavailable, Thom Summer can take responsibility. Also, David Richardson, who also works for Davis County Water will be working on the GPS tracking. Thom Summers can help with this task if David is not able to do this task.

The retainer fee for Thom Summers is \$1500. Steve Benjamin stated to Ron Gault he believed this was a very fair price. This is the price that Steve Benjamin is being paid for another system in the Valley.

TCM Bruce Ahlstrom motioned to adopt Resolution 2023-5-2-C: Independent Contract with Thom Summers for Water Services subject to changes made by Ron Gault and the approval of our attorney, Bill Morris. TCM Sandy Hunter seconded the motion. Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

11-Discussion and/or action on approval of Ordinance 2023-2-23: Breezeways. (See Attachment #9) The public hearing was held on this ordinance on March 23rd. TCM Hunter summarized the Planning Commission had recommended approval of this ordinance. There was only one mention of "Breezeways" in the Huntsville Town Ordinances. It was in the non-complying parcels and dwellings. The Planning Commission wanted to ensure separate dwellings were required to be attached to the main home in other sections of the code, not just

to the main home could not be breezeways which could create separate dwellings, and wanted this posted in other sections of the code not just nonconforming parcels and dwellings

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non-conforming parcels, and dwellings. The Planning Commission recommends this change being added to the R-1 and A-3 zones.

TCM Anderson asked if the current wording on this ordinance conflicted with the internal ADU ordinance the State of Utah required all cities and towns to provide for in their municipalities.

The Town Council discussed the internal ADU ordinance and other scenarios where additions would be considered. The discussion regarding detached garages was detailed. TCM Powell stated he was under the impression that if someone had an unattached garage, the property owner was restricted on the amenities they could add to the home. TCM Hunter stated the PC and TC talked about restricting amenities for may a year or more. Beckki added there was a public hearing on the matter. Residents overwhelmingly did not want such an ordinance and the amenity restrictions on accessory dwellings never passed.

TCM Hunter went on to explain Huntsville's code does allow for accessory buildings but by definition the accessory buildings must be accessory to the main house and must not be rented out. The code does not restrict the amenities that can be added to those accessory buildings, but the accessory building's main purpose must not be a dwelling. The accessory building could be a barn or a garage, but not the main living quarters or rented out.

TCM Powell asked why the Town Council should be concerned about a breezeway attached to the house if there are already guidelines for accessory buildings. TCM Sandy Hunter responded that residents are taking their existing home and adding another home to the property and attaching them together with a breezeway. The main intent of this ordinance is to prevent those with homes intent on adding another home to the property with a breezeway and calling it an "addition" when it is a separate dwelling unit. *Property owners from*

The Town Council worked together to clarify the language:

A non-complying dwelling unit located in the residential zone shall not be added to or enlarged if the addition or enlargement is a separate dwelling attached to the single-family dwelling with a breezeway or extension of the roof. Such additions or enlargements shall be considered to be separate dwellings and are prohibited. Nothing in this ordinance shall be construed to allow two dwelling units to be built on a single residential lot regardless of whether the structures are attached by a breezeway, roof extension or other attachment.

TCM Anderson pointed to the language and suggested this could be interpreted broadly to make the Internal ADU ordinance out of step with Utah State code requirements. TCM Sandy Hunter suggested adding a reference at the end to the internal ADU ordinance and add "except as allowed in 15.18.5." These adjustments will have to be added to all the appropriate sections of the Huntsville Town code.

TCM Anderson wanted to make a comment. In the past he has been a strong opponent of condominiums and recognizes the following comments will not be consistent with his views in the past. He expressed concern about the future of Huntsville, that is too expensive for young

families. TCM Ahlstrom stated that older residents cannot afford to stay in their homes because of taxes. They would be able to afford to stay in their homes if they could rent their accessory buildings and extra rooms. These are issues to think about for the future.

TCM Sandy Hunter motioned to approve Ordinance 2023-2-23: Breezeways with the amendments made by the Town Council. TCM Artie Powell seconded the motion. Roll Call Vote. Four votes Aye. One vote Nay. Motion Passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom		X		
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

12-Discussion and/or action on approval of Ordinance 2023-5-2-A: Franchise Agreement with All West for Television. (See Attachment #10) Beckki was contacted by All West to provide television services. They presented a franchise agreement which was reviewed by Attorney Morris. Bill Morris advised the town to adopt the contract. After some time, the Town would be able to collect a franchise tax for the agreement.

TCM Bruce Ahlstrom motioned to approve Ordinance 2023-5-2-A: Franchise Agreement with All West for Television services. TCM Sandy Hunter seconded the motion. Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

13-Discussion and/or action on Ordinance 2023-5-2-B: Amending Title 8.3, the number of members required for the tree committee. (See Attachment #11) TCM Sandy has been the chair of the tree committee since 2011. She is reorganizing the committee with some new volunteers. After reviewing the ordinance, she does not see a need to have five voting members on the committee. She believes three volunteers on the board will be adequate. This requires an ordinance change.

TCM Anderson motioned to approve Ordinance 2023-5-2-B: Amending Title 8.3, the number of members required for the tree committee. TCM Bruce Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

Huntsville Town has 100 trees to plant at the park and around the Town. The tree committee is already working on the planting. There is a desire to plant trees in memory of Doug Allen and former Mayor Jim McKay. The Town Council discussed plaques that could be placed on a tree for a ceremony.

14-Discussion and/or action on appointments to the tree committee. (See Attachment #12)

Mayor Sorensen would like to appoint Jodi Richardson, Clint Hartmann and Deanne Smith to the tree committee. Liz Poulter will continue to serve on the committee. TCM Hunter has communicated with all the suggested members. **TCM Sandy Hunter motioned to approve Jodi Richardson, Clint Hartmann and Deanne Smith as three new members to the tree committee.** TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

15-Discussion and/or action on pre mitigation plan with Weber County. TCM Bruce Ahlstrom is currently working on a new plan. He explained the process and gave some details about what the new plan would entail.

TCM Sandy Hunter motioned to table this item. TCM Anderson seconded the motion. All votes Aye. Motion passed.

16-Discussion and/or action on Town cleanup day for May 13. TCM Artie Powell has three projects planned for the Town cleanup. Bark will be added to the playground. Dave Jenkins and Clint Hartman are coordinating the bark. John Bowen and Dale Maxwell will be looking at the stage and repairing the skirting to the stage. It is not in good shape. Branches will be picked up at the homes on the side of the road. Mayor Sorensen suggested that it would be good to clean up and pressure wash the bowery's. The turkeys have enjoyed the bowery's during the winter months.

17-Discussion and/or approval of purchase and installation of Mini split HVAC units for town hall office, history library, and maintenance shed office. Mayor Sorensen would like to install air conditioning in the town hall office, history library and maintenance shed office to make them

more tolerable for summer. The lowest bid for each unit is \$3,000. He is looking for additional bids. **Mayor Sorensen motioned to approve up to \$12,000 for air conditioning units for the town hall office, history library and maintenance shed office.** TCM Sandy Hunter seconded the motion. Mayor Sorensen stated that Sheree Evans suggested they use the money from capital improvements. She added the expense to the amended budget.

Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

18-Discussion and/ or action on purchase of toilet paper holders for park restrooms. Mayor Sorensen proposed replacing the toilet paper holders for the park restrooms. They are industrial grade. There are 10 units to replace. It will cost approximately \$750. **Mayor Sorensen motioned to approve up to \$1000 for new toilet paper holders.** TCM Bruce Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Artie Powell would like to bring together a crew to paint the restrooms. They will coordinate with the installation of the toilet paper rolls.

19-Department Updates:

1. Aldous Cabin: The roof and the chinking on the Aldous Cabin need immediate repair. TCM Bruce Ahlstrom was concerned about repairing the historic structure. The TC members provided some ideas for repair and resources that can help him repair the cabin.
2. Roads: Mayor Sorensen suggested that the Town schedules a time to sweep the roads. The snow piles are still high. He suggested checking with Weber County to see if they could contract with us. TCM Ahlstrom will continue to work on potholes. There are many potholes that were caused by the fiber optic installation. Beckki suggested that they loop Jared Anderson into the conversation so they can make contact with All West.

3. Election Conventions: TCM Hunter would like to see additional advertisement for the conventions. Mayor Sorensen suggested an additional mailer. Beckki will see about sending out a postcard.
4. Water Meeting: TCM Anderson reported that the secondary water meeting voted for a rate hike. Since employee salary increases are happening in this department, it is becoming necessary to raise water rates.
5. Secondary Water: Gary is going to repair the value in the secondary water line. This will delay the spring secondary water turn on until the middle of May.
6. Standing Water: TCM Artie Powell reported that standing water attracts mosquitos and residents need to be aware to clear these areas on private property.
7. 4th of July Parade: Savannah Swift has contacted Mayor Sorensen. She is being contacted by those interested in the parade. Savannah is not over the parade, and she is wondering who the contact should be. TCM Sandy Hunter will work on getting a chairperson for the 4th of July parade.
8. Ice Shack: Mayor Sorensen stated that Luann Carver volunteered to run the ice shack on the 4th. He reminded us that Pepsi has a contract for celebration.
9. Huntsville Swag: The Town Council discussed the 100th year anniversary of the incorporation. There is a desire to commission hats and t-shirts. TCM Powell would like to see a kickoff of the 100th anniversary on the 24th of March. Other events were suggested to go along with the 100th anniversary. TCM Anderson would like to see a kickoff for the Town Hall and the fundraising effort on the 4th of July.

TCM Artie Powell discussed some important issues facing the Town Council regarding the 4th of July. He stated it has been hard to get volunteers to run the games at the parks. The TC agreed that games in the park are a difficult assignment. TCM Artie Powell suggested opening games to whomever wanted to run a game, just like they open the booths. The 4th of July does not break even for the event. The TC has eliminated the "money makers" from the day. The money makers of the past were breakfast and auctions. If the TC decides to expand the 4th to break even or make money, it will draw the crowds. If the 4th was kept simple, it will continue to be an expense. The TC members discussed various aspects of the celebration regarding making the budget work.

TCM Anderson volunteered to handle the cleanup for the day. Beckki reminded the TC that they need to reserve the DJ. There was a suggestion for line dancing for the fireworks event. TCM Artie Powell has secured a couple of bands for the event.

20-Approval of the Bills, Mar and April 2023. **TCM Sandy Hunter motioned to approve the bills for March and April 2023. TCM Bruce Ahlstrom seconded the motion.** Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			

CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Sandy Hunter motioned to adjourn. TCM Ahlstrom Bruce Ahlstrom seconded the motion. All votes Aye.

Meeting is adjourned at 9:40 p.m.

Beckki Endicott, Town Clerk

DRAFT

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, May 17, 2023, 6:30 p.m.
Huntsville Town Maintenance Office Building, 165 South 7500 East Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Zoom
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Excused
Sandy Hunter	Council Member	Zoom
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Citizens: Liz Poulter, Lt. Garth Cowley, Rex Mumford, Lonny Bailey, Derek Smith, Jessica Shuman, Corey Shuman, Ron Gault, Tim Knudson, Rusty Johnson (Zoom)

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by Lonny Bailey.

3-Opening Ceremony given by TCM Artie Powell.

4-Public Comments. **Liz Poulter** commented that she is concerned about Pineview going over the spillway. She recommends Huntsville Town find ways to disperse the water. Rex Mumford responded the secondary water companies are running and recommending to residents that they water to disperse.

5-Sheriff's Report: There was none.

6-Public Hearing on Annexation Policy Plan Map. (See Attachment #1) TCM Bruce Ahlstrom motioned to close the regular meeting and open the public hearing on the Annexation Policy Map. TCM Artie Powell seconded the motion. All votes Aye. Motion passed.

The Town Council commissioned the map in the packet drawn by Sunrise Engineering. The Planning Commission had a public hearing on the recent map which includes Forest Service areas. The Planning Commission's recommendation was to not extend the map beyond the borders of the current Huntsville Town.

Tim Knudsen commented he would like to remain in Huntsville. He lives south of the Fire Station.

Derek Smith commented he would like to be included in the new Huntsville Town boundaries.

Rex Mumford stated he is included in the map commissioned by the Town Council and drawn by Sunrise Engineering. He understands the concern from the Planning Commission is water. Those that are petitioning to come into Huntsville Town from East Huntsville do not want

culinary water. They have their own wells and do not desire water. PCM Liz Poulter stated the Planning Commission is concerned about future subdivisions and the need for culinary water for those future subdivisions.

Lonny Bailey stated he ran the water line over his property and provided an easement to the Town in 2002. He has been on culinary water per his agreement with Huntsville Town of the easement. There is interest with his neighbors to stay in Huntsville, being contiguous with Sage. He is adjacent to John Lowe, who is interested in annexing, and the Moss'.

Rex Mumford commented one of the reasons he would like to see Huntsville Town annex East Huntsville neighbors would be bring additional revenue for speeding tickets on 500 South. He believes that Huntsville Town would be more interested in this area for safety than Eden City. Additionally, he would love to be a part of Huntsville Town. He likes the idea of having a smaller government and more influence than they would have in Eden City.

Mayor Sorensen asked for any additional comments. There were none. **TCM Bruce Ahlstrom motioned to close the public hearing and return to the regular meeting.** TCM Powell seconded the motion. All votes Aye. Motion passed.

7-Discussion and/or action on Annexation Policy Map. Mayor Sorensen suggested to the Town Council that they table the motion until every member of the Town Council was present. The Town Council is missing TCM Anderson for discussion and an annexation of any kind has a large impact on Huntsville Town.

TCM Hunter stated she had personally contacted TCM Anderson, and they spoke about the issue. She stated she could relay them if there was a vote. TCM Sandy Hunter asked if the Town Council was going hear Ron Gault's presentation on culinary water. Beckki has the presentation in the packet; however, Ron Gault states he has additional information since the presentation was presented. TCM Ahlstrom would like to get an update on culinary water.

TCM Bruce Ahlstrom motioned to table the action on the annexation policy plan map. Mayor Sorensen seconded the motion.

TCM Artie Powell is concerned about the motion being tabled with the reason being that everyone is not in attendance. There are two council members that have spoken with him separately regarding his opinion on the matter. TCM Artie Powell stated he would not oppose the motion; he is expressing concern on the matter.

Roll Call Vote. Three votes Aye. One abstention. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED	
Mayor Richard L. Sorensen	X				
CM Bruce Ahlstrom	X				
CM Kevin Anderson				X	
CM Sandy Hunter	X				
CM Artie Powell			X		

8-Discussion and/or action on Business License for Gold Rush Art Gallery. (See Attachment #2) Jessica Shuman stated they would like to separate their businesses. The Art Gallery will be separate from their mining business. TCM Bruce Ahlstrom motioned to approve the business license for Gold Rush Art Gallery. **TCM Sandy Hunter seconded the motion.** All votes Aye. Motion passed.

9-Discussion on the 4th of July and the possibility of car show as part of the celebration. (See Attachment #3) Cory Shuman wanted to propose a car show that would be part of the 4th of July celebration. The Shuman's would organize the event. TCM Artie Powell would like to see a designated space for the cars to come early in the morning. He would recruit judges for a contest. Cory Shuman stated they have organized several car shows over the years. The Town Council suggested parking the cars on 200 South between 7400 and 7500 East.

The TC members continued to discuss the arrangements and budget for the 4th of July. The discussion centered on booths, when to have them and how much to charge them. The 4th of July continues to be an overwhelming project for one person. There is a need for a fully functioning committee that would take the burden off of one TC member. In addition, the TC talked about having a committee for the 100th anniversary of Huntsville Town. This would be a celebration worth having but there needs to be a healthy committee. TCM Artie Powell asked Beckki to send out an email blast for volunteers for the 100th anniversary.

TCM Artie Powell suggested putting the 4th of July committee together in the Fall so that the work can begin the first of the year.

10-Discussion and/or action on approval of minutes for Town Council Meeting March 16, 2023. (See Attachment #4) **TCM Bruce Ahlstrom motioned to approve the minutes for Town Council Meeting March 16, 2023, as amended.** TCM Artie Powell seconded the motion. All votes Aye. Motion passed.

11-Discussion and/or action on approval of minutes for Town Council Work Session May 5, 2023. (See Attachment #5) **TCM Bruce Ahlstrom motioned to approve the minutes for Town Council Work Session May 5, 2023, as amended.** TCM Sandy Hunter seconded the motion. All votes Aye. Motion passed.

12-Discussion and/or action on approval of minutes for Town Council Meeting May 5, 2023. **TCM Bruce Ahlstrom motioned to table the minutes for Town Council Meeting May 5, 2023.** TCM Artie Powell seconded the motion. All votes Aye. Motion passed.

13-Department Updates:

1. TCM Artie Powell reported the Town had a successful clean up. The clean-up included a stage repair by several residents. The repair was well done and very appreciated. There were crews cleaning up the park boweries, and spreading mulch on the playground. The efforts included a green pick up. The need for green waste pick up was overwhelming. They are still working on getting the piles to the green waste.
 2. Utah Symphony – TCM Artie Powell had questions about how the Utah Symphony is interfacing with the Town. Beckki referred TCM Powell to Trish Painter at Mountain Arts. The Utah Symphony will also work with Pack Attack on the arrangements for the park and location of the sprinklers.
 3. Sandbagging and Flood Relief – TCM Ahlstrom reported Weber County is supplying sandbags and sand at the County facilities in the Valley. There is one in Eden behind Snowcrest Jr. High and one on Highway 39 up towards the Monastery.
 4. TCM Bruce Ahlstrom announced another preparedness presentation at the library this week.
 5. TCM Sandy is recovering well from knee surgery.
 6. Mayor Sorensen met with Dakota Hyde about the installation of the solar system across the Valley.
 7. Mayor Sorensen talked about the upcoming round about on 100 South and SR39. He has been approached about the design or landscaping for the roundabout. He took the opportunity to have some potential designs drawn up. **(See Attachment #6)**
 8. Beckki reported that the Town will receive the final plans for the New Town Hall soon. TCM Artie Powell suggested that a proposal for the Ogden Valley Parks Association be made in conjunction with the needs of the New Town Hall.
 9. Mayor Sorensen firmed up the arrangements for Memorial Day Services at Cemetery Point with Lt. Cowley.
- TCM Artie Powell motioned to adjourn the meeting.** TCM Bruce Ahlstrom seconded the motion. All Votes Aye. **Meeting is adjourned at 8:38 p.m.**

Beckki Endicott, Town Clerk

WORK SESSION – Tuesday, May 23, 2023

Minutes of the Huntsville Town Council work session held at the Huntsville Maintenance Office, 165 South 7500 East, 7 p.m.

The work session was scheduled to discuss the purchase of water shares under the contract with the Monastery.

Attending: TC Members Sandy Hunter, Bruce Ahlstrom, Artie Powell, Mayor Sorensen, Beckki Endicott – Clerk, Jim Truett, Bill White, Blake Bingham, Ron Gault, Lewis Johnson

Mayor Sorensen called the meeting to order. He turned the time over to Bill White for a presentation on the water. Bill White has provided the committees with copies of the Monastery contracts.

Bill White stated this work session was called to clarify the purchase that the Town Council wanted to make in April. The Town Council wants to purchase \$400,000 worth of water shares at a price of \$5,000 a share. The contract price was set to expire in April with an extension until July 12 to accommodate this meeting.

Bill White set out to explain the difference between water rights, which is the document the state gives you the right to find water from a specific source of water, and actual wet water. Your water right might provide you with the opportunity to find water from a certain stream and from a certain location. If available, you can use it. If it is not available, you will not be able to use it.

Wet water is an issue in our Valley. Huntsville Town has an actual source from the Monastery Well. Bill rehearsed the history of the Wishing Well and his participation in providing water to Huntsville Town.

In the Monastery contract, the first 100 gallons per minute of the Wishing Well Water is set aside for redundant water purposes only. You can only dip into the redundant source if the spring drops below 150 gallons per minute. As compensation for the Monastery allowing Huntsville Town to drill the Wishing Well on their property, anything above 150 gallons belongs to the Monastery. As a concession to the Town because of the need for additional water in Town, Bill White agreed to allow the Town to purchase water shares above the 150 gallons per minute at the rate of an in town culinary water hook up. The price was and currently is \$5,000. This would allow for the undeveloped lots in Town which Ron Gault estimates to be 40 lots. The future of the water in Huntsville would be secured.

The well is a great well. It has affected the Town's springs. The effect is hard to measure because of the pipe size of 18 inches. The Town has been using the Wishing Well flow exclusively to test the water flow. At the end of the test, the Town should go back to using the Town owned springs, as agreed upon, and using the Wishing Well as it's redundant source.

The State of Utah has looked at Huntsville Town's water system and determined that the safe yield for the Wishing Well is 150 gallons per minute. Bill White stated that number could be challenged but he thinks it is a number that both he and the Town can work with at this time. This means that there is 50 gallons per minute above the redundant safeguard that the Town can purchase which is equivalent to 100 connections. There has been a record kept for the shares purchased since the start of the contract. **(See Attachment #1)** This record has been provided to the Town Council. The Town has purchased 35.5 gallons per minute which is equivalent to 71 connections. Of these 71 connections, 20 of the connections are connections which Bill White has purchased for use at the Monastery. Instead of giving the Town the \$150,000 for the connections needed for the Monastery and the Town giving \$150,000 for the 30 connections that the Town wanted, they amended the agreement to swap the connections. This was approved at the time of Mayor Truett's last term.

Sage Development was requesting water from the Town in an annexation. They agreed to pay a higher price for the water which excess would be used to buy the rest of the water needed for the empty lots in Huntsville Town. This would be done before the expiration of the Monastery purchase agreement in April 2023. Bill White stated he would never use the 20 connections, but opted to prepay the connections just in case he ever needed them. Bill White went on to calculate that since the Town had purchased 71 connections, there were only 14.5 gallons per minute and 29 connections available connections to purchase under the Division of Drinking Water standards. With the recent purchases and the additional 29 connections that can be purchased, there should be 70 connections available. This would cover Sage Development and all the other vacant lots in Town.

Bill White states there is an agreement in place and the Town can purchase what it would like to purchase in accordance with the agreement. He wanted to make sure the Town Council Members had all the information prior to making this decision, because it affects other decisions they are called on to make; for example, annexation decisions.

Mayor Sorensen explained the Town received \$400,000 net from the Sage Development Agreement. They intended to use the money to purchase additional water for the remainder of the Town. Mayor Sorensen asked Bill White if the Town Council could make a purchase that was above the Division of Drinking Water's estimated safe yield rate of 150 gallons per minute. Bill White explained that the safe yield could be challenged. He recognized it was important not to purchase something that does not exist above 150 gallons per minute. But if the Town Council did this knowingly, he would not prevent the purchase. The State is telling Huntsville Town that there are not shares above the 150 gallons per minute.

The Town Council discussed when to use the Wishing Well as a redundant source and when to use the Springs. Bill White stated his concern is that there is continued talk and education with regards to not only the Wishing Well but the Springs so that the Town does not lose its redundancy. Bill White has been working with Ron Gault regarding the timing of sources. He stated that operationally it is beneficial to the Town to use the well water.

It is easier on the water plant and system. However, there are times when it is beneficial for the Town to use the Springs as their primary source.

The discussion turned to the max gallons per minute capacity of the water treatment plant. Ron Gault stated the plant was designed to run at maximum capacity of 200 gallons per minute, but optimal operating speed is somewhere between 150-175 gallons per minute. Blake Bingham clarified what the Division of Drinking Water Standards were for the plant operation. He recommended buying all the water the Town could afford at the price that the contract allowed. He believes that the price of water will escalate in the future.

The drawn down effect on Bennett Springs was discussed. It was recommended the Town put a measuring device on the Springs to measure the effect. The device was quoted to be as high as six figures and became prohibitive. Blake Bingham stated there was a report produced by Laughlin that measures the effect of the Wishing Well on Bennett Springs. He produced the report and email the report to Beckki. **(See Attachment #2).**

Former Mayor Jim Truett stated if given the opportunity he would have presented this purchase of water shares to his Town Council. He believes the purchase of water shares to supply the build out of Town to be a good purchase.

Mayor Sorensen confirmed the expiration date of the purchase price of \$5,000 a share is the middle of July.

Louis Johnson spoke to the prudence of making the purchase of water shares now for the future. He said this is a great opportunity presented before the Town Council.

Former Mayor Truett stated this would be an investment in the future. He pointed out that Huntsville Town would receive the connection money back in the building out of Town over time.

TCM Bruce Ahlstrom motioned to adjourn the meeting. TCM Kevin Anderson seconded the motion. All votes Aye. Motion passed.

Meeting adjourned at 8:38 p.m.

Beckki Endicott, Huntsville Town Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, June 1, 2023, 6:30 p.m.
Ogden Valley Library, 131 South 7400 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Shannon Smith	Clerk	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Sheree Evans – Treasurer, Kelly Wood, Liz Poulter, Lonny Bailey, Rex Mumford, Ron Gault, Neil and Cari Moss, Dakota Hyde, Jeff Hyde, Lt. Cowley

1-Mayor Sorensen called the meeting to order. There is a full quorum present. Mayor Sorensen welcomed Nikki Wolthuis to the meeting and explained that she will be the new clerk.

2-Pledge of Allegiance led by Dakota Hyde.

3-Opening Ceremony given by TCM Artie Powell.

4-Public Comments: **Rex Mumford** wanted to make some comments. He lives in East Huntsville, 500 South. He has attended several meetings to make comments regarding the potential annexation of property owners in East Huntsville. Rex Mumford commented during those meetings and has spoken with the Town Council Members outside of the meetings. One of the concerns that the Town Council has regarding annexation of East Huntsville is the amount of water needed to supply culinary needs. He recited a lot of numbers regarding the water use in Huntsville and Ogden comparatively. Additionally, he supplied numbers regarding the water rights held by Huntsville Town. Rex Mumford believes that water is not as large an issue as the Town Council has discussed. There are seven property owners that would like to be annexed into the Town. None of the property owners are interested in culinary water. They would like to be affiliated with Huntsville Town for law enforcement services and long-time associations with the Town. Rex stated that the tax revenue would more than offset these services. He asked the Town Council to annex these neighbors in East Huntsville. **(See Attachment #1)**

5-Sheriff's Report: Lt. Cowley reported that the Ogden Marathon went well. Mayor Sorensen thanked Lt. Cowley for their service at the Memorial Day Ceremony at the Huntsville Cemetery.

6-Discussion on Cycle Kart Event. Kelly Wood presented Huntsville Town with \$4000 in entry fees for 2023. He expressed thanks to the Town. This was the largest Cycle Kart Event in the Country. There were 46 cars that competed in the race. Event organizers are hoping to expand the race next year by just a little. The participants really enjoy coming to Huntsville. Organizers do not want to expand the event much more. They like the quaintness of the event and want to

keep crowds down. Kelly Wood requested to hold the event around the first weekend in May next year, the 3rd and 4th. Shannon Smith will reserve the dates. Kelly Wood presented the check and pose for a photo with the Town Council Members.

7- Discussion and/or action on water bill settlement for 239 North 6800 East. (See Attachment #2) Neil and Cari Moss came to the Town Council to petition for water bill settlement. Cari Moss stated their current water bill is \$1,632.53. Mayor Sorensen has offered to write off 50 percent of the bill. She read to the Town Council Members the letter the Mosses sent to Mayor Sorensen and Shannon. There was a leak on the Town side of the meter. Following the repair of the leak, after several weeks, a leak on the property owners' side was identified. The Town Council Members discussed the timeline of events and asked questions regarding the timeline. In addition, TCM Sandy Hunter referred to the letter from Gary Probasco which was included in the attachments the Town Council received prior to the meeting. Gary Probasco's letter also outlined the timeline and states that the Town paid for the repair and water on the Town's side of the meter. Gary Probasco maintained that not only he, but Thom Summers stated the leak on the property owners' side was not caused by the Town. Gary Probasco advised the Mosses at the time of the Town side leak that the property owners' pipes were old and needed to be replaced. The Mosses stated they did not have control over the leak. There was not additional water to identify the leak and they do not feel responsible for the bill. Also, because they are second homeowners and do not live in Huntsville permanently, they underuse and overpay for their water regularly. Even with the recent leak, they would not use what the average Huntsville homeowner uses.

Shannon Smith researched several other municipalities, including Morgan, to find a procedure for water forgiveness that Huntsville could adopt as a policy. Morgan forgives 40,000 gallons off the top of the bill. Then the homeowners are responsible.

TCM Sandy Hunter motioned that the \$620 that Huntsville is billing the Mosses for the water leak in January and February is reasonable and accepted. It is 65% off the original billing. TCM Artie Powell seconded the motion.

Mayor Sorensen called for a vote. There was not a full quorum that voted. The Town Council Members discussed the amount owed with additional comments. **TCM Powell called for a point of order.** The vote had started and not ended prior to additional discussion. TCM Anderson proposed that a friendly amendment be made to the motion, considering that three members of the Council had not voted. TCM Hunter stated she would consider a friendly amendment and TCM Anderson suggested an additional discount for the Moss' bill.

TCM Sandy Hunter amended her motion to accept \$500 as payment in full for the Moss' water bill in January and February. TCM Anderson seconded the amended motion.

Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

8. Discussion and/or action on a 12-month extension allowance for final plat; North Arrow Condominium project, phase 2 of Compass Rose Hotel. (See Attachment #3) Jeff Hyde asked for a 12-month extension for preliminary approval of phase 2 of the Compass Rose Hotel project. They have gained approval for drawings and septic systems, obtained the necessary permits and paid county impact fees. There were some delays in that process and are asking for an extension. Dakota Hyde spoke to the TC to answer any questions. Mayor Sorensen explained that the Hydies were three days late on asking for an extension, but Mayor Sorensen asked the TC to be lenient under the circumstances. **TCM Sandy Hunter made a motion to approve a 12-month extension on the North Arrow Condominium Project, phase 2 and schedule a work session with the owners of the Compass Rose Hotel to address the time limitation for completion of the project in the development agreement. TCM Ahlstrom seconded the motion.** There were some additional questions asked to clarify the need for a work session. Mayor Sorensen said it was to discuss a new date for the completion of the development since the date for completion in the agreement is March 2024 and that will be difficult to fulfill on the contract. **Roll Call Vote. All votes Aye. Motion Passed. Votes are reflected below.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

9. Discussion and/or action on Ordinance 2022-11-17; Vacating portion of 6700 E. (See Attachment #4) TCM Powell recused himself from the discussion and vote because of a potential conflict of interest. Mayor Sorensen reminded the TC that there was a public hearing in November of 2022 on this issue. TCM Sandy Hunter read the original petition which stated many reasons why the town could vacate the property. The TC discussed the physical characteristics of the lot, the Town's need for another road or parking, and about any objections from the neighbors. Mayor Sorensen asked if there was a motion. TCM Ahlstrom cited a similar case from a few years ago in which a property owner requested a vacation but did not offer any monetary compensation to the Town. He wondered if the Town should give up the land without compensation. The mayor explained that the Town's attorney advised them not to sell roads and alleys. The petition must have merit to vacate a property. **TCM Sandy Hunter motioned to approve the request to vacate the property at 6700 E. TCM Ahlstrom seconded it. Roll Call vote. All votes Aye. Motion passed. All votes are reflected below.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell			X	

10. Discussion and/or action on 2023 Arbor Day Resolution and dedication of trees to Doug Allen and Jim McKay. (See Attachment #5) TCM Sandy Hunter explained that to be a Tree City USA the Town needs to meet certain qualifications including naming an Arbor Day with a resolution from the Town. After reading the Resolution which declared June 8, 2023, as Huntsville's Arbor Day, **TCM Sandy Hunter motioned to approve the Resolution. TCM Anderson seconded it. All votes Aye. Motion passed.**

11. Discussion and/or action on purchase of water shares from the Huntsville Monastery. (See Attachment #6) Mayor Sorensen stated that when the town annexed the Sage Property the plan from the beginning was to put the money from the purchase of water shares into the water system. The amount set aside is \$400,000. TCM Anderson said there have been extensive discussions where the town was advised to purchase water shares. TCM Sandy Hunter talked to many water experts, and they all advised the Town to use the complete \$400,000 for water shares. TCM Powell asked how many shares we could buy for \$400,000. At \$5,000 each, 80 shares could be purchased. It was unclear whether there were 80 shares available. Ron Gault said he believed there were less shares available. Ron Gault suggested they make the motion to say, "up to \$400,000." Mayor Sorensen said he was told there is a risk in buying more shares than are available. There was a discussion on the capacity of the well. The TC expressed confidence in buying as many shares as possible right now. **TCM Sandy Hunter motioned to approve the purchase of water shares from the Monastery up to \$400,000 worth of shares.** There was a discussion about the wording of the motion. TCM Powell stated that Bill White was not present, and they should wait until he was there to negotiate the number of shares he would sell. TCM Sandy Hunter clarified that they were voting to approve the amount of money to spend on the shares. TCM Anderson commented that it was not Bill White that approved the number of shares to sell, but what was written in the contract. **TCM Sandy Hunter amended the motion to approve the purchase of water shares from the Huntsville Monastery up to the maximum number of shares legally allowed to purchase under the contract with Bill White up to \$400,000. TCM Ahlstrom seconded it. Roll call vote. All Ayes. Motion passed. All votes are reflected below.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

There was a discussion about the need to have a work session with Bill White and others to finish the water purchase before the upcoming deadline on the contract extension. It was decided that the work session would be before the regular TC Meeting on June 15th.

12. Discussion and/or action on Annexation Policy Plan Map (See Attachment #7) The TC discussed the town boundary map. Questions were brought up about Forest Service lands and what monetary value they would have for the Town. It was reported that the Forest Service does not pay taxes on the land and besides parking fees there would be no revenue. Parking issues, garbage, and maintenance would all be the Town's responsibility.

The question was asked if the Town's water plant could handle more connections should the Town expand its borders east. Ron Gault discussed the plant's capacity with current active connections and future connections. There are up to 96 potential future water connections in the current boundaries alone. The plant capacity could decrease below state requirements at buildout. The possibility for some future annexed neighbors to enter an agreement to never ask Huntsville for culinary water was discussed.

The TC talked about how adding more land to the east would increase the workload of the Town in both the planning stages for development as well as maintenance of roads after completion. It was also brought up that people live in the town because they like the small-town government where they can be heard. Adding more land and people would change the feel of the town.

The Ogden Valley Incorporation Feasibility study was discussed. There was a question whether there would be islands on the map that Huntsville would be forced to acquire after the feasibility study was complete. The TC discussed the need to settle on a map of the Huntsville Town boundaries before the feasibility study is complete in November and their map is permanent. TCM Powell said we should dedicate an entire TC meeting to this topic. **TCM Ahlstrom motioned to table the issue. TCM Anderson seconded it. All votes Aye. Motion passed. Votes reflected below.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Artie Powell asked for help getting someone to sign for the fireworks and store them until the 4th of July.

TCM Artie Powell motioned to close the meeting. TCM Ahlstrom seconded it.

Meeting adjourned at 8:58 p.m.

Nikki Wolthuis, Town Clerk



APPLICATION FOR BUSINESS LICENSE
HUNTSVILLE TOWN
PO BOX 267, Huntsville, UT 84317

Submitted: 5/31/2023

Owner Name: Mousa Ammar/ Jeab Ammar

Owner Address: [REDACTED] City: [REDACTED] State: UT Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Rocky Mountain Aluminum Art LLC DBA: Rocky Mountain Aluminum Art

Business Address: 604 S 7800 E City: Huntsville State: UT Zip: 84317

Mailing Address: [REDACTED] City: [REDACTED] State: UT Zip: [REDACTED]

Business Phone Number: 8017084562

Manager Name: Jeab Ammar Contact Phone: 8017084562

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: _____

State Sales Tax I.D. # 15169329-003-SSE State License # 1818-23-001

Number of Employees: 1 If Daycare or Preschool, # of own children: 0;

Number of other children: 0

Describe your type of business in detail:

Sale of Aluminum Statues/ Yard Art in front of the American Legion.

Businesses that require Health Department inspection and permit: Any business that is selling food, Day Care, Nursing and Assisted Living.

Health Department Permit # _____ or check if not applicable _____



NOTICE OF ACTION

TO: Huntsville Town Planning Commission
FROM: Huntsville Town Council
DATE: May 25th, 2023
RE: CUP for David Owen

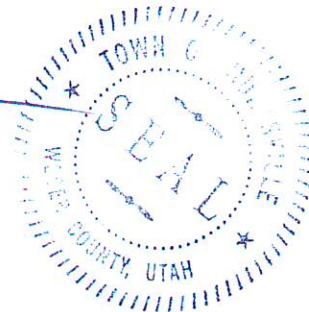
The Huntsville Town Planning Commission held a public meeting on May 25th to discuss the Conditional Use Permit application for Davis Owen. The Planning Commission discussed and recommended the CUP for approval to the Town Council, with the following stipulations:

1. Parking limited to onsite/ on property
2. Outside lighting to be limited to business hours and events
3. Guests limited to 60 persons
4. On-site staff person required at all events

Shannon, Clerk

Approved with attached conditions TC Meeting 6-15-23

Kyle Saens



HUNTSVILLE TOWN Filing Fee: \$450.00
CONDITIONAL USE PERMIT (CUP) APPLICATION

PROJECT INFORMATION:
Project Name: Old Town Hall Huntsville
Project Use: Weddings & Events Space
Project Address: 7309 E 200 S Huntsville
Parcel ID Number(S) 24-011-0022, 24-011-0037 ?
Applicant Information
Applicant Name: David Owen DBA Imagine Music Huntsville
Applicant's Mailing Address: [REDACTED]
Email: imaginemusichuntsville@gmail.com
Property Owners Name: Imagine Holdings Huntsville LLC (David Owen)
Owner's Mailing Address: [REDACTED]
Owner's Phone: [REDACTED]
Architect/Engineer's Name: NA
Architect/Engineer's Phone: Email: NA
Date of Planning Commission Meeting: March/April 2023
Date of Town Council Meeting: March/April 2023

These questions need to be answered when considering the proposed use:

1. What are your days and hours of operation(s)? Weekends
2. Describe the use you are proposing. If there is more than one business planned, please list each one and its intended use. If unsure at time of permitting, list the range of uses you anticipate. If a non-listed use is proposed subsequent to the granting of a permit, its acceptance is not guaranteed.

Old Town Hall is currently being used as a small boutique music lessons school Mondays-Fridays. In order to produce more income and utilize the remaining three days of the week, we would like to hold small weddings and events at our beautiful space underneath the pines.

3. How is this use(s) compatible with the surrounding properties? Hosting small events pairs perfectly with our neighbor across the street, Valley House Inn, and provides a third and unique option, alongside Compass Rose/Huntsville Town Square and The Mercantile.

HUNTSVILLE TOWN Filing Fee: \$450.00
CONDITIONAL USE PERMIT (CUP) APPLICATION



Old Town Hall Huntsville

Since acquiring Huntsville's Town Hall property in 2022, Imagine Music has been operating a private music lesson studio, serving 60-70 students per week. We are grateful for the broad community support and are looking forward to future growth to offset the costs of building ownership; the music school covers most expenses however additional revenue is necessary to fund future infrastructure improvements/upgrades, remodels, and building maintenance.

In July 2022, a good friend needed an affordable wedding venue and asked if he and his fiancé could use the old Town Hall building. We happily donated our space for one Saturday, and witnessed an incredibly peaceful and beautiful wedding. Hosting the marriage ceremony gave us the idea to offer our property – with its unique and shaded outdoor space – as a venue and vehicle to generate reinvestment dollars.

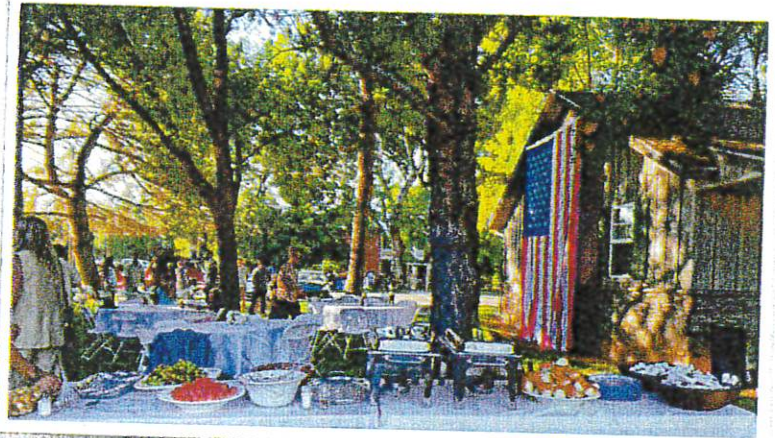
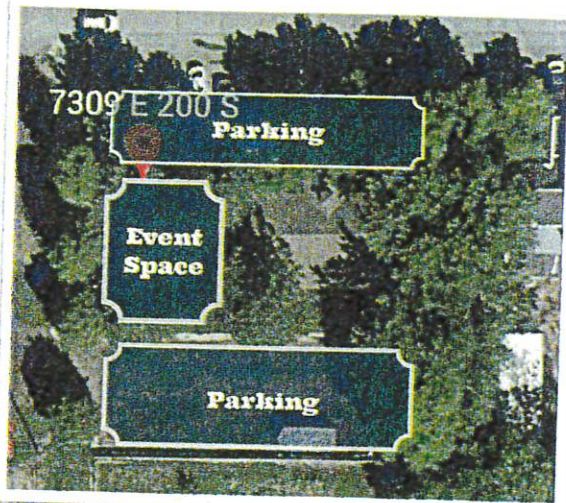
The small footprint of both the indoor and outdoor areas guarantees smaller, more intimate events with a maximum capacity of ~50 people. We're targeting weekends only (Friday, Saturday, Sunday) primarily during the summer (June-August). Parking is wholly contained within the property, accommodating ~30 vehicles between the front & rear pavements.



Clients who wish to book events on our property will receive a list of rules to which they must conform (e.g., designated parking, capacity limits, curfews, etc). Imagine Music, our music school, is our primary means of utilizing the Town Hall building. Events, if they occur, will be occasional and small in size. Our goal is to be a respectful neighbor. To be thoughtful, considerate, quiet, and peaceful.

If you have any additional questions, concerns, or ideas I am happy to chat by phone 801-644-7027.

-David Owen



**HUNTSVILLE TOWN
RESOLUTION NO. 2023-6-15**

SUNRISE ENGINEERING AGREEMENT

**A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ADOPTING WORK
RELEASE NO. 2023-1 , AN AGREEMENT FOR WITH SUNRISRE
ENGEENERING TO CREATE A BID PACKAGE FOR THE NEW TOWN
HALL.**

WHEREAS, Huntsville Town (hereafter "Town") is a municipal corporation duly organized and existing under the laws of the state of Utah;

WHEREAS, the Town seeks to enter an agreement for Work Release No, 2012-1 ("Agreement");

WHEREAS, the Town and Sunrise engineering have negotiated a proposed Agreement;

WHEREAS, the Town desires to adopt the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Huntsville Town, Utah, as follows:

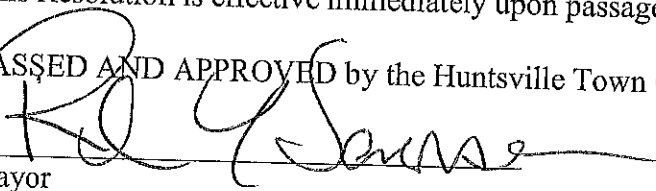
Section 1. Surplus.

The Agreement set forth in Exhibit "A" and incorporated herein by this reference is hereby adopted. The Mayor is hereby authorized to execute said Agreement and any related documents to effectuate this Resolution.

Section 2. Effective Date

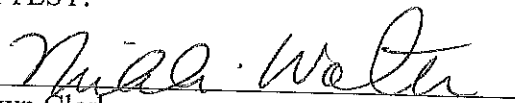
This Resolution is effective immediately upon passage and approval.

PASSED AND APPROVED by the Huntsville Town Council this 15 day of June, 2023.



Mayor

ATTEST:



Town Clerk



WORK RELEASE NO. 2023-1

This Work Release is entered into by and between HUNTSVILLE TOWN (CLIENT) and SUNRISE ENGINEERING, INC. (ENGINEER).

RECITAL

Pursuant to Article 1 of the Agreement for Engineering and Technical Services, dated 19th of April 2021, hereinafter referred to as the "Contract", CLIENT and ENGINEER desire to identify certain work and service to be performed by ENGINEER pursuant to the Contract. CLIENT intends to improve the sewer system needs of CLIENT for which ENGINEER agrees to perform various professional engineering services.

ARTICLE 1. SCOPE OF WORK

Project Understanding

Huntsville Town Corporation (CLIENT) owns certain real property within the Town of Huntsville located on the northwest corner of 7500 E and 200 S. The CLIENT plans to build a Town Hall on its property. The CLIENT has previously contracted with an Architect (Creations West) that provided architectural drawings and structural calculations for the Town Hall building design.

The CLIENT has approached Sunrise Engineering Inc. (ENGINEER) to prepare documents for contractor bidding of the Town Hall construction.

The ENGINEER shall provide a topographical survey, site layout, utility coordination, & grading design, a bidding package for construction, and other engineering services as hereinafter described, as requested by the CLIENT, and which are necessary and associated with the requests of the CLIENT, within generally accepted industry standards. These services include:

- 1.1 Topographical Survey – ENGINEER will provide surveying services to develop building location and elevation.
- 1.2 Site Layout, Utility Coordination, & Grading Design – ENGINEER will provide engineering services to design the site layout for the Town Hall, including locations for utility tie-ins, and site grading. ENGINEER will coordinate with the CLIENT and local utilities to finalize site layout.
- 1.3 Bid Item Quantities – ENGINEER will coordinate with the CLIENT and Creations West to compile a bid item list and quantities for contractor bidding.
- 1.4 Prepare Bid Package – ENGINEER will provide engineering services to compile specifications, construction drawings, and bid item quantities for a construction bid package.

- 1.5 Administration – ENGINEER will prepare for and attend miscellaneous outreach, stake holder and partner meetings as requested by the CLIENT. ENGINEER will perform project administration including project set up, invoicing, and project updates.
- 1.6 Additional Engineering Services – The following engineering services are not included under previous phases but may be included as part of the services rendered under this contract. These services may be provided upon authorization of CLIENT and concurrence by ENGINEER.
- a. Changes to the final report that are requested by CLIENT after the final report has been accepted by CLIENT.
 - b. Appearances before courts or boards on matters of litigation related to the project.
 - c. Additional user rate studies, capital facilities planning, engineer’s opinions of probable cost, beyond those included.

ARTICLE 2. COMPENSATION

CLIENT agrees to compensate ENGINEER for services detailed in this Work Release on a Time and Materials basis at the fees show in attached Exhibit A and rates shown in the attached Exhibit B.

These payments shall be considered complete compensation for all engineering services outlined in this agreement.

As a matter of practice, the ENGINEER and CLIENT will communicate on expected fees prior to ENGINEER’s performing any work, and the ENGINEER will not commence work until approved to do so by the CLIENT.

ARTICLE 3. INVOICING

Instructions and invoices submitted pursuant to this Work Release shall be sent to:

HUNTSVILLE TOWN CORPORATION
7381 EAST 200 SOUTH
PO BOX 267
HUNTSVILE, UTAH 84317
or
clerk@huntsvilletown.com

Invoices shall be submitted monthly based on the prior month’s effort and are due and payable within (30) thirty days.

EXHIBIT A

Huntsville Town Hall Bid Package

Phase Task	Work Task Description	Principal Engineer	Engineer V	Engineer III	Engineer Intern (E.I.T.) II	(hours)	Actual Cost (\$)	Cost (\$)
0001	Huntsville Town Hall Bid Package							
001	Topographical Survey							
002	Site Layout, Utility Coordination, & Grading Design		2	8	24	34	2,800	2,800
003	Bid Item Quantities			8		8	4,704	4,700
004	Prepare Bid Package			28		28	1,200	1,200
005	Administration		4			4	4,200	4,200
006	Additional Engineering Services						816	800
						Subtotal	13,720	13,700
	Sub-total Hours/Miles/Days	0	6	44	24	74		
	Hourly Billing Rate	\$241.00	\$204.00	\$150.00	\$129.00			
	Total Dollars	\$0	\$1,224	\$6,600	\$3,096			
						TOTAL	TOTAL	\$ 13,700

EXHIBIT B

SUNRISE ENGINEERING, INC. SLC Civil 2023 Fee Schedule

<u>CODE</u>	<u>CLASSIFICATION</u>	<u>2023 RATE</u>	<u>CODE</u>	<u>CLASSIFICATION</u>	<u>2023 RATE</u>
101	Engineer Intern (E.I.T.) I	\$118	500	Funding Specialist	\$156
102	Engineer Intern (E.I.T.) II	\$129	601	GIS Tech	\$85
103	Engineer Intern (E.I.T.) III	\$145	602	GIS Tech II	\$97
104	Engineer III	\$150	611	GIS Specialist I	\$124
105	Engineer IV	\$188	613	GIS Analyst	\$145
106	Engineer V	\$204	614	GIS Programmer	\$139
107	Senior Engineer	\$220	615	GIS Team Leader	\$160
110	Principal Engineer	\$241	712	Project Manager II	\$209
301	Engineering Tech I	\$85	51	Administrative I	\$54
302	Engineering Tech II	\$113	52	Administrative II	\$70
303	Engineering Tech III	\$129	53	Administrative III	\$86
304	Engineering Tech IV	\$145	96	Public Information Manager	\$140
351	Construction Observer I	\$85	921	Survey Tech	\$96
352	Construction Observer II	\$102	930	Survey CAD Tech	\$149
353	Construction Observer III	\$118	935	One Man Survey Crew	\$177
354	Construction Observer IV	\$129	940	Survey Manager	\$188
401	CAD Drafter I	\$85	945	Registered Surveyor	\$203
402	CAD Drafter II	\$96	950	Principal Surveyor	\$224
403	CAD Drafter/Designer III	\$117			
404	CAD Drafter/Designer IV	\$129			
			MILEAGE	per mile	\$0.59
Other Services					
121	Electrical Engineer Intern (E.I.T.) I	\$139	314	Electrical Tech IV	\$160
122	Electrical Engineer Intern (E.I.T.) II	\$156	315	Electrical Tech V	\$177
123	Electrical Engineer III	\$177	500	Funding Specialist	\$156
124	Electrical Engineer IV	\$203	510	Plan Reviewer	\$139
125	Electrical Engineer V	\$231	511	Building Inspector I	\$81
126	Principal Electrical Engineer	\$247	512	Building Inspector II	\$107
311	Electrical Tech I	\$107	513	Building Inspector III	\$134
312	Electrical Tech II	\$124	525	Building Official	\$156
313	Electrical Tech III	\$145	705	Planner V	\$166

Subconsultants and other direct expenses as incurred plus 10% handling fee

HUNTSVILLE TOWN HALL ENGINEERING DESIGN

HUNTSVILLE TOWN CORPORATION
7381 East 200 South
PO BOX 267
Huntsville, UT 84317

EXECUTION AND EFFECTIVE DATE

This Work Release No. 2023-1 has been executed by the duly authorized representatives of the parties and shall be effective as of the date of execution by CLIENT.

ENGINEER

SUNRISE ENGINEERING, INC.

By: _____

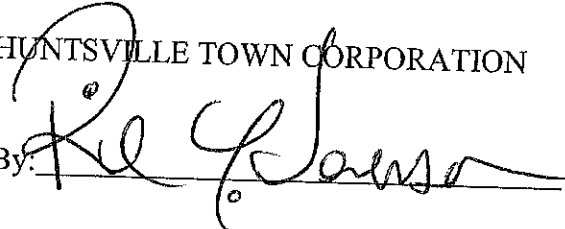
Name: _____

Title: _____

Date: _____

CLIENT

HUNTSVILLE TOWN CORPORATION

By:  _____

Name: RICHARD L. SORENSEN

Title: MAYOR

Date: 6-1-23



B
H

FUTURE ANNEXATION MAP

03/27/2023




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P:\Projects\Town\Annexation Exhibit\CAD Files\Annexation Exhibit.dwg Apr 04, 2023 11:51am eddb dellen

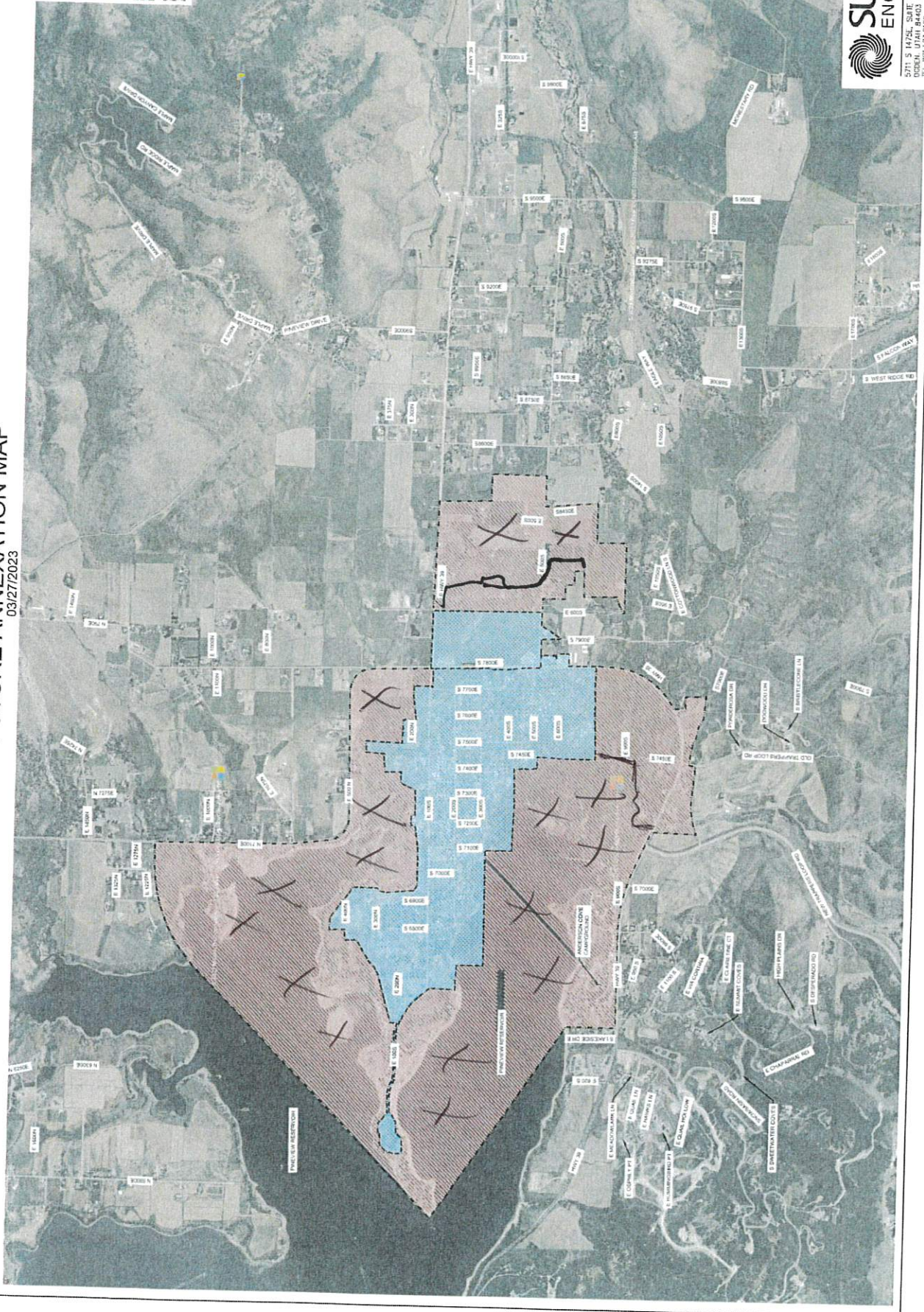
FUTURE ANNEXATION MAP

09/27/2023


SCALE
VERT. 1" = 2000'
HORIZ. 1" = 1000'

LEGEND

-  HUNTSVILLE TOWN
-  PROPOSED ANNEXATION




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Project: Huntsville Town/Annexation Map/09/27/2023
Date: 09/27/2023
Time: 11:51am



River Bottoms