

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, February 18th, 2016

7:00 p.m.

Huntsville Town Hall

Town Council: Mayor James A. Truett
Council Member Mike Engstrom
Council Member Bill White
Council Member Doug Allen
Council Member Bill Wangsgard
Clerk/Recorder Gail Ahlstrom
Attorney Bill Morris

Citizens: Artie Powell Lt. Jason Talbot Ron Gault
Parker Rawson Wayne Hadley Dave Booth
Brenda Cooper Lewis Cooper Ron Gault

Mayor Truett called the meeting to order and welcomed all in attendance. There is a full quorum present.

The pledge was led by Wayne Hadley.

Opening Ceremony was led by Artie Powell.

Introduction of Town Attorney Bill Morris:

Mayor Truett introduced Attorney Bill Morris; his background is in city government which is exactly what the Town needs. The Town will be sharing Mr. Morris with Marriot/Slaterville and Washington Terrace. Bill Morris stated that he has been an attorney since 2001. Mr. Morris said he also helps Perry City and is Harrisville's city administrator. Small towns and cities across the state call him on different topics and issues. Mr. Morris has been involved in city government since he was elected as a Marriott Township planning commissioner. He emphasized in law school in city planning and city government. There are not a lot of attorney's that specialize in this area, so he is in high demand. He will be available for the 1st meeting of the month. He has ties to this area through the Engstrom family. Mayor Truett is happy that Bill has agreed to help the Town out. Mr. Morris has a law office on Harrison Blvd. where he does car accident and estate planning. Mr. Morris has written many ordinances and resolutions and is willing to rewrite municipal code if needed.

Council Member Reports:

***Mayor Truett:**

Appointment to the Planning Commission Member:

Mayor Truett appointed Preston Cox to the Planning Commission. Preston is an engineer by trade and should be a great asset to the PC.

Mayor Truett asked Parker Rawson to introduce himself. Parker said his family just moved to Huntsville in November. He is here tonight for his government class.

Dave Booth presentation of Re-zone petition: (See Attachment #1)

Dave Booth presented his re-zone petition and site plans to Gail Ahlstrom. Dave presented his sketch for his proposed Pineview Village development. Dave has plans for a community center in the development which will look like a barn and six additional structures. Mayor Truett stated that he likes that it matches the infrastructure that already exists in the Town; the rock, brick, mortar, and old wood. The roofs will be a mix between metal and architecture shingles. Dave listed potential business ideas; a bank, antique shop, services, general office space, medical and dental clinics, bakery, hair salon, martial arts, book store, deli, or outdoor display of merchandise. Dave does not want to be a landlord; he is looking for people to purchase the footprint that their business will be built on. He is having CC&R's being drawn up right now. Dave is hoping a bank or credit union will be the first building to go in, then he will start the community center. CM Engstrom asked about Dave's time line. Dave already owns the property and has been spoken with multiple local people who have expressed serious interest and have the financial means to buy into the development. Dave said he would like to break ground as soon as possible. Gail will put Dave on the PC agenda for next week.

Dave said he has already addressed engineering, storm water, and septic. The community center will be a large barn with sliding doors, ADA accessibility, wide open room, the back of the building will be a kitchen for catering, above will be office space as well. Mayor Truett likes this idea and said that everything appears to be well done. CM Engstrom asked in what ways it will be a community center. Dave replied that he has three people interested in using this space for yoga, Thai chi, and martial arts. Dave would like to break ground this spring. He hopes to have the bank and community center finished this year. Once a couple structures get built, more people will be drawn to also build in the development. CM Allen remarked that at the public hearing a couple months ago that there were a couple of people who suggested moving the commercial development to the Hwy, and this proposed development will do just that.

Mayor Truett stated that he spoke with Gage Froerer at a meeting last week and was asked about the Hyde's project. Gage told the Mayor that the Town needed to get moving on their project. If you look at the Ogden Valley study it shows commercial development by the bottom of Trappers Loop, and a mixed use development is planned by the Fire Station on 500 S. If Dave's project goes in soon, it could change what they do by the Fire Station. Dave said he wants the buildings in the development to look like a home, if that precedence is set now others will follow the lead. The bank will be the anchor for this development. CM Allen said he has known Dave Booth a long time and he is a reputable builder and he supports him.

Sheriff Department Updates:

Lt. Talbot gave the Mayor the contract with the Sheriff's Department, the fees went up 4%. Lt. Talbot mentioned that the County is planning to designate a swim area in the reservoir by windsurfer beach. They paved a new parking lot by Middle Inlet which should help with some parking issues. The Sheriff's department gets so many calls in the summer; it would really help if someone was just assigned to parking. Comm. Bell said they would hire a parking enforcement officer to patrol the dam and Huntsville Town.

CM White said Comm. Bell thought the Town would be integrated into the county's parking plan, where people can buy parking passes to park around the dam. But that's not the direction the town wants to go. The town wants to maintain our own system. Lt. Talbot understood that the parking enforcement office would patrol the designated "Residents Only" parking areas in town as well as around the dam. It doesn't make sense to assign a deputy to this type of work. CM White said it makes more sense for the town to hire its own parking enforcement official, is the town allowed to do this? The answer is yes. This person would be called a Code Enforcement Officer. CM Engstrom pointed out that when the town enforced an additional toll on First Street the agreement was to use some of that money to deal with parking and sanitary problems. This would be a justifiable expense. The parking problem has decreased due to the "Resident Parking Only" signs and ticketing. Lt. Talbot mentioned that they are also trying to get the dam closed down by 10:00 p.m. There are a lot of entities to work with when you want to do anything at the reservoir; you have to work with Huntsville Town, W.C., and the Forest Service.

Lt. Talbot said the busy season is approaching; the Ogden Marathon is on May 21 and will follow the same route as in the past. The RAGNAR route is coming into Huntsville this year, they will make a right onto 1st street do a loop and then head out of Town on 500 S. The route also heads over Hwy 39 to 9500 E. turns left towards Waypoint Academy and then back to 500 S. The Huntsville Marathon is scheduled for Sept. 16; an X-terra biking event is scheduled for that same day. Lt. Talbot stated that there needs to be some meetings held to address the 4th of July celebration, he will need a lot more resources up here this year. Traffic was backed up to Trapper's Loop last year just waiting to get into Town.

***Council Member Allen:**

Department Reports:

CM Allen said he has been going around town talking to people about the referendum petition being circulated. CM Allen said he has received more comments about the 4th of July than the petition. Residents are expressing a desire to not hold it anymore; they are growing weary of it. It seems that as the event gets bigger the proceeds are less. The Town made \$11,000 last year. Lt. Talbot stated that last year it seemed that the celebration got too big. There was traffic backed up everywhere. Mayor Truett asked if the traffic problems were from the 4th of July or from people headed to the beach. The answer was both.

Brenda Cooper said a couple of things happened on the 4th last year that need to be taken into account a large group of Latin American's had a party planned and were trying to get to Cemetery Point. Lt. Talbot doesn't think the traffic headed to the Point is going to change. Traffic was backed up from First Street all the way over to Trappers Loop. Brenda stated that she would hate to cancel the 4th of July. CM Allen suggested collecting comments and feedback from the residents by mailing out a questionnaire with the water bills. Brenda recommended not advertising as much as we used to. The Council agreed to mail out a straw poll and see what the general opinion is in regards to the 4th of July. A work session was scheduled for 6:00 pm prior to the next TC meeting on March 3rd.

Lt. Talbot mentioned that there has been an epidemic of youth suicides; there were 2-3 suicides in the Ogden Valley last summer. The Mothers of the victims have stepped forward and are trying to bring awareness about suicide.

Lt. Talbot would like to have a booth at the 4th of July that has literature about anti-crime, and suicide prevention help. There are signs placed in the schools for the kids to see but the parents aren't aware of it. This info needs to get out to parents as well. Mayor Truett said kids don't want to talk to adults they are more comfortable with their peers. The Sheriff's Department receives 7-8 suicide calls a day. Social media is adding to this epidemic. The Council is more than willing to support this effort.

CM Allen reported that the front assembly on the snowplow was an inferior design and was breaking. This has been fixed at no cost and it is working a lot better.

CM Allen said he needs approval for expenditure to purchase a sander rack to help take the sander off the snowplow. He received a bid for \$3,500. The rack is made of steel and is powder coated. The sander will be ruined without it. The funds will come out of the B&C road or First Street Fund. **CM Allen made a motion to approve the expenditure of \$3,500 to purchase the sander rack.** CM White seconded. All votes aye. Motion passed.

Roll Call:	Mayor Truett	Yea	CM White	Yea
	CM Engstrom	Yea	CM Allen	Yea
	CM Wangsgard	Yea		

CM Allen said when he bid the new shed for the cemetery it was bid with a gravel floor. During an employee meeting with the maintenance crew they recommended putting in a cement floor in. Dave Booth estimated the cost at \$4,500 to put in a cement floor. Mayor Truett said it needs to be a nice building and an adequate size to house equipment now and have room for growth.

CM Allen mentioned that at the beginning and end of each TC meeting there is a citizen comment section. Citizens are coming into the Town Hall to complain to the staff employees. Complaints should be brought to the Town Council not the office help. CM Allen said he is happy to have citizens come voice their concerns but use the proper channels.

***Council Member White:**

Monastery Culinary Water Project Update:

CM White reported that the Water Engineers have identified three potential well sites on the Monastery property. The intention was to do a test well that would cost between \$80,000-\$120,000. At the Water Committee meeting a well driller came to the meeting. He is going to get the Town a bid for a production well, which will cost significantly more than the test well. He uses a cable tool drilling rig which takes a little longer instead of a rotary drill. The Committee is waiting on the bid. If it's competitive, the Committee might decide to take the gamble and dig a production well instead of a test well. The Monastery project is over budget, the Committee members weren't thrilled with how the installation took place. CM White will keep the Council updated on this matter.

Wayne Hadley said he took a 1 inch meter to the Monetary to be installed. CM White stated that the agreement with the Monks was that in turn for all easements they can have free culinary water while they are still there.

CM White reported that the total water volume usage has been steadily dropping over the past few years due to residents and the town has been fixing leaks. (See Attachment #2) The other thing that has happened is that the town now has access to the 60% of the total spring flow that has traditionally gone to the monastery in return for hooking them onto the town's culinary system. CM Engstrom asked for clarification, does that mean that the town has access to 100% of the springs now? CM White explained that there is 1 cfs allocated for culinary use, which was the 60/40 split. The monastery is now hooked onto the town system, because the town is providing them water, their water is going into the town's system, but they aren't using anywhere near 60% of that flow because that's 1 ½ times the entire amount of water Huntsville Town uses to supply the whole town plus the campgrounds. There are only 7 monks left at the monastery. This is a temporary situation, they can disconnect if they want to. In the future there will be a farm operation there and there could eventually be a small development there. In the short term until the well is drilled the monastery water will be flowing into the town's system. To summarize, there will be no water worries for the town in the near future. Hopefully the well will provide the redundant source the town needs. Mayor Truett remarked that he wished the residents understood that the work that has gone into this project the last couple of years will have such a positive influence on the town's future. The Town is in the middle of this project; the real success will be when the redundant source is running through the plant. CM White believes that the engineers are running through the funds faster than they should. The production well needs to be completed with the remaining funds, not pay more engineering fees. The Water Committee consists of: Richard Bay, Scott Richardson, Ron Gault, and Bill White. The hope is to have the test well or production well set up this spring.

***Council Member Engstrom:**

Department Reports:

CM Engstrom reported that Sherry Carolan obtained her building permit from the county.

***Council Member Wangsgard:**

Department Reports:

CM Wangsgard reported that he met with the Animal Control Officer Christopher Walker, who suggested the town put an item in the newsletter about dogs being contained in your yard, on a leash, and that the need rabies shots and to be licensed.

CM Wangsgard reported that the ice skating might be over, the weather has warmed up. It has been a great season and the town collected \$458 in donations.

Approval of Public Hearing minutes for meeting held January 19th, 2016:

CM Wangsgard made a motion to approve the minutes for TC meeting held January 19th, 2016, as prepared. CM White seconded. All votes aye. Minutes were approved.

Approval of Town Council minutes for meeting held January 21st, 2016:

CM White made a motion to approve the minutes for TC meeting held January 21st, 2016, as prepared. CM Allen seconded. All votes aye. Minutes were approved.

Approval of Bills for December, 2015:

CM Engstrom made a motion to approve the minutes for TC meeting held January 21st, 2016, as prepared. CM Allen seconded. All votes aye. Minutes were approved.

Council Member Presentations:

Mayor Truett remarked that Dave Booths development looks great and the location is perfect to draw people in. CM Engstrom said he has been thinking about this and we need to make sure that Dave's vision and the town's vision align. In general if the town asks the new attorney to review the ordinances and make sure they are up to par, this should be done now. CM White asked if Dave's development needs to be rezoned with a Development Agreement. In order to do a rezone there needs to be a conceptual plan, which is what Dave has done and this plan is tied to the rezone, and if the plan isn't followed the rezone would revert back. With these two pending developments the town government is delving into things that no one has really dealt with before, in regards to commercial development. CM Engstrom would really like to have Bill Morris review our ordinances, especially Title 15, soon. Just in case there are holes in the ordinances that no one is aware of. Gail will email Title 15 over to Bill. CM White remarked that if there are weaknesses in Title 15 the Development Agreement could further tighten up these areas. With a commercial development, you can basically do anything on the Allowable Uses Table list, which is extensive. Under the terms of the DA, the town could address issues deeper.

Mayor Truett said he loves seeing the passion Lt. Talbot shows for the Ogden Valley and Huntsville. It is apparent that he loves his job and he truly wants to help the town.

Mayor Truett mentioned that all items on the agenda have been addressed.

CM Allen made a motion to adjourn. CM White seconded. All votes aye.

Meeting adjourned at 9:25 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor