

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, July 21st, 2016

7:00 p.m.

Huntsville Town Hall

Present: Mayor Pro Tempe Doug Allen
Council Member Bill Wangsgard
Council Member Mike Engstrom
Council Member Bill White
Clerk/Recorder, Gail Ahlstrom

Excused: Mayor James A. Truett

Citizens:	Brian Cornell	Lt. Talbot	Chris Stevenson
	Jake Songer	Dakota Hyde	Jeff Hyde
	Bonnie Hyde	Leslie Sutter	River Hyde
	Rex Harris	Artie Powell	JR Johansen
	Jenna Holt	Andrew Harris	Karen Klein
	Price Holt	John Pierotti	Ruston McKay

Mayor Pro Temp Doug Allen called the meeting to order and welcomed all the visitors. There is a quorum present tonight.

The pledge was led by CM Allen.

Opening Ceremony was led by CM Engstrom.

Citizen Comments:

Lt. Talbot reported that the traffic plan for the 4th of July, worked out really well this year. August is a busy month for events that are scheduled in the Ogden Valley. The Mayor Pro Temp asked Lt. Talbot to put together a DUI check point for the 13 or 27th of August on 100 S. by the guard shack. He is working with the State for funds and man power. Tour De Utah comes through the valley on August 5 & 6. August 5th is the big day; they bike from Davis County, over the divide, through the valley, and exit over Trapper's Loop. The majority of this race will be in Davis County. August 6th Tour De Utah starts at Snowbasin and head south. August 2 the Outdoor Retailers Show will be held at The Point. On August 13, the Spartan obstacle course event will be held at Nordic Valley. The Balloon Festival will be held in Eden on August 25-27. Most of these events don't come into Huntsville but traffic will impact the residents.

Lt. Talbot mentioned that this has been their busiest year ever in regards to calls. The Parking Ordinance is working well. The County is reviewing the Town's Parking Ordinance and will use it for as a template for their parking ordinance. There was an issue with the parking tickets and not being able to tie the parking ticket to a license plate. This has been resolved.

Lt. Talbot stated that this is a constant battle with the courts. A parking ticket is a civil action, because no one is driving the vehicle. Basically the vehicle is being cited but there is no way to know who is driving the vehicle. CM Allen thanked Lt. Talbot for all he does for Huntsville. Lt. Talbot said his guys love it up here. With all the turmoil going on around the country in regards to police officers it affects all of the deputies. The deputies appreciate it when residents wave and stop to say hi. It's a scary time to be a police officer. They have had to change their policies a little with all the ambushes that have been happening; it will be more common to see one or more deputies responding to a call for their safety.

Chris Stevenson thanked Lt. Talbot for his service. Chris also extended his appreciation to each of the council members for the time and effort they put into their jobs. Chris knows you can't make everyone happy all the time. Chris believes that the Council is trying to do the best for the town and hopes they will try to reflect the will of the residents. This evening the Council is going to talk about the Hyde's development. This is an important topic and a major concern for all residents. Chris stated that he helped gather 178 signatures for the referendum against the Hyde's mixed-use development. The resident's sentiment is that they don't want to see condominiums, and they don't want to see a hotel in town.

Chris urged the Council to reverse the recommendation coming from the PC to approve the Hyde's Conditional Use Permit. It's entirely within the TC's purview to do this. Chris read from Title 15.4.4: "The Huntsville Town Council may uphold or reverse the recommendation of the Huntsville Town Planning Commission and impose any additional conditions that it may deem necessary if granting a Conditional Use Permit." Chris doesn't believe the project is consistent with the General Plan, which is used to guide general planning. The General Plan states it reflects the present and predicted future needs and desires of the residents in regards to community growth and development. The primary vision is to preserve as much of the semi-rural atmosphere and character of Huntsville as possible. Traffic, the town is already experiencing problems with traffic and speeding which will only increase with this proposed project. Roads are a major expense, with more traffic the town can anticipate increased road damage. Chris feels that this project not being consistent with the General Plan justifies sending the proposal back to the PC to get more public input. Chris asked how the PC could approve and send a recommendation to the TC knowing that it's a major concern to the citizens, especially without holding a public hearing. A public hearing is not required but is it morally right? Chris said he doesn't feel that this project will be good for the town.

Brian Cornell also thanked the TC for the fantastic job they do. Brian felt that the 4th of July seemed to be better than it has been, because the TC used foresight to send out a questionnaire that let citizens feel involved in the process. A few months ago, he read an article in the newspaper about the conclusion of the referendum. Brian read from the article "Jeff & Dakota Hyde have decided to take the development for Lot 3 in a different direction. Recognizing the concerns of the citizens with their proposal for a mixed-use development the Hyde's have updated their proposal to the town. The new proposal is strictly commercial and doesn't contain residential dwelling units. This development involves more risk for the Hyde's and includes an extended timeline for completion; they felt it was the right thing to do." Brian felt good when he read this. Brian remarked that this proposal for an Inn is something people aren't going to be happy about; he assumes they will be less happy with the Inn than they were with the condos.

The point Brian wanted to make is, let's be open with the residents in Town. While not legally required to hold a public hearing, it seems to him that the TC morally should have held one. Let the people know what's going on before it's voted upon. Brian thinks there will be a people who will feel hoodwinked. Brian stated that he is clearly not in favor of the Inn, but is in favor of disclosure, and letting the residents feel their voices are heard.

Rex Harris wanted to give a perspective from the PC. What is being presented tonight is that the TC is making a decision on the Conditional Use Permit (CUP) not necessarily the usage of the property. The PC as well as the TC has spent a lot of time, making sure the ordinance meets the feel and intent of the General Plan. The PC held a public hearing on this item. What the TC is looking at is the conditions that can be placed on the development. Conditions must be reasonable. The town government has allowed this type of usage in the ordinances, and there have been public meetings about this. The petitioners are granted by law certain protections, and appear to be following the ordinances. The TC has the prerogative to modify the CUP or place additional conditions. CM White asked Rex if the PC had any conditions they were recommending. Rex replied that most of the areas of concern that were brought up and discussed by the PC would be addressed under town ordinances. The TC has the prerogative to modify or send the CUP back to the PC for further review. Conditions need to be upheld legally.

John Pierotti said he agrees with Chris and Brian's comments. This development is not consistent with what the town residence expressed when they signed the referendum against the condo development. John remarked that if the TC approves this CUP they are basically letting the public know they have no voice.

Leslie Sutter, owner of Shooting Star Saloon urged the TC to make this type of info more accessible to the public. As a business owner, the most public forum that can be had creates a greater consensus you can reach. Leslie feels that more businesses are a good thing, it helps build a community, but there needs to be a consensus. It's important to give everyone the opportunity to give their input; otherwise they feel it's disingenuous.

Steve Songer wanted to address two things. One, the will of citizenry has been mentioned. He has spoken with numerous people who say they were approached multiple times to sign the referendum and they felt pressured to sign it. Steve said he wonders about the validity of the signatures. Two, he was involved when some of the ordinances were written, this was not ever done in secret, there was always plenty of notice given. Steve feels it's disingenuous to say the TC is hiding things or being secret.

CM Allen thanked everyone for their comments.

***Council Member Engstrom:**

Discussion and/or action on Conditional Use Permit for the Hyde Development: (See Attachment #1) CM Engstrom wanted to explain where the TC is at as far as a legal position. When the email, that Brian read was sent out stating they were taking the development in a new direction, that's what the TC understood at that time. Shortly thereafter the Hyde's filed their CUP application. At the time the application is filed, anything that was on the Allowable Use Table is what the town government agreed was acceptable in the town.

The PC has had some education the past few months on what conditional use actually means. The TC, about a year ago, issued a 6 month moratorium on CUP applications before the Hyde's development got to where it is now. The PC tried to clean up and narrow the focus on the Allowable Use Table and what is allowed. The town government has learned that a conditional use table doesn't mean the TC can pick and choose yes or no on anything listed on this use table. Everyone was thinking that the town government could decide whether or not to allow a use if it was on the list. But, after being educated by legal counsel, the town government has learned that conditional use really means the use is approved but the town can set conditions that will make it palpable to the citizens. CM White reiterated that when a conditional use is on the list then the TC has to say yes, but can be approved with reasonable conditions, which is a change in the law the last couple of years. CM Bill said the town's attorney has informed the PC that when the ordinance was adopted the TC could turn down a conditional use permit, but now, conditional use means it is an allowed use subject to reasonable conditions.

Chris asked where the public input is. Steve said when the bylaws were created; hotels have always been on the list, what did we think was going to happen? Chris said there has been a lack of public involvement, the TC and PC need to invite more input from the residents. CM Engstrom remarked that no one has been disinvented. Once the referendum was withdrawn the meetings went back to having one or two residents attend the meetings, where was the support for the TC. The fact of the matter is the current CUP application allows B&B's and Inns. The conditions the town government can place would be things related to: signage, lighting, noise, and screening. Whether an Inn is an allowable use or not is not up for discussion.

CM White said the TC needs to be transparent about what has transpired. When the town owned the property the list of conditional uses was a secondary concern for the town government because there would have been an agreement on what would be allowed in the Development Agreement (DA). A DA was put together and after the DA was signed, which spelled out the percentage of footprint, open space, and dwelling units, etc. for their proposed development. The Hyde's then closed on the property. Then the Hyde's turned in their CUP application that listed uses that CM White had not heard discussed. The Hyde's were trying to figure out how to make this project pencil out and they came up with the idea for an Inn. Now the town is dealing with a CUP application because the town government didn't anticipate this, they are allowed to do this under the law, so now we are dealing with putting reasonable conditions on what is a reasonable use of public property. The one option that is not on the table, according to the town's attorney, is saying no. CM White said he helped write the DA, he thought it was going to a total commercial development, he didn't anticipate the Inn. We are all amateurs; the town doesn't have any professional staff. CM White commented that he has faith in the Hyde's to create a beautiful development.

CM Allen said he likes the idea of an Inn. He has lived here his whole life. He has a unique outlook on this, before he was elected to serve on the Town Council he volunteered to serve on the PC for four years. The Allowable Use Table is not a new document, it was created years ago and some pretty smart people helped come up with it. There are State and federal laws that the TC has to follow. The TC has organized committees and held many meetings about what to do with the old school property after the town purchased it. The public was invited to these meetings and they were asked for their input.

CM Allen feels that the TC is doing a great job and the PC is doing a fabulous job. CM Allen reminded everyone that no one wanted the post office to be moved out to the Hwy, no one likes change. CM Allen liked Steve's comments and thanked him for making them. There have been multiple meetings about this property and project and CM Allen doesn't want to hold any more meetings.

Brian remarked about the statement that has been made about people being coerced to sign the referendum. Brian doesn't believe people were coerced. Brian said he understands the difference between what's legal and what's right. Brian admitted that he should have looked at the allowable use table. His point is that there are people in town that don't like this project. Brian said for the sake of the town, what's the big problem in holding more meetings. CM Allen said there is an implication that the TC is being sneaky.

Rex mentioned that what the TC is looking at tonight is the CUP. The majority of the uses on the allowable use table are conditional uses. Conditional uses would be reviewed yearly. Rex said the town government has the right to change this list, but not during the process. Rex said this seems to be a site specific concern. If the town government changes the law for a site specific project it get into the realm that is arbitrary and capricious. Rex recommended that the TC continues to follow the process and things will work out. If changes are desired they can be done in the future.

CM White said he was on the PC when they worked on the Allowable Use Table for months; a lot of uses were crossed off the original list. There were lengthy discussions about B&B's, the town has a couple B&B's and they have been nonintrusive. The PC wondered if this should be changed and not allowed anymore. Most of the uses were marked as an "N" which means Not Permitted. The PC was also trying to respect people's property rights in the process.

Karen Klein commented that she serves on the PC and while they were working on the Allowable Use Table, every member of the PC asked what the town residents would want.

Steve Songer commented that he lives the closest to any of the B&B's. He is not as much in favor of this project as he was the first one, he was sorry to see the mixed-use project get withdrawn. Steve said in the 18 years of having a B&B next door to him, there has never been a problem. He doesn't understand why people are so against this. What makes Huntsville so cool and uppity that we don't have these types of businesses in the town? They have already been approved through a legal process.

Artie said the town government is in the middle of a process, the Inn is an approved use on the list, it has been suggested that the TC send this back to the PC for additional public input. Artie asked if the TC could turn the project down. CM White replied that the TC has been told repeatedly by the town's attorney bill Morris and the State's attorney Jody Burnett that the laws have been changed and conditional use means approved. Conditional means approved with conditions, the TC cannot say no. Gail reported that the PC is in the process of amending this table again and have changed more uses from conditional to not permitted. Artie reiterate that he liked the mixed-use plan more than this plan, but he feels this project will be ok.

CM White said he also liked the mixed-use plan better and feels that the group who pushed the referendum did the town a disservice. The town now has Plan B. The Hyde's now have vested rights. The town can put conditions on the development. Plan A would have been mixed-use with a few part time residents and now there will be an Inn with different people there all the time.

Chris wanted to make one final comment. Rex brought up a valid point, the TC is in the middle of the process, and part of the process should be to receive public input. Public input is valuable in the sense there are conditions that the TC might not have thought. Chris asked the TC to postpone to vote. CM Allen replied that the decision to postpone could land the town in a lawsuit.

CM Allen said the town's drinking water wasn't fit to drink 25 years ago. Mayor McKay started the process of getting the town clean drinking water. The town is still paying on the loans for the treatment plant. What Mayor McKay didn't do was give the town the way to continue paying for our drinking water. There are two ways municipalities can raise funds, by inviting commercial activities into the town and by property taxes. CM Allen stated that it takes a lot of money to run this town and water rates can be raised or the town can create a commercial district where the American Free Enterprise System helps the town pay its bills. The Hyde's development will help the town. CM Allen said it is very unfair to say the TC is not sharing public information; the TC is not hiding anything.

CM White expressed his personal feelings that he doesn't completely understand what it is the Hyde's are proposing. It's hard for the council to place conditions on the project unless they understand exactly what the Hyde's are planning. CM White asked, how many rooms will there be, is this a B&B, and will there be staff on site? If there will be an employee on site that takes away a lot of questions. If there is no employee on site then what exactly is this, and how is it not nightly rentals? Leslie remarked that when she asked for more information, this is what she is looking for.

CM White said he went through the list on the CUP and everything on the list seems obvious and reasonable, the thing that needs more definition is what this Inn look like and whether there will be someone on site to keep things quite. CM Allen said he is ok with this because he has faith in the commissioners and the law.

Dakota said he feels badly that there is so much contention in the room. The referendum group called themselves "Huntsville United" but Dakota feels they have been very divisive. Dakota stated that they have been working on this for 6 years, and have attended dozens of town meetings. Dakota stated that they have applied for a CUP permit under the town's Allowable Uses; this table was amended on September 17, 2015. The Hyde's are applying for CUP for a hotel/motel/inn for 16 or less rooms. Dakota clarified that they are not applying for a business license tonight. Their business plan is currently being developed. They currently plan to have staff on site, however, the exact hours are not yet known.

CM White doesn't want to come across a confrontational; he feels this project has merit. He understood that the time for the council to place conditions on a project was before the CUP is issued, otherwise if the CUP is approved the council is basically saying yes too all uses.

It doesn't sound like the council has come up with any conditions yet. Dakota asked what type of conditions the council would like to apply. CM White remarked that he still doesn't know what the Hyde's are doing so how can the council place conditions on it. If the inn was for 16 rooms he could come up with a lot more conditions as opposed to a 4 room B&B. For example he would insist on 24 hour staff on site, to make sure someone is there to make sure it doesn't turn into party central. Otherwise this is a conglomeration of nightly rentals, which is not allowed in town. Dakota said according to his understanding of the Utah State Code; the TC can apply conditions to mitigate negative impacts, the town ordinances already address noise, smell, and lighting, things that will disrupt surrounding neighbors. Mitigation means to temper or reduce the negative aspects not eliminate them; conditions that mitigate negative aspects of a CUP would make those negative aspects less severe. Dakota said they are currently obeying all town ordinances with their existing development. CM Engstrom asked if the Hyde's feel that someone on site would be burdensome. Dakota replied yes. CM Engstrom replied that having someone onsite would certainly mitigate any potential problems with noise. CM White doesn't want to make this burdensome; a part time employee would work and they would make sure no parties broke out. Jeff asked if the town regulates any other businesses in town. CM White replied that the town would if there was a concern.

CM White said he doesn't understand why the Hyde's are getting so upset, all he is asking is that they define what it is they plan to do with their inn. Jeff stated that they plan on starting the project in March, it will take a year to build. Dakota stated that there will be 12 to 16 rooms from 194 sq. ft. to 400 sq. ft. to. The Allowable Use Table allows 16 rooms or less. Jeff remarked that their CUP application is complete. Rex stated that the PC felt that conditions could be set on landscaping, lighting, parking, and noise; all of these items are covered under existing ordinances. CM White is concerned that a 14 room Inn with no one on site would be considered as nightly rentals. Dakota stated that it is not requisite to bring this information forward at this time, that information will come when they apply for a business license. Dakota said they need to make this a successful development; it won't do anyone any good if they go under. The reason they applied for an Inn with up to 16 rooms is to help make the project pencil. Dakota stated that they have had numerous discussions with hotel and B&B owners to see what the most appropriate use for the town would be. The CUP says they will have 12 rooms. CM White wanted clarification on how people will check into the Inn. Dakota replied that they have not yet fully developed the plan. A B&B has a proprietor there full time to control their guests. The reason the town shut down nightly rentals was because there were crazy parties at night.

CM Allen asked if the Hyde's have their engineering plan approved. CM Allen wanted to know if the Health Department has approved the septic for 12 rooms. Jeff remarked that they will move forward with the engineering once the TC approves the CUP. The engineering could cost up to \$100,000. CM Allen thinks the county won't approve that many rooms. There are still steps to take before this project can commence and the Hyde's can't proceed without receiving the green light from the TC. Bonnie reminded the TC of how much sewage was created with the valley elementary.

Jenna Holt stated that the Hyde's will figure this out and think it through. There could be an emergency number to call if there is a problem or complaint. She can't imagine that this will be a big issue, the Hyde's will figure out the details.

CM Engstrom said he was there when the PC reviewed the Hyde's CUP. The proposed use was for 12 rooms, a restaurant, and commercial space. The purpose tonight is whether to decide to approve the CUP or not. The PC felt comfortable that the ordinances in the books right now will help the town control any uses included in the CUP. The TC can't go back. Jake mentioned that it will be difficult to predict what type of issues might come up with an Inn because the town doesn't have anything like this yet; this is uncharted waters for the town. This is a small town; no one is a professional planner. Dakota wanted to answer CM White's question, they are asking for 12-14 units with conditions if necessary. There will be a lobby downstairs in the Inn, and they plan to have people there, however their business plan is still being formed. CM White asked if a condition could be to have someone on site until 11:00 pm and to provide a number to call if there is a problem after hours, where someone who answered the call could be at the property within 15 minutes and resolve the issue. Dakota didn't think this would be over burdensome. Dakota said because this topic keeps coming up he called the sheriff's office to get the statistics on the number of police calls made from Ski Lake Village and Wolf Creek. Within a three year period Wolf Creek had four disturbance complaints. Dakota said he doesn't feel that partying will be an issue. Dakota would like to see someone on site from 7 am to 10 pm, with a hotline available. Conditions should be the least intrusive way of applying a condition to solve an issue. CM Engstrom commented that he doesn't think this will be enough because the Hyde's have mentioned that they intend to market the inn to bring in large groups that would take up the entire inn. If there is a party no one from the group is going to call and complain. Dakota stated that if he was required to have one person on site from 11:00 am to 6:00 am it would cost them \$40,000 per year. CM White said it doesn't need to be that many hours, the employee can go home at 11:00 pm and if there is a problem people can call the provided phone number. Jeff said forcing them to have a full time employee is an unreasonable condition; there is no way they can afford to pay a wage of \$40-60,000.

Artie said the council can't approve the CUP and if an issue arises, add more conditions later. Artie stated his concern about even the appearance of vacation rentals. CM Engstrom asked if there is any interest in the TC in sending this back to the PC or in holding a public hearing. None of the council wanted to pursue additional public input on this matter.

CM White said what the Hyde's are describing sounds like nightly rentals, no one on site, you can book a room on the internet, you show up and no one keeps track of what you are doing. That's illegal in this town. Jeff replied that he didn't describe that. CM White asked Jeff what type of condition would be reasonable for a 14 room hotel. Bonnie wanted to wait for their legal counsel before any decisions were made. CM White asked if they were withdrawing their CUP application, the Hyde's answered no. CM Engstrom said CM White's comments are valid as far as making sure there is some form of supervision. What the Hyde's are saying is also valid. The council is trying to place a condition now because this is the council's opportunity that may or may not be necessary down the road. The question is how we find a middle ground to protect the town from something that may or may not develop. The council wants the Hyde's to be successful, but the council also has a duty to the residents to for see any issues that might arise. Dakota said they have never looked at this project as a rental site. They will have an elevator and will meet all ADA standards.

CM Engstrom asked if the Hyde’s would agree to the condition of having an option of requiring a front desk presence in the future after seeing the final business plan. It would be nice to have a condition of requiring a review of their business plan. Dakota said he will not agree to a condition that would dictate the hours when they would be required to have an employee on site. CM White proposed that they have an employee on site from 6:00 pm to 11:00 pm. Bonnie said they are open to the idea of having an employee on site, she is worried about agreeing to a condition in a public forum without legal counsel. CM White agreed and suggested tabling this item until the next TC meeting. CM Engstrom thought the time frame could even be adjusted if there are no guests for a night, no one would need to be there.

CM Engstrom made a motion that the TC approves the Hyde’s CUP subject to the condition that on-site personnel shall be in place when the Inn is occupied and during the time period of 6:00-11:00 pm after this condition has been reviewed by both attorneys. CM Wangsgard remarked that he was in the motel business and he was never required to comply with these types of conditions. He feels the council is trying to solve a problem that won’t exist. CM White felt that these conditions should be subject to reviewed on an annual basis. This is the council’s only change to put conditions on the uses.

CM Engstrom amended his motion that the TC approves the Hyde’s CUP application with the requirement that someone is on-site for the hours of 6-11 pm, as reviewed by attorneys, and that this requirement will be reviewable every three months for the first and second year. CM White seconded. The vote was unanimous. Motion passed.

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

Discussion and/or action on proposed amendments to Title 15.8.6: (See Attachment #2)

CM Engstrom read the proposed wording for Title 15.8.6: “No building or structure shall be erected to a height greater than two and one-half (2 ½) stories, or thirty-five (35) feet.” CM Engstrom made a motion to amend this to say “No building or structure shall be erected to a height greater than two and one-half stories or thirty-five feet unless it is within a commercial zone and the height is for a unique architectural feature (e.g. church steeple, etc.) that is approved by the Planning Commission or Town Council, maximum height 40 feet.” This relates to buildings in a commercial zone. CM White said he would support this change if it is in the commercial zone only. CM Allen said if it is a feature that people are going to be in like the silo with stairs, it will complete change matters, the silo would need to be reviewed by the fire marshal. CM Engstrom would like to send this wording to the PC where they will hold the public hearing. CM White seconded. All votes aye. Motion passes.

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

***Council Member White:**

Department Reports:

CM White had nothing to report.

***Council Member Wangsgard:**

Department Reports:

CM Wangsgard had nothing to report.

***Council Member Allen:**

Discussion and/or action on expenditure for road repairs:

CM Allen reported that he got three bids for road repairs for the following two streets: 200 S. between and 7100 E. and 7000 E. and 7600 E. from 100 S. to 200 S. Rex suggested putting a stabilizing fabric down before doing the overlay. CM Allen asked Rex to review the bids before a contractor is selected for this project. **CM Allen made a motion to approve expenditures up to \$27,000, for road repairs pending Rex Harris’s recommendation.** CM Wangsgard seconded. All votes aye. Motion passed.

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

Department Reports:

CM Allen reported that the construction on the building at the cemetery is half way done. CM Allen reported that a 1981 Dodge Truck was purchased for the maintenance crew.

Approval of Town Council Minutes for meeting held June 16th, 2016:

CM White made a motion to approve the Town Council minutes for meeting held June 16th, 2016, as prepared. CM Wangsgard seconded. Minutes were approved.

Approval of Work Session minutes for meeting held May 31st, 2016:

This item was tabled.

Approval of Bills for June, 2016:

CM Engstrom made a motion to approve the bills for June, 2016, as prepared. CM Wangsgard seconded. Bills were approved.

Council Presentations:

CM Engstrom stated that the town has received a business license application from Shane Wilson, for Wilson Fabrications, it is a mobile welding business. CM Engstrom recommends approving the business license.

Citizen comments:

CM Allen expressed his appreciation to the Council; he is honored to work with such a great group of people.

Ruston McKay thanked the Council for putting up the “No Dogs” signs at the park; he has noticed that people are ignoring them. Ruston suggested adding a \$100 fine and write tickets to enforce the signage. CM White agreed. CM Allen said if the tickets are hit and miss that might create more problems.

Bonnie Hyde wanted to apologize to the council for her emotional remarks. There have been rotten things said about their family and she finds it interesting that the group that has been so vocal against the Hyde’s development that not even 2% of the people who signed the petition care enough to even attend a meeting that addresses the thing they were opposed to. Bonnie thanked the council for the work they do on behalf of the town.

CM Allen mentioned that all items on the agenda have been addressed. CM Engstrom made a motion to adjourn. CM White seconded. All votes aye.

Meeting adjourned at 9:10 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor