

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, March 17th, 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

Citizens: Ernest L. Goff Brenda Cooper Robert Hauck
Richard Hansen Brian Cornell Ruston McKay
Gina Myrberg Dave Booth Karen Klein
Alane White Ken Peterson Wayne Hadley
Dawson Hedges Star Primm Wayne Rollo
Jan Rollo Julie Powell Artie Powell
Rex Harris Pam Hauck Dpt. Allen
Eli Johnson Dakota Hyde Kensie Hyde
Karoline Peterson

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

The pledge was led by Dakota Hyde.

Opening Ceremony was led by Ruston McKay.

Citizen Comments:

There was none.

Information about proposed development for property located at 498 S. 7700 E.:

(See Attachment #1) Dave Booth stated that he owns a business in Huntsville called Eco Builders Inc. He purchased the property on the corner of 500 S. and 7700 E. north of the post office about a year ago. He has cleaned up the property and is now proposing a beautiful commercial development to help enhance the Town of Huntsville. CM Engstrom asked Dave to explain his plans further. Dave explained that Hwy 39 runs parallel to the east of this property, with 7700 E. on the west side, and 500 S. on the south of the property. Then entry way into the development will be west of the post office entry to lessen the conflict to traffic. The materials used will be all natural, stone and wood, and eco-friendly. All materials used for the roads and infra structure will be recycled material. CM Engstrom asked what types of businesses they are hoping for. Dave remarked that he has had a lot of interest from America First Credit Union for the building in the SE corner.

There will be four buildings for retail space. One of the larger buildings will hopefully be a medical clinic. In the SW corner will be a small grocery store, café and coffee shop. Dave won't know what business are coming until the project gets started. The large barn structure will be a community center that can be rented out with the second story for office space. There will only be one two story building in the entire development. Dave said the first buildings to be built will be the bank and community center. Dave will retain ownership of the barn. They will build the buildings as they are sold. The buyer will own the footprint that the building sits on, the rest of the property will remain in his company's ownership and he will maintain the property. CM Allen asked for the proposed square footage of each of the buildings. Dave replied that the bank will be about 4000 sq. ft. the two smaller buildings will be about 2,000 sq. ft. the medical will be 4,000 sq. ft. and the grocery store 4,000 sq. ft. The building in the center will be 1750 sq. ft. and the barn will be 4200 sq. ft. on the main level. The buildings will not exceed 26' in height. The standard height of a single story building is 26'. Most of the buildings sound like the size of a home. Dave remarked that he didn't want this to look like a commercial center; he wanted this to look like a residential subdivision. Dave feels that this will be more appealing to the residents and set precedence for future developments in Town.

Pam Hauck asked what about the people that have to look at this every day? When she looks out her front window all she will see is buildings. She said this is a shame, taking away from their view of the mountains. Star Primm asked if the property can be accessed from the Hwy, she is concerned about traffic along 7700 E. Rex Harris replied that because he works for UDOT he is aware of their access management policies. There could be access off of Hwy 39, but Rex felt that UDOT would highly discourage it, and Huntsville should as well because it would actually create a higher risk. UDOT generally likes to funnel traffic onto city streets. It's safer to deal with traffic at an intersection than create an access point near an intersection. Star asked if this development gets approved will it create enough traffic to require a traffic light. Rex replied not necessarily, traffic lights actually create more accidents.

CM Engstrom asked if longer turning lanes or other improvements were necessary to handle traffic, who would bear those costs. Rex replied that unless the Town can prove the impacts on a town street can't handle the traffic, the burden of the cost would go to the developer. Rex said he doesn't believe this development would generate that much traffic. Mayor Truett asked Rex if he was any issues with the ingress/egress on 500 S. and 7700 E. Rex didn't see a problem with either of those. It is better to offset the access from the post office. Star asked if it's necessary to have the drive way onto 7700 E. this will impact neighbors. Rex replied that having two exits provides greater public safety. Brian Cornell asked about the parking. Dave replied that there is plenty of parking throughout the project. They accounted for maximum parking capacity, and there is 20 more parking spaces than all 7 buildings would require if they were complete full. His plan is to have all on-site parking. The two entrances eliminate congestion.

Ruston McKay asked about the sewer, and would it be possible to switch the community center so it's further away from 7700 E. and closer to Hwy 39, that way people will be drawn into the development to park and won't park on the street. Dave replied that this is a possibility; however, the septic system is designed to be a split system. There are four buildings on the Hwy side, which is the larger side of the property to utilize the septic systems. The west side has limited space, so there has to be fewer buildings.

One section of the leach field is along the Hwy and the other one is behind two of the buildings on the west. The health department requires a backup leach field in a commercial project. Dave said the barn will have its own septic tank. Mayor Truett said the way the buildings sit off of 7700 E. there is a grass buffer between the back of the buildings and the road. The buildings will not be built close to the road. Ruston asked if there will be windows on the second floor of the barn. Dave replied that there will be dormers. Ruston asked if the clinic be tied into a medical facility. Dave replied that at this point he doesn't know. Artie Powell asked about the septic, someone else was thinking about dividing this property for four or five residential lots. This project has a maximum of 7 buildings which will create more waste water, how do you compensate for that? How do you get 7 buildings as opposed to 5? Dave commented that one of the things the health department looks at as far as determining the sq. footage of area for the septic system is use of washers and dryers, how many showers, and dishwashers. These retail shops shouldn't have as much impact as a residential home. CM Engstrom asked Dave if he has received a feasibility letter from the Health Department yet. Dave said he is still waiting to get that. He said he has sent his septic design to the Health Dept., so they know exactly what is planned. When he gets the letter of feasibility it will be for the system he will be using. Dave will submit the approved septic design with the letter from the Health Department to the Council when he gets it. CM Engstrom said this conversation is to gather information about the project. Ernest Goff asked how tall the barn would be. Dave is still undecided about how tall to make the walls on the first floor, but he estimated about 34 feet.

CM Allen mentioned that there is 785 feet of frontage on the two streets. Dave could have 5 homes on that property. Most people have a home plus a barn and a shed on their lot. CM Allen pointed out that there could be 7 buildings vs 15 buildings on this property with some of them larger than what is being proposed. Wouldn't it be nice if we could dictate what our neighbors did? Star asked about the access on 7700 E., how far off the north property line with it be? And are the rules the same with commercial property as with residential? CM Allen thought there was if it was next to a residential lot. Dave stated that the access is about 30 feet off the north property line. CM Engstrom said CM Allen is correct, if a commercial property is adjacent to a residential zone there is a 10 foot side yard setback requirement. Wayne Rollo said he is concerned about the water level on this property; there is a small stream that comes up to the north. CM Allen mentioned that when the Huntsville Irrigation Company piped their ditches this stream has dried up. Richard Hansen asked how many culinary water hook ups will there be? Dave remarked that they will run the main line in from the street and each building will have its own meter.

Motion to adjourn the Regular Council Meeting to hold a public hearing:

CM White made a motion to adjourn the regular council meeting to hold a public hearing. CM Wangsgard seconded. All votes aye. Motion passed. Mayor Truett stated that public hearings are not a debate, pep rally, unofficial election, open house, information dispensers, or a venue for intimidation. Public Hearings are when the Council listens to the public input and concerns.

Public Hearing on proposed rezone of property owned by Eco Designs LLC, to rezone from Residential-1 to Commercial-1: (Located at 498 S. 7700 E.) Mayor Truett invited the public to come to the mic and give their three minute comments.

Brian Cornell: is concerned about parking on 7700 E. sometimes employees are told to park off-site so there is plenty of parking for customers, is there some way to regulate this issue.

Ruston McKay: mentioned that the town already has three community centers, he doesn't think the town needs another one. He suggested if Dave has one that it be moved closer to the Hwy.

Dawson Hedges said as he was driving by the east side of Park City, it struck him again how there is an incoherent placement with commercial development with residential zones. As he drove into Huntsville he wondered if the Town is headed in the same direction by haphazardly placing commercial next to residential zones. Dawson thought it might be more reasonable to see how the project on the Huntsville Town Square works out first and then reassess the town's need for further commercial development and to do this in a more cohesive fashion.

Pam Hauck: said this will take away from their view out their front window. If this is approved all they will see is buildings. What will a grocery store here do to the Valley market's business?

Star Primm: agreed with Dawson, the Hyde's have scaled down their development and she wants that to be a successful project for them. Star is worried that there will be vacant buildings with all the commercial retail planned.

Richard Hansen: said he would rather have commercial development by the highway than in the center of town.

*Comments received in writing have been added to these minutes as Attachment #2.

Motion to close the Public Hearing and re-convene to the Regular Council Meeting:
CM Engstrom made a motion to close the public hearing. CM Wangsgard seconded. All votes aye. Motion passed.

Council Member Reports:

***Mayor Truett:**

Discussion and/or action on proposed Resolution for W.C. Pre-Disaster Mitigation Plan:

(Eli Johnson with Weber County) (See Attachment #2) Mayor Truett stated that this item was on the last TC agenda and there were some questions about it so he asked Eli Johnson, with Weber County, to come up to explain the proposed Resolution for the W.C. Pre-Disaster Mitigation Plan. Eli Johnson stated that they are at the end of a two year process in writing a pre-disaster mitigation protection plan for all of Weber County. FEMA required the county to write a plan. As they started down the road with this they realized they needed to get all local governments and special districts on board as part of their planning process. The first year of the process they identified all critical infrastructures owned by governmental agencies within W.C. They then performed a threat, hazard, and risk identification process for each of those infrastructures. They identified ways of lessening the impact of a disaster. They had a public comment period which

closed on Dec 15, 2015. The draft was then submitted to the State of Utah Public Safety and to FEMA Region 8 for board reviews to ensure the plan complied with their regulations.

Eli said the plan has been approved by the State and FEMA and the County is asking all partners to formally adopt by resolution this county wide mitigation plan for those local agencies and districts. Eli said if Huntsville adopts this resolution it will be eligible to apply for FEMA grant assistance funds at a 75% FEMA/25% match from the Town, to begin or complete strategies and projects to protect infrastructures in the town. CM Engstrom asked what the impact is in the Town or in the valley that have been identified as needing additional protection. Eli replied that Huntsville Town's culinary water source is a main one. Eli stated that the Town could apply for FEMA grant money to obtain additional culinary water sources by drilling wells, providing pumping, and infrastructure to provide culinary water to the town. Funds can be used for seismic studies on buildings, flood studies, or GIS mapping services. CM Engstrom asked if the Town would be forced to outlay funds. Eli replied no. The plan is basically identifying a wish list; if funds became available these are the things we would do to make improvements. If the Town didn't have the matching funds, the 25% match can be in-kind with employee work. The FEMA grant has already opened for 2016 Federal fiscal year. There is \$90M to distribute nationwide. The requirement for the Town would be to file a notice of intent with the State of Emergency Management by the 15th of April. This is basically a letter that says the Town intends to apply for grant funds, here is the project, and estimated cost of the project. There is an online federal portal to fill out the grant application on. Grant applications need to be received by the State by May 15 and FEMA by May 1st.

Mayor Truett said Huntsville is the only municipality in the valley and these grants have been so valuable to the Town. Grants have helped Huntsville survive. CM Allen said this resolution was discussed in the last TC meeting but it was tabled, because of it being tabled the Town has some valuable information. CM Allen thanked Eli for sharing with the Council tonight. Mayor Truett asked Deputy Allen if he could arrange a work session with the Town and the W.C. Gang Force to discuss the gang issues that frequent the lake. They did a presentation for the TC a few years ago and it was very informative. Deputy Allen said there is an Ogden City Metro Task Force with a full time W.C. Deputy assigned to this task force. He will reach out to them to see if they would be amenable to do this.

CM Allen made a motion to adopt the W.C. Resolution for Pre-Disaster Mitigation Plan as presented. 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		

Referendum Petition Results: (See Attachment #3)

Mayor Truett reported on the results of the Referendum Petition that was circulated throughout the Town this past month, regarding the rezoning of a Commercial property to a Mixed-Use zone. The petitioners needed to gather 35% of all registered voters in Town or 111 signatures. The W.C. Elections Office verified the signatures. The petitioners gathered 178 signatures and 155 of those were verified in accordance with Utah Code 20A-7-606.3.

Discussion and/or action on proposed Resolution to Repeal Ordinance 2016-2 (01-21): (See Attachment # 4) Mayor Truett mentioned that the Hyde's contacted the Council after the Referendum Results were made public. The Hyde's have decided withdraw their request to rezone the property to Mixed-Use and move forward with their development under the current commercial zoning. Mayor Truett read from proposed Resolution 2016-03-17, Repeal of Ordinance 2016-2 (01-21). The Town Council adopted Ordinance 2016-02 (01-21) entitled the Old School Property-Mixed Use Development. The Town Council desires to repeal this ordinance in its entirety, and that the referendum becomes moot. **CM White made a motion to adopt ordinance 2016-03-17 as presented.** CM Allen seconded.

There was a roll call vote. All votes aye. Motion passed.

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

Discussion and/or action on RAMP Funding:

Mayor Truett reported that he attends WACOG meetings and learns about opportunities available to municipalities. The Town has been able to receive some RAMP funding in past years. The Municipal RAMP grant is based on population and Huntsville Town has received \$5,000 just because we're a municipality. The Town has done a couple RAMP grants and the funding has gone into parks and recreation. Mayor Truett would like to apply for RAMP funding next year for old fashioned cast iron street lights and put them around the park and Commercial areas. They would be low light to create an atmosphere and looks like it's been here 100 years. CM White said it sounds neat.

2016 CDBG discussion:

Mayor Truett reported that the Town was successful in procuring another CDBG grant this year in the amount of \$250,000. Mayor Truett thanked Gail for all the time she takes in writing and administering these grants. There will be two projects completed with this funding, 1)-\$190,000 will go towards the drilling of a well and \$150,000 to pay for the replacement of a main transmission culinary water line. The Town has received 1.5 Million in CDBG funding over the last 15 years.

Department Reports:

Mayor Truett wanted to talk about the questionnaires that were sent out in regards to the Town's 4th of July Celebration. CM Engstrom said he has read the returned questionnaires and not too many people are saying cancel the 4th of July. Most people commented that they would like the celebration scaled back. There were several comments that advertising the breakfast is what caused it to grow too big. Mayor Truett stated that last year traffic was backed up from First Street to Trappers Loop. Traffic coming into Town wasn't specific to the 4th of July, but there were many cars headed to The Point at the same time. Sandy Hunter said she was in charge of the parking last year and she spoke to most of the drivers, 1 out of 10 cars were actually coming into the town, the other 9 were headed to The Point.

Mayor Truett said the Council has been working with Lt. Talbot with the Sheriff's Department and as The Point gets full First Street will be shut down and traffic will be routed out of town using 7700 E. instead of trying to turn around on First Street. Brenda Cooper said they are also looking at permitting vendors and parade entrants; the permit will allow them to get into Town. CM Engstrom stated that there were also comments about how the celebration pulls families together. People suggested reducing the advertising in Ogden and see what happens. The Council will gather the information and input and try to make adjustments to the celebration. The theme for this year's parade is "We the People".

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

***Council Member Engstrom:**

Discussion and/or action on proposed re-zone of property owned by Eco Designs LLC, from Residential to Commercial: (Dave Booth property located at 498 S. 7700 E.) (See Attachment #1)

CM Engstrom wanted to address the public comments brought up during the public hearing to see if there needs to be any further action. 1-There was concern about parking on 7700 E. Dave Booth replied that there should be enough parking to facilitate the development. CM Engstrom stated that this is not a one step process, the first step is to rezone the property from residential to commercial, after which a land use permit would need to be obtained, during these steps the town will be able to control how the development happens. The Development Agreement (DA) could include restrictions against on-street parking. 2-Does the town need another community center or not, and whether to move the barn closer to the highway to lessen impact to the neighbors. CM Engstrom said the Town can't dictate to a private property owner whether or not they can build a community center, it is in the Allowable Use Table. CM Engstrom agreed that it is a good idea to move the barn closer to the Hwy. It would certainly have less impact to the neighbors to have the taller building as far away from them as possible. CM Engstrom said he noted that the sq. footage of the barn is 4200 sq. ft. and the medical center is 4000 sq. ft. Dave responded by saying the medical facility has a higher septic demand than the community center because of the consistent everyday use. CM White said it's not the Council's job to tell someone they can't build a cool barn if they want to.

3-There was a comment about haphazardly allowing commercial next to residential. Wait to see how commercial works on the school property and then make the decision on whether the town needs more commercial. CM Engstrom doesn't feel that this is haphazard, it is part of the Town's General Plan for over a dozen years to encourage commercial along the Hwy. A lot of public comments from past public hearings were to push commercial development out to the highway. The Town doesn't own property by the Hwy. 4-There was a comment made about the impact of the view scape that will happen if the development is allowed. CM Allen already addressed this earlier. CM Allen asked the Hauck's how they enjoyed their view the last couple of years where there was a continual yard sale for weeks on end, and a dilapidated home. For almost 30 years that property has been an eyesore. If the development isn't allowed there could eventually be 15 buildings on that property. The council can't keep people from developing their property or telling them what they can build. However, it is the council's decision to determine zoning.

CM Allen stated that commercial property has more restrictions than residential property. CM White remarked that a good example of this was the house that was there before, it was an eyesore at the entry way into town and the town couldn't do anything about it. Dave's proposed project will have CC&R's; Dave Booth has a track record of building beautiful property and will take good care of this development. This will be a lot more attractive than a hodge podge of homes. CM White feels that this is a far better use of the property and the design is beautiful. Mayor Truett said he likes the natural products on the buildings and the landscaping. There will be an HOA fee associated with the properties to pay for snow removal, yard care, and garbage. Mayor Truett asked Dave if this is approved, what would be the first thing he would do with the property. Dave replied he would cut the weeds and clean it up while they wait for buyers. Dave would like to start the infrastructure for the roads so potential buyers can see the property. When a building goes up landscaping will follow.

CM Engstrom asked about the impact to the neighbors on the north, will there be some type of privacy fence or wall? Dave replied that they will probably put up a cedar fence along that property line. 5-There was concern expressed about the Hyde's development and that it would sit vacant because of the competition with the additional commercial space. Mayor Truett remarked that he sees these as two different projects. CM Allen agreed. He said he approached a couple different people about bringing a bank up there to go on the old school property, and they weren't interested because the property wasn't on a main road. Mayor Truett said Paul Newey would be greatly impacted by this development. CM Allen said he spoke with Paul about this and he said he is for it. 6-The final comment was about having commercial along the highway instead of in the middle of town.

CM White said when this idea was discussed about a year ago with the Planning Commission it was suggested that a simple Development Agreement (DA) be put together so if something happened to Dave and the property fell into someone else's hands, the town would still get the same type of development. Dave replied that there has been no DA yet. CM White said it's always possible that the property could change hands before the project was completed. He hopes it doesn't happen but feels that the town should require a DA. CM Engstrom remarked that there is a requirement in the ordinances that a Conceptual Plan be presented and that it is attached to the rezoning. CM Engstrom read from Title 15.16.5: Concept Development Plan Attached to Rezoning: "At the time of rezoning approval by the Huntsville Town Council, the Concept Development Plan is also approved and becomes attached to the rezoning and the rezoned land. The petitioner/owner and any assigns or successors in interest, becomes committed to develop only in accordance with the proposals outlined in the plan. Any materially different concept, use, building arrangement, etc., will not be approved nor will building permits be issued by Huntsville Town until and unless such plan is amended by Huntsville Town Council after recommendations of the Huntsville Town Planning Commission and after public hearing as per the procedure followed for original approval. If Huntsville Town denies such changes or amendments and/or the Concept Plan is abandoned, Huntsville Town may institute steps to revert the zoning to its former or other appropriate zone as herein outlined." CM Engstrom said the Council has all the pieces but they aren't written down. He would like to see the Conceptual Plan in a written document saying what will be accomplished.

Dave said he understands the concerns of the Council but he doesn't know who is going to be purchasing the pads yet or what types of businesses will go in. Dave said he is having CC&R's drawn up right now. Any business will need to come to the Council to obtain a business license. The PC has already recommended this rezone. CM Engstrom commented that he would like to see the Conceptual Plan explained in more detail. The Council would also like to see the letter of feasibility from the health department in regards to the septic system. Dave replied that the CC&R's will cover most of these items and will be more restrictive than the Town. Mayor Truett asked if the PC was unanimous. Rex answered yes, the development met the intent of the General Plan, where the Town Government wanted to see commercial development take place.

CM Engstrom recapped that the Council would like to see the CC&R's, the feasibility letter from the health depart, and the Concept Plan that brings in all the details of the development. The Council is not quite ready to approve this rezone. CM White agrees, this is important for the next person who wants to do a project. The Plan should include the number of parking stalls, total maximum number of buildings, how much open space, the maximum sq. footage for entire project, the maximum total of footprint, and a list of materials. These things would be really helpful. In fairness to the Hyde's and the residents, the Council needs to see these documents. CM Allen said Dave has followed the rules and has provided everything the Town Government has asked for. He appreciates that Dave has followed the rules. CM Engstrom made a motion to this item until the next TC meeting. 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		

Gina Myrberg said she had the original vision for this project. Gina stated that her background is in creating communities. She is all about creating a sustainable community where you can walk to the grocery store and take care of the senior citizens. This is the point of this project, where you can have a medical clinic, juice drinks, and a healthier mind set. She doesn't want this to be a competition with the Hyde's.

***Council Member Wangsgard:**

Department Reports:

CM Wangsgard reported that he met with the CERT Committee; they would like to address the Council and take some time during the next TC meeting.

CM Wangsgard reported that the Town Clean-up is scheduled for May 7th. CM Wangsgard asked the Council for possible projects.

CM Wangsgard asked the Council about installing doggie stations around the park so citizens can clean up after their dogs. The intention is not to encourage dogs in the park, but on the 4th of July there needs to be some way for people to clean up after their dogs. The Council agreed that there will be no dogs allowed in the park on the 4th of July. CM Wangsgard received a \$200 donation to buy the clean-up stations.

CM Wangsgard reported that one of the slides in the children's playground needs to be replaced the cost will be \$900. The tennis court net also needs to be replaced and the cost for that is \$200.

CM Wangsgard reported that he attended the Mosquito Abatement meeting Monday night and they shared info about the Zika Virus. It was good information. More than ½ of the states have people who have been infected with the virus, but none of them were infected locally, they were infected by travel.

CM Wangsgard shared old pictures of the Huntsville Town Park, his father was on the Town board, and his nickname was the Minister of Moisture. He had a major factor in getting Bennett spring piped and down to Huntsville.

***Council Member Allen:**

Discussion and/or action on proposed street sweeping project:

CM Allen asked the Council what they thought about hiring a street sweeper again. The streets have been sanded and salted during the winter and there is a lot of sand on the road. CM Allen spoke with Linda Laws and last year the town spent \$1,800 to sweep up the sand and dump it at the cemetery. Some of this sand has been reused for projects at the cemetery. The Town could rent a sweeper for \$330 a day and do it ourselves; the sweeper would just sweep the sand off the road onto the verge. Mayor Truett said there are a lot of walkers and bikers in town. There are areas in town where the sand is thicker than others. The Mayor is concerned about the salt staying on the streets and eroding them. CM Engstrom thinks the amount of sweeping that needs to be done this year vs two years ago is less. CM Engstrom would rather spend the money to suck the sand up and move it as opposed to sweeping it off to the side. CM White said his yard already has a lot of sand and salt on the edge of the grass, he doesn't want more. CM White agreed that he would prefer to have a sweeper that can suck the sand up and haul it off.

Department Reports:

CM Allen stated that when the Town built the new Town shops it was full almost the first day. Two years ago the Council decided to use money from the sale of the old fire station and from the marathon to build another storage shed at the cemetery. By waiting a year and putting it off the bid went down. The bid went up by more by \$1,000 but the concrete floor will be included. The building will be 2500 sq. ft. There will be two 14' X 14' doors and two man doors. Dave Booth has been hauling gravel to the site, and Gary Probasco is getting the ground ready. Bob Hansen is the building and he would like to get paid in thirds.

CM Allen said he had a meeting a couple months ago about the roads. CM Allen said there are a lot of old crossings where the irrigation ditch used to cross under the road. These old culverts are settling and moving, and leaving holes in the roads. The Town never removed the culverts after the ditches were abandoned; they were left in place and filled with dirt. CM Allen would like to identify some of the bad ones. CM Allen said his two year goal is to get as many of the culverts fixed as he can.

***Council Member White:**

Department Reports:

CM White reported that the Water Committee is thinking about drilling a production well instead of exploratory well. This will require a Change Application which he has prepared; there is a cost of \$300 to be paid to the State. CM White reported that he spoke with the State Engineer and they will provide the Town with a provisional permit if we get the grant and everything in place to pursue the well.

Approval of Town Council minutes for meeting held March 3rd, 2016:

CM White made a motion to approve the minutes for TC meeting held March 3rd, 2016, as prepared. CM Wangsgard seconded. All votes aye. Minutes were approved.

Approval of Work Session minutes for meeting held March 3rd, 2016:

CM Engstrom made a motion to approve the minutes for the WS meeting held on March 3rd, 2016, as prepared. CM White seconded. All votes aye. Motion passed.

Council Member Presentations:

Mayor Truett stated that he is happy to see so many residents in attendance tonight, it's really nice. The TC deals with a lot of important issues and he invited them all to come back and participate.

Citizen Comments:

There was none.

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

CM Engstrom made a motion to adjourn. CM Wangsgard seconded. All votes aye.

Meeting adjourned at 9:30 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor