

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

**Thursday, May 18th, 2017
8:20 p.m.
Huntsville Town Hall**

Name	Title	Status
James A. Truett	Mayor	Present
Doug Allen	Council Member	Present
Michael Engstrom	Council Member	Present
Bill Wangsgard	Council Member	Present
Bill White	Council Member	Present
Gail Ahlstrom	Clerk/Recorder	Present
William Morris	Legal Counsel	Excused

Citizens: Lt. Jason Talbot Artie Powell Linda Laws

Mayor Truett called the meeting to order. There is a full quorum present.

Discussion and/or action on proposed Building Permit Waiver Form: (See Attachment #1)

CM Engstrom presented the Building Permit Waiver Form to the Council. This form was reviewed by Attorney Bill Morris and covers the type of remodeling that does not require a building permit under state code. Bill had no recommended changes. CM Engstrom would like to change the title to “Self-Performed Remodel Permit” This is a permit to perform the work yourself. The permit states that anyone filling out the form will be performing all the work themselves. There will be no building fee or inspections, but they need to acknowledge that they will follow all state building codes. Not following the state codes is a Class C misdemeanor if the Town has any suspicion that the home owner is not following the terms as outlined in the permit. A building permit is required for all construction activities unless a waiver is granted by the Huntsville Town Building Authority or the construction is one of the following activities: 1-painting, 2-siding, 3-roofing (non-structural), 4-construction of a detached auxiliary structure, with no electrical or plumbing, under 200 sq. ft. in size.

CM Engstrom made a motion to adopt the Self Performed Remodel Permit, and accept it as part of the building permit system for the Town. CM Wangsgard seconded. All votes aye. Motion passed.

VOTES: APPROVED	
AYES:	Mayor James Truett Council Member Doug Allen Council Member Mike Engstrom Council Member Bill Wangsgard Council Member Bill White
NAYS:	
EXCUSED:	

Discussion and/or action on proposed Impact Fee Schedule: (See Attachment #2)

Mayor Truett commented that he, Linda Laws, and CM White have been talking about the Town’s impact fees for a while now. Linda reached out to other municipalities within the county to see what they were charging for impact fees. Linda prepared a spread sheet for the Council’s review. Huntsville’s impact fee is a little high, but other municipalities are charging impact fees for parks, streets, and fire. Linda said the Town needs to separate the impact fee from the connection fees to make sure the Town is compliant with state law. Linda received information from North Ogden, Pleasant View, Farr West, Hooper, Perry, Marriott/Slaterville, West Haven, and Uintah Cities. It appears that the Town’s impact fee is high with its culinary water impact fee as compared to other municipalities. There is some economy of scale there. Linda stated that most cities charge a hook up fee, the law requires the town to have the impact fee and connection fees separate. Some cities have the home owner hire a plumber to do the connection and the city inspects the work. The Council needs to decide on a connection fee, the fee needs to reflect the actual costs. Right now the Town has rolled both the connection and impact fee together, at a cost of \$5,000.

CM White said he doesn’t think the Town is out of compliance because the impact fee has to have a relationship to the cost of the infrastructure and \$5,000 doesn’t even come close to covering that cost. CM White doesn’t feel that the Town is overcharging for the impact fee. Mayor Truett agreed with keeping the impact fee at \$5,000 and setting the connection fee at \$350. Gail mentioned that back in 2006 the Town charged a connection fee of \$1,000. Artie Powell said the standard is a 30’ setback, he suggesting having a basic charge of \$350 for a basic 3/4” line that is 30’ long. The customer has to pay any incremental costs above that. CM Engstrom wants to make sure that \$350 actually covers the costs to do a connection; we don’t want the Town losing money. Linda felt that anywhere between \$350-500 would cover the costs. CM White was comfortable with \$350, which is in line with other cities. Mayor Truett suggested removing the out-of-town connection fee set the connection fee at \$350 for a 3/4” pipe that is 30’ long.

CM Engstrom motioned to adopt a Resolution to set impact and connection fees as follows; the impact fee for Town residents will remain at \$5,000, the connection fee for a standard 3/4 inch line with a 30 foot length will be set at \$350. That fee will cover a simple 30 foot connection and meter. Any additional costs due to trenching, boring, road cuts, line size, or meter size, will be borne by the home owner. The out-of-town connection fees will be removed. CM White seconded.

All votes aye. Motion passed.

VOTES: APPROVED	
AYES:	Mayor James Truett Council Member Doug Allen Council Member Mike Engstrom Council Member Bill Wangsgard Council Member Bill White
NAYS:	
EXCUSED:	

Council Presentations:

Mayor Truett reported that he attended four meetings in the last two days. One of those meetings was with the County Commissioners about parking enforcement. There will not be any free parking around Pineview anymore; it will all be paid parking. Before the year is over they will have credit card machines at all the parking areas. The County is going to hire a couple of deputies to patrol the beaches for alcohol. Mayor Truett feels that this is a great idea because alcohol has become a big problem. No drinking on the beaches will be very helpful. The W.C. Park District is getting involved in this as well; they will function as an Enforcement Officer and write parking tickets around Pineview and in Town. It might be July before they get this rolling.

CM White said this new parking policy will force people to look for a free parking spot and they will be coming into the Town. He suggested keeping the Town's Enforcement Officer on duty.

Mayor Truett reported that he also went to a Communities That Care (CTS) meeting. The meeting was about awareness, mental health, and suicides. Mayor Truett said the Council will be receiving a more detailed Call for Service list from the Sheriff's Office each month. The Council can't control what is happening, but by looking at the list, the Council could start looking for pattern at a certain address and possibly reach out and make a difference. Cases you won't see are child abuse, sex abuse, burglary, homicide, suicides, and death investigations. There might be something as community leaders the Council could do to get residents some help.

CM Engstrom made a motion to adjourn the Town Council meeting and move into a Closed Session. CM Wangsgard seconded. All votes aye.

Meeting adjourned at 9:30 p.m.

Gail Ahlstrom, Clerk/Recorder