

WORK SESSION—MAY 18th, 2017

Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall at 7:00 p.m. May 18, 2017.

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 (WCSO) Artie Powell
Linda Laws Dee Jette

Mayor Truett opened the work session.

Discussion on Water Usage and Rates: (See Attachment #1)

CM White commented that when the Council discussed the restructuring of the culinary water rates CM Engstrom suggested lowering the base rate from 10,000 gallons per month down to 5,000 per month. Ramona printed off a water usage report and CM White has studied it extensively. Most people in town are under the 5,000 gallons per month. The monthly fee would also need to be raised anywhere from \$5-10. What CM White would like to do is encourage people to use their water wisely. The Monastery Cove subdivision connections are using way more water than this; they are using 8.29% of the Town’s total flow. AL&L alone is using 6.15% of the Town’s total water flow in the summer. However, they are only paying for this usage in the summer months, but the Town has to reserve capacity for them 12 months a year. These numbers should be taken into account when the water rate is recalculated. Chevron and Snowbasin Ranch are also big water users. It’s obvious by looking at the usage report that people are using culinary water to irrigate with.

The Town is spending \$1M to drill a well that produces 35 gpm, and two big connections are using more water than that. CM White would like to get the rate restructuring done sooner rather than later. People who use the normal amount of water won’t be penalized, but if you are using over that, you will get billed for it. The goals are to encourage people to be careful with their water usage and to raise revenue. CM White remarked that the Town’s need to drill another well will be diminished and would save the Town \$1M. CM White said if the base rate was dropped to 5,000 gallons per month and the monthly fee is raised \$5 a month and the high water users were billed for their overages plus the standby fee for the entire year, this should put the water fund back into good shape so maintenance and repairs can be done. If you are requiring the Town to reserve 8% of the Town’s total flow during the summer, you should have to pay for this reserve all year.

The question is, how do we get there, how does the Town get people to pay for the reservation of capacity. The Council all agreed that this is a good idea. CM White plans to meet with Monastery Cove's HOA and the Forest Service and let them know they are in breach of contract. They are both on a surplus contract, there is lots of leverage for the Town, but this will need to be done diplomatically. The Forest Ranger has already been told about this and he plans to add water into their capital budget. The residents at Monastery Cove Subdivision know about this because Gage Froerer has talked to CM White about how to make this water problem go away. CM White told Gage that the Town's source is in critical need that's why the Town is drilling a well. CM Engstrom clarified that setting the new base rate and determining if the graduated scale is acceptable, all requires a study of current and expected expenses compared to what the Town is taking in. CM White reported that the Water Committee will meet next week and this will be on the agenda. They will try to work through the calculations. They will get the numbers and calculate the overages. CM Engstrom stated that we should expect that when people start getting bills they will reduce their usage. The extra revenue will not be as high as expected.

Linda stated that the Town cannot go after any more grant money that requires matching funds. The required matching grant money has sucked the Enterprise Fund dry.

Discussion on needed repairs at the springs: (See Attachment #2)

Dee Jette provided the Council with a maintenance report of repairs that are needed at the treatment plant. Dee stated that she watched the system be built, and to see things starting to go downhill is frustrating. Some of the items on the list are preventative maintenance. Dee started her list at the Upper Bennett Springs; overflow screen repair, spring boxes need cleaning, lid handle repair needed, and the evaluation of the springs are needed. This spring there was so much debris flow, pressure from water, and sand coming down she could hardly close the gate. On a good note, it's amazing how well the plant has handled all the water. Dee said she was glad the Monastery was connected; they probably would have had mud flowing out of their taps this spring. Getting the springs evaluated is a high priority; this can't be done until summer.

Dee reported that she spoke with Jake Wood at Rural Water and he seemed excited to come help the Town with the repairs that need to take place at the spring's after such a big winter runoff. It would be in the Town's best interest to get this taken care of before winter sets in. CM White said if the springs aren't repaired there will be two huge gullies on both side of the chain link fence and that will cause the fence to fall down. Some sort of water diversion culverts will need to be put in place with gravel and pipe. These repairs will save the fence and a huge amount of money down the road. This repair definitely needs to be done this summer. Right now every pipe and over flow is at full capacity.

Peterson & Lower Bennett Springs; repair/replacement of flow meters, small trees need to be removed over collection area at Peterson, access to spring meter boxes has become difficult due to a large culvert being washed out several years ago. Reservoir gasket needs to be replaced. Dee reported that the fence around the reservoir has been done for some time, the gates are twisted, and cows could get into this area. There is solar equipment and vents that could risk contamination into the finished water reservoir.

Plant; the plant roof is in poor condition and needs to be repaired, the computer operating program is Windows XP and needs to be upgraded, once we are forced to do this we will also need to upgrade the OPTO program that runs the plant. CM Wangsgard got a bid last year to re-roof the plant and it was about \$10,000.

The computer at the plant needs to be upgraded from Windows XP, OPTO 22, computer runs the plant. Lane has worked on the computer and will upgrade to Windows 10. Hard drive for back up needs to be backed up. Power glitches cause problems.

Distribution; a better cross connection control program is needed and air vacs need to be evaluated. Gail mentioned she has some cross connection information that she will add to the Town's newsletter this coming month.

The Council set a field trip for 8:00 am this Saturday morning to view the damage at the springs.

Discussion on the new Unified Park District:

CM Engstrom explained that the idea of creating a Unified Park District for all the parks in the Ogden Valley is still moving forward. They figure they can fund maintenance costs for all of the parks and have a significant amount of money left over that can then be leveraged with RAMP grants with focus on a different park each year to complete substantial projects. If they have to own the parks in order to do this, it would be a deal breaker. They are still waiting to hear back from their lawyer. Mayor Truett said there's a big difference between the Town joining a park district and deeding the park over to a park district. CM Engstrom said he told the Park Committee that Huntsville Town will need to retain local control over who can use the park.

CM White wanted the Council to understand what the Town will be giving up if we don't participate in the Unified Park District. The cost to maintain our park is \$30,000 a year, or about \$150 per house hold per year. If Huntsville joins the district if you own a \$400,000 home you will pay \$30 dollars a year, plus the Town will have all maintenance paid for plus split a possible \$60,000 among the three parks. So, you would pay 1/5 of what we are paying now, and getting double the money. By not participating the Town will be giving up a substantial amount of money. The left over money will be used as matching funds for RAMP grants so the amount of additional money could be significantly more. Another good idea is that any group who wants to put on the event in the Ogden Valley will be charged \$1 per person to go through the valley, if they want to use the parks. This could generate an additional \$30-40K a year. One thing to understand is that they are still going to create the park district even if Huntsville doesn't join. Theoretically they will have enough money to build an additional park.

Mayor Truett said deeding over the park would be the worst thing to do, but the Town Council would have two seats on this board. The Town will be able to decide who can use our park and what events are held in Town. It is hard to come up with money to do any type of improvement for the Park. The Huntsville Marathon is a major undertaking and takes a full year to pull off and it makes the Town about \$30,000. If the Town joins the Unified Park District we could make \$30,000 and not do anything.

CM Engstrom mentioned that the Council can't support anything until they fully understand the deal in its entirety. The other park committees are feeling the same way about wanting to maintain control over their local parks. The Liberty and Eden Parks would join together to create the Unified Park District and then Huntsville Town would be the third park to join. Artie asked what is it that the Town wants to retain control over. CM Engstrom replied events would be the main issue. The Mayor commented control over events and what happens in the Park is his big concern. The Town wants to be the ones to decide who gets to use the park.

CM Allen knows everyone on the Unified Park District steering committee and they are all great people with good intentions, he trusts them to make good decisions for the Valley residents.

Meeting adjourned at 8:20 p.m.

Gail Ahlstrom, Clerk/Recorder