

## MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, January 21<sup>st</sup>, 7:00 p.m.

Meeting held on Zoom with an anchor location at Town Hall, 7309 East 200 South,  
Huntsville.

Name	Title	Status
James A. Truett	Mayor	Present
Blake Bingham	Council Member	Present
Richard Sorensen	Council Member	Excused
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Excused
Beckki Endicott	Recorder	Present
William Morris	Legal Counsel	Excused

**Citizens: Liz Poulter, Rex Harris, Michael Zindel, Tommy Christie, John Walkenhorst**

1-Mayor Truett called the meeting to order. There is a full quorum present at Town Hall.

2-Pledge of Allegiance – TCM Blake Bingham.

3-Opening Ceremony – TCM Max Ferre'.

4-Public Comments – **Liz Poulter** asked Mayor Truett to recount the interactions he has had with the Forest Service regarding the gate at Cemetery Point. Mayor Truett met with the Forest Service last week and asked them to open the gate to the parking lot at Cemetery Point. Sean Harwood said that Utah Recreation, as part of the Forest Service/Vendor contract, is liable for the Cemetery Point area and they will not open the gate. Sean Harwood said that until they renew the contract for next year, the Forest Service can't change the agreement.

Unfortunately, there are many safety concerns with the narrowness of the road, including people walking in the road and the inability to access Cemetery Point when cars are parked on both sides of the road. Mayor Truett has asked the Weber County Sheriff's Office to write parking tickets. The area is clearly marked.

Liz Poulter asked the Town and Sheriff's Department to publish this information and let the public know. Beckki will put it on the Facebook Page and send an email blast to the residents. Mayor Truett stated that none of the Town Council Members want to write tickets, but feel there are enough safety and access concerns to warrant tickets to mitigate the problem.

**TCM Max Ferre'** stated he had been contacted by several residents in Huntsville that have concerns about the "A-frame" that is being built on 100 South around 7700 East. The residents are concerned that the owners are using the ally adjacent to their property.

Beckki explained the owners don't have access to the front of their property. It is blocked by a guardrail. The owners went through the appeals process and were granted permission to use the ally to access their property. Rex Harris also responded the Town granted the use of the ally to access their property. TCM Blake Bingham wanted to remind the Council that the Town should

make sure the owners know that they can't use the A-frame for short term rental. This was the original plan of the owners. Beckki responded the owners have been made aware this can't be a short-term rental.

5-Discussion and/or action on Town Council Meeting Minutes from December 17, 2020. (See Attachment #1) **TCM Blake Bingham motioned to approve the minutes from the Town Council Meeting on December 17, 2020.** TCM Max Ferre' seconded the motion. All votes aye. Motion passes.

6-Discussion and/or action on Town Council Meeting Minutes from January 7, 2021. (See Attachment #2) **TCM Blake Bingham motioned to approve the minutes from the Town Council Meeting on January 7, 2021.** TCM Max Ferre' seconded the motion. All votes aye. Motion passes.

7-Sheriff's Report – Lt. Butler. For the month of December there were 19 calls for service. There were animal complaints, sex offender checks, a traffic accident and a couple of traffic tickets. This is slow month but about the same number of calls as 2019.

Lt. Butler is appreciative of Huntsville Town putting out notice that they will start ticketing at Cemetery Point. He stated the area is well marked for no parking. Mayor Truett reminded Beckki to include in the notice that the seasonal parking passes that are issued to residents do not apply to these zones.

8-Presentation from Freedom/Liberty Broadband. Tommy Christie thanked the Town Council for having them tonight. He is a partner in Freedom Broadband which is Huntsville own's internet company. He reported they have been expanding over the last couple of years. Tommy Christie wanted to explain the partnership to residents. He built a house in Huntsville Town and noticed they didn't have very good internet/broadband. He started looking around for a better solution and found Michael and Cathy Zindel who started their own internet broadband company, Liberty Broadband, in Liberty. He joined them in a separate LLC, Freedom Broadband. Together they have been working on expanding their internet service in the Valley.

Tom Christie introduced Michael Zindel to continue talking to the Council regarding their new project. Michael explained that trees are a major obstacle to having good internet in Huntsville Town. They would like to add fiberoptic networking to downtown Huntsville. They wanted to approach the Town Council and ask for permission to use some of the Town's right of ways for this project. There will be some homes that they will not be able to connect without going into the right of way. Michael explained they would be using Rocky Mountain Power's poles to run the fiberoptic lines, but there will be places where they will have to dig trenches to establish the lines. This will be fiber centralized in the Town Square and then propagated out to the rest of Town.

TCM Blake Bingham wanted to know if there would be a cost to the Town for equipping them with fiberoptic. Michael stated they are trying to keep their rates competitive. The current model will have a \$100 installation fee. He stated there should be no cost to the Town. The time frame

for installation will be 9-12 months. Michael stated he is a firm believer in the free market for internet solutions.

TCM Bingham and Mayor Truett were supportive of the idea of fiberoptic and expressed the service was needed for Huntsville Town.

9-Discussion and/or action on adoption of Huntsville Town Council Meeting Schedule for 2021. (See Attachment #3) TCM Max Ferre' motioned to accept the regular meeting schedule for the Huntsville Town Council in 2021. TCM Blake Bingham seconded the motion. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen				X

10-Discussion and/or action on Consolidated Fee Schedule for 2021. (See Attachment #4) TCM Max Ferre' motioned to accept the Consolidate Fee Schedule for 2021. TCM Blake Bingham seconded the motion. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen				X

11-Discussion and/or action on water connection application for Ray and Sandra Walker Family Trust. (See Attachment #5) Mr. Walker owns the property south of Highway 39 adjacent to Trappers Loop Road. The family currently has water through a well. They also have shares through South Bench. Mr. Walker contacted TCM Blake Bingham about what it would take to connect to the Town's water system. TCM Bingham explained it was a \$20,000 impact fee and approval of an application. Mr. Walker has now applied for the connection. Mayor Truett asked if this was for one or two connections. He was wondering if the Walkers were going to subdivide such a large piece of property. TCM Bingham responded it would be for one connection. Mayor Truett wanted more information.

TCM Blake Bingham has the impression the family doesn't live in Huntsville full time. He states that it is difficult to keep a well running when it is isn't consistently maintained.

**Mayor Truett** motioned to approve the culinary water application for Ray and Sandra Walker Family Trust with payment of a \$20,000 impact fee. TCM Blake Bingham seconded the motion. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen				X

12-Discussion and/or action on \$7,980 purchase of Chlorine Auto Valve Project for Huntsville Town Culinary Water System. (See Attachment #6) TCM Blake Bingham stated this is an expense for the water plant. He explained the TC approved an upgrade of the Chlorine Auto system some months back. They didn't know at the time it would require an upgrade of the facilities. TCM Bingham included a description of the system in the TC packets. He doesn't anticipate any other associated costs with the water plant. They do have a faulty chlorine alarm, but it is not an immediate need. TCM Bingham explained the planned maintenance budgeted for this year was for \$30,000 and they decided to address the chlorine auto system need first. They will still be under their budgeted maintenance for the year. **Mayor Truett motioned to approve the purchase of the Chlorine Auto Valve System for Huntsville Town's Culinary Water System.** TCM Bingham seconded the motion. All votes aye. Roll Call Vote. Motion passes. Votes are reflected below.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen				X

#### **COUNCIL MEMBER PRESENTATIONS:**

- 1) **Mayor Truett:** Mayor Truett stated the Forest Service is receiving a large grant for Outdoor Recreation. A large part of the grant will go toward better defining Forest Service Boundaries.
- 2) **TCM Max Ferre':** TCM announced Kurt Oberman as a new snowplow driver. He also wanted to know if there are enough funds to repave the road on 500 South from 7700 East to 7400 East. He will check with Kay to see if the funds are available and also try and get some bids on the project.
- 3) **TCM Blake Bingham:** TCM Bingham reported the Planning Commission had a work session last week to finalize some of their recommendations on the Conditional Use Table and Code. He stated there were questions about how to handle "fractional ownership." TCM Bingham consulted with Attorney Morris regarding some possible solutions. He has purposed this to the Planning Commission to discuss during their

public hearing on January 28<sup>th</sup>. The Planning Commission also added “cell towers” to the Conditional Use Table.

**CLOSING ITEMS:**

1. Citizen Comments: There were none.
2. Approval of the Bills, December 2020. **TCM Max Ferre’ motioned to approve the bills for December 2020.** TCM Blake Bingham seconded the motion. All votes aye. Motion passes.
3. Adjournment of Meeting. **TCM Bingham motioned to adjourn.** TCM Max Ferre’ seconded the motion. All votes aye. Motion passes.

**Meeting is adjourned at 8:13 p.m.**



Beckki Endicott, Recorder

## MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, December 17th , 2020, 7:00 p.m.

Meeting held on Zoom without an anchor location

Name	Title	Status
James A. Truett	Mayor	Present
Blake Bingham	Council Member	Present
Richard Sorensen	Council Member	Present
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Present
Beckki Endicott	Recorder	Present
William Morris	Legal Counsel	Excused

**Citizens: Kurt Overman, Brandi Hammond, Colin Wright, Lt. Butler, Doug Allen, Sandy Hunter, Ron Gault, Bill White, Liz Poulter, Jeff Larsen, Larel Parkinson,**

1-Mayor Truett called the meeting to order. There is a full quorum present. Beckki read the statement regarding the Zoom only meeting without an anchor location due to the COVID-19 pandemic. (See Attachment #1)

2-Pledge of Allegiance – TCM Richard Sorensen.

3-Opening Ceremony – TCM Max Ferre'.

4-Public Comments – There were none.

5-Sheriff's Report – Lt. Butler stated in the month of November there were 38 incidents or calls. Citations are up from 2019. There were 4 citations. Three citations were for speeding. Lt. Butler asked the Town Council about winter parking tickets. Mayor Truett stated they would discuss the issue tonight.

Weber County Sheriff's is offering incentive retirement. There will be 70 total that will be looking at retiring. It will be a large turnover, probably 35 deputies.

6-Presentation on Sage Development (Wangsgard Property between 100 South and 500 South) by Brandi Hammond and Colin Wright. (See Attachment #2) Colin Wright introduced himself to the group and explained he works for a development company out of Centerville that specializes in building resort and second homes in St. George. His father-in-law would like to retire in Huntsville, and they have been looking for a home for him. Brandi Hammond helped Colin find the Wangsgard property. He would like to build out this property into a development called Sage Development. There will be one main road that will go north and south through the parcel. There is a stream, and the property is wet. They will work around the stream and water. There will be 21 homes will be valued between \$1 million and \$3 million. There target will be retired persons, second homes and 3-4 full time family homes. They would like the project to be gated. The development would be incorporating a multi-use path that will tie into trails in the area. They would like to be annexed into Huntsville if possible. Colin would like to prepare Huntsville to entertain an offer of annexation.

Colin states they have sufficient water shares for secondary water. He states they are going through the Army Corps of Engineers to address the wetlands. Colin states he would like the roads in the development to be private and they would build them to Weber County standards. The HOA would maintain snow removal and maintained.

TCM McKay would like to make sure that the housing remains affordable and likes the idea of residents on that parcel instead of big commercial development. TCM Richard Sorensen asked about the size of the lots and Colin stated they would stay with the 3-acre standard. TCM Blake Bingham stated he is supportive of the project but is not in favor of the gated concept of the community. TCM Ferre' stated he likes the look of the development for now but understands there will be some obstacles to overcome down the road.

Mayor Truett asked Rex Harris for his comments. He stated that with annexation comes rights or privileges. His main thought or question he wants to pose is, what does this type of development bring to the Town? What does it bring to the Town by way of tax base? Is it equivalent to the commercial development that has planned on at that location? Huntsville's General Plan pushes commercial development out to that zone to keep the Town more residential. Does property tax equal to the commercial sales tax gained?

Colin responded they want to do what the Town wants to do. The company has a history of trying to cooperative with cities. Rex pointed out that this development would increase the Town's size by 1/3. He is also concerned the project is in opposition to the General Plan in at least 8 different areas. Rex has other points of discussions that residents and committees need to have and be aware of. This includes the discussion of water. Do we have the water to support this development?

Ron Gault asked Colin if the infrastructure would go in at the beginning at one time. Colin stated it would not be a phased project.

PCM Larel Parkinson commented he was not in favor of a gated community. Larel asked about fencing on the main road. Colin responded they would consider the idea of a gated community. He also agreed with Larel that a wall on the main road would not be desired. TCM McKay also asked the signage be lessened if they are wanting to be a part of Huntsville Town.

PCM Larsen asked about the timeline. Colin responded the Summer or Fall of 2021 and have lots for sale in April of 2022.

Bill White commented he thinks this will be as good of a development as Huntsville will see. He also likes that Huntsville can be involved in the negotiations of the development agreement. Bill pointed out that if Huntsville enters into a development agreement, they will have to allocate the water for this development even if the fee hasn't been paid for until the home is built on the lot.

Bill also stated the benefits to the development company would be the same if they just entered into a water agreement with the Town.

PCM Liz Poulter commented the environment could really enhance the residential community. She would like to see the development maximize the openness of the area.

### ACTION ITEMS:

1 - Approval of Town Council Meeting Minutes, December 3, 2020. (See Attachment #3) **TC Blake Bingham motioned to approve the Town Council Meeting Minutes for December 3, 2020.** TCM Max Ferre' seconded the motion. Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

2-Discussion and/or action on Funding for CERT trailer. TCM Wendy McKay will buy \$1000 in supplies with the Steve Waldrup donation. She has decided to delay asking for spending approval at this time. **TCM Blake Bingham motioned to table this current item.** Motion seconded by TCM Wendy McKay. Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

3-Discussion and/or action on approval for General Plan Edits. (See Attachment #4) Ron Gault presented the General Plan edits. Ron stated that the very last item in the current A-3 zone is conditional uses and there is a reference to clustering. Ron stated they deleted cluster subdivisions in the other zones years ago. He is recommending that the reference to cluster subdivisions in the General Plan be taken out. Rex pointed out there may be a reason for clustering.

There was a discussion of two parcels zoned RE-20 and S-1 in Weber County adjacent to the South of Town. It is designated in Huntsville's General Plan as able to be annexed. TCM Richard Sorensen suggested that 4.1.1.2 be updated to reflect the current desires of the Town and eliminate the wording "The Town recognizes that some type of hotel facilities are desired by local businesses to accommodate the tourists that visit the Valley and believes there is possibility of incorporating a mix of hotel/residential, commercial and park-like uses in this area, with a stress on the park uses to accommodate the land's sensitive nature."



**TCM Blake Bingham** motioned to adopt the revised version of the General Plan with the additional revision they strike the last sentence of 4.1.1.2. TCM Richard Sorensen seconded the motion. Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

3-Discussion and/or action on Resolution 2020-12-17: Steve Davis Contract. (See Attachment #5) Mayor Truett explained the State is requiring us to form an audit committee and have a member that would be a CPA. Steve Davis was referred to us by another Town. **TCM Max Ferre' motioned to accept the Resolution 2020-12-17, contract for Steve Davis. TCM Wendy McKay seconded the motion.** Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

#### **COUNCIL MEMBER UPDATES/PRESENTATIONS:**

**TCM Wendy McKay:** TCM McKay explained she and Beckki met with the head of CDBG and presented their ideas for a community center. It was well received. Huntsville will need to qualify as a low to moderate income Town. We will need to qualify through a survey. TCM Wendy McKay wanted to make sure this idea is desired by the Town Council because it will take a lot of time to qualify.

Beckki stated going through the process of the survey has already provided good information. She believes this will be a good thing whether Huntsville Town qualifies or not. She gave some examples of the income guidelines. The survey will need to be completed by January 15<sup>th</sup>. A public hearing will also need to be completed by January 15<sup>th</sup>. Beckki stated the deadline for the application will be January 31<sup>st</sup>. Beckki asked for help with the plans and the budget for a community center.

**TCM Blake Bingham:** A public hearing will be held in January on conditional uses at the Planning Commission Meeting.

A valley wide meeting about water and density is being held at the County level tonight. He will be interested to hear more about it.

Parking at Cemetery Point in the Winter is becoming an issue. He is in favor of not ticketing.

**TCM Max Ferre':** TCM Ferre' asked the Town look into alternate auditing services. He stated he signed a very large check, around \$16,000 for the audit fee. Mayor Truett stated Steve Davis is going to write an RFP for audit services for next year.

**TCM Richard Sorensen:** Matt Cardon is going to be replacing Jake Songer as a manager for the ice rink.

We received an additional donation of ice skates from the ice sheet.

**Mayor Truett** commented that he has been talking about bringing Liberty/Freedom broadband is looking at the possibility of bringing in fiberoptic to Town.

Mayor Truett stated we hired Kurt Oberman as a snowplow driver for Town.

Weber County is starting to vaccinate against COVID-19.

**Public Comment:** Rex Harris wanted to go on record about his opinion on the Sage Development possible annexation. He wanted to make it clear that he not against annexation. He not against the Sage Development. He is against annexing the parcels for the Sage Development. It is not in opposition to the company it is to the process. He has a list of reasons why and is hoping to have an opportunity to discuss the reasons why at another venue. Mayor Truett felt that a work session would generate good discussion.

**TCM Blake Bingham motioned to adjourn the meeting.** TCM Richard Sorensen seconded the motion. All votes aye. Meeting is adjourned.

**Meeting is adjourned at 9:16 p.m.**

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Beckki Endicott, Recorder

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Thursday, January 7th, 7:00 p.m.**  
**Meeting held on Zoom with an anchor location at Town Hall, 7309 East 200 South,**  
**Huntsville.**

Name	Title	Status
James A. Truett	Mayor	Present
Blake Bingham	Council Member	Zoom
Richard Sorensen	Council Member	Zoom
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Present
Beckki Endicott	Recorder	Present
William Morris	Legal Counsel	Excused

**Citizens: Bruce Ahlstrom, Liz Poulter, Jeff Hyde, Dakota Hyde**

1-Mayor Truett called the meeting to order. There is a full quorum present on Zoom and at Town Hall.

2-Pledge of Allegiance – Mayor Truett.

3-Opening Ceremony – Bruce Ahlstrom (at Town Hall).

4-Public Comments – **Liz Poulter** wanted to asked about the parking of the ice fisherman at Cemetery Point. The fisherman have been parking on both sides of the road being careful to not block the road. TCM McKay confirmed there has been 50-60 cars on the road. Mayor Truett stated he had a meeting with the Forest Service and Utah Rec next week. They will talk about the gate being locked. TCM Ferre' stated the fisherman have being using the cemetery as a turn around and parking there. He stated he is concerned that some of the headstones might be damaged if they are under snow and not able to see the landmarks. Mayor Truett suggested they shut the gate on the cemetery.

5-Sheriff's Report – In December there were 19 calls for service in Huntsville Town.

**TCM Richard Sorensen entered the meeting at 7:13 p.m.**

**ACTION ITEMS:**

1 Public Hearing on CDBG grant application: **TCM Blake Bingham** motioned to close the regular session of Town Council Meeting and open the public hearing on the CDBG grant. TCM Wendy McKay seconded the motion. All votes aye. Motion passes and the Town Council went into a public hearing.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			

CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

Beckki explained that a public hearing was part of applying for a CDBG grant. The purpose of this public hearing was to announce to the residents of Huntsville Town that Huntsville intends to apply for CDBG money and allow the public to make suggestions for the use of those funds.

TCM Wendy McKay explained she has been working with the CERT teams in Huntsville to survey the families in Huntsville Town on their household incomes. The CDBG funds are used on projects benefiting low to moderate income families. Mayor Truett stated CDBG has been an important resource to Huntsville Town in past years. Because of CDBG, Huntsville's water system has been upgraded, the maintenance shed has been built, the wishing well project was funded and various other infrastructure has been upgraded. The funds have been important to all residents of Huntsville Town.

TCM Wendy McKay talked about proposing a community center for Huntsville Town. She explained we would want to add additional funding to include a museum and other Town government offices. The community center could provide indoor recreation for residents, and a gathering place for community groups.

Jeff Hyde asked where the community center would be planned. TCM Wendy McKay stated they are looking at the old school property for this center. She explained the desire is to sell the current Town Hall and move to a larger facility. The new center would meet three needs that Huntsville currently has: larger Town offices, history museum, and community center with gym and kitchen for community groups and residents. TCM Wendy McKay stated we could monetize the center with rentals for recreation leagues and group rentals such as family reunions.

Jeff Hyde stated he feels this goes against Huntsville's General Plan. He went on to explain that it was the desire of the Town not to have an ATM on every corner of Huntsville. Currently the Compass Rose Lodge has an events center, the Library has an events center, The Mercantile has an events center and Huntsville Square has an events center. TCM Wendy McKay explained it is possible to rent the facilities but the groups that will benefit from the community center are groups like CERT, aa, local quilting groups, and scouts. TCM Sorensen sees the purpose as an expanded Town Hall more than an events center.

TCM McKay outlined the next steps in the process in applying for CDBG.

Dakota Hyde commented he knows that there are three parcels of land on the old school property. He is wanting to know which parcels will be used. He also urged the Town Council to carefully consider the use of limited C-1 land towards a healthy commercial environment versus community use. Mayor Truett commented the Town Council would be thoughtful about which parcels could be used. **(See separate public hearing minutes in Attachment #3)**

**TCM Richard Sorensen motioned to close the public hearing and open the regular session of the Huntsville Town Council Meeting.** TCM McKay seconded the motion. All votes aye.

Votes are reflected below. Public Hearing is now adjourned at 7:36 p.m. and the regular Town Council Meeting is resumed.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

2-Discussion and/or action on AED purchase for Town Hall. (See Attachment #1) Mayor Truett explained the CERT team and TCM McKay has done a wonderful job in updating the CERT teams, getting training and updating equipment. Mayor Truett would like to see an AED at Town Hall for an emergency. Weber Fire has volunteered to train employees how to use the AED. The cost is \$2200. TCM Richard Sorensen stated he has had some AED training and wanted to know if this model has voice activated technology. Mayor Truett stated the AED talks the user through the process of using it. He believes it is an investment for the Town. **Mayor Truett motioned to purchase the CR2 AED.** Motion seconded by TCM Wendy McKay. TCM Max Ferre' wants to know where the funds will come. Mayor Truett explained the funds will come out of the General Funds. Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

#### COUNCIL MEMBER UPDATES/PRESENTATIONS:

**Mayor Truett:**

- 1) **Discussion on Weber County Storage Unit Standards** – Mayor Truett reported he spoke with Rick Grover about the storage unit code that has now been implemented in Weber County. The storage has to sit off the road a particular distance and an office or building/business would need to be in front of the units. The business needs to obscure the units. There are other standards like design and location on a street. (See Attachment #2)

TCM Bingham stated one of the changes that Weber County made was outdoor commercial storage was not allowed. TCM Bingham stated there are many jet skies south of Town in the tree line. TCM Bingham stated he is thinking through a code enforcement complaint against the storage of the current stored jet skies.

- 2) **Support of Hyde's Solar Garden:** Compass Rose Lodge and the Halo Observatory has teamed up with the Mountain Arts Community Group to present a fun project. The proposal will be submitted to RAMP for funding. The Solar Garden is a scaled modeled solar system starting with the Sun and spread the scaled distanced throughout the Valley. (See Attachment #4) The starting point would be the Compass Rose Lodge and the ending point would be the moon at North Fork Park. The Town Council received the presentation in a favorable manner and are willing to support the project with a letter for the RAMP grant.

**TCM Richard Sorensen:** Matt Cardon is going to be replacing Jake Songer as a manager for the ice rink. The ice rink has become very popular. Jessica Engstrom is taking over the skate rental. They are renting the skates out on Tuesday nights and Saturday days. An electronic app has been set up for donations.

**TCM Blake Bingham:** No Planning Commission update. Ron Gault has been working on the auto chlorinator at the water plant, but there are some additional costs that will be added to the Town Council Meeting Agenda next meeting.

TCM Wendy McKay asked if we are required to treat Huntsville water since it comes from a pure source. TCM Bingham replied that there are required to treat the water because of the configuration of the system.

TCM Wendy McKay was wondering if you are required to renew water rights with the Division of Water Rights. TCM Bingham stated in his professional work he actually renews those applications. He stated the DWR wants to see the use of wells that are drilled within 5 years. The Town is required to show proof on an exchange. Prior to TCM Bingham taking his position on the Town Council, he filed the extension for the Town.

#### **CLOSING ITEMS:**

1) **Public Comment:** There were none.

2) **Approval of the Bills, November 2020.** TCM Max Ferre' motioned to approve the bills for November 2020. TCM Wendy McKay seconded the motion. Roll Call Vote. All votes aye. Votes are reflected below. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

- 3) **Adjournment of the Meeting:** TCM Richard Sorensen motioned to adjourn the meeting. TCM Blake Bingham seconded the motion. All votes aye. Motion passes.

Meeting is adjourned at 8:38 p.m.

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Beckki Endicott, Recorder

DRAT

**PUBLIC NOTICE OF REGULAR MEETING SCHEDULE  
FOR HUNTSVILLE TOWN COUNCIL 2021**

Pursuant to Section 52-4-6 of the Utah Code, the Town of Huntsville hereby gives notice that the Town Council will hold its regular Town Council Meetings for the 2021 calendar year on the first and third Thursday of each month. The regular meetings begin at 7:00 p.m. and are held in the Huntsville Town Hall located at 7309 E. 200 S. Huntsville, Utah.

All Town Council Meetings and Work Sessions are open to the public unless closed pursuant to Section 52-4-4 and 52-4-5 of the Utah Code relative to the applicable provisions of the Utah Open Meetings Act. Special or emergency meetings in addition to those specified may be held, as circumstances require. A minimum of 24 hour notice will be given for such meetings.

In accordance with the Americans with Disabilities Act, the Town of Huntsville will accommodate reasonable requests to assist the disabled to participate in the meetings. Request for assistance can be made by calling the Town Hall at 801-745-3420, and leaving a voice message, at least 48 hours in advance of the meeting to be attended.

Scheduled regular Town Council meeting dates for the 2021 calendar year are as follows:

January 7	
January 21	July 15
February 4	August 5
February 18	August 19
March 4	September 2
March 18	September 16
April 1	October 7
April 15	October 21
May 6	November 4
May 20	November 18
June 3	December 2
June 17	December 16

Dated this 6<sup>th</sup> day of January 2021.

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Beckki Endicott, Clerk/Recorder



## HUNTSVILLE TOWN CONSOLIDATED FEE SCHEDULE

Effective January 21,2021

### CEMETERY

**\*\*No cemetery plots will be sold to anyone living outside the 84317 zip code area without approval from the Huntsville Town Council. Interment fees for those living outside of the 84317 zip code area who purchased plots prior to April 19, 2018 will be the same as the Non-resident fee.**

Plots (84317 – Non-Resident) - \$ 1500

Plots (Huntsville Town) - \$ 500

Interment (84317 – Non-Resident) - \$ 700

Interment (Huntsville Town) - \$ 500

Cremation Interment (84317 – Non-Resident) - \$ 300

Cremation Interment (Huntsville Town) - \$ 200

Infant Interment (84317 – Non-Resident) - \$ 300

Infant Interment (Huntsville Town) - \$ 200

Disinterment - \$ 2000

Plot Buy Back - \$ 400

### WATER/GARBAGE

Huntsville Town Rates:

Garbage - \$ 12.50

Recycle - \$ 4

Extra Garbage Can - \$ 12

**Base Rates:** Users of the Huntsville Town culinary system shall be assessed a monthly base rate according to the respective meter size and category of their connection(s) as defined in Table 1:

**Table 1 - Base Rates**

<b>Connections within the municipal boundaries of Huntsville Town</b>		<b>Connections outside the municipal boundaries of Huntsville Town</b>	
<b>Meter Size</b>	<b>Monthly Rate</b>	<b>Meter Size</b>	<b>Monthly Rate</b>
¾ inch	\$50	¾ inch	\$65
1 inch	\$78	1 inch	\$101
1.5 inches	\$111	1.5 inches	\$145
2 inches	\$145	2 inches	\$185
3 inches	\$205	3 inches	\$225

**Overage Fees:** Users of the Huntsville Town culinary system shall be assessed an additional monthly fee that if they exceed 7,000 gallons per month per connection. The rate at which the overage fee shall be assessed shall be based on the overage category of their usage as defined in Table 2:

**Table 2 – Overage Fees**

<b>Total usage per connection (gallons per month)</b>	<b>Overage Fee Rate</b>
0 – 6,999	\$0 (monthly base rate)
<b><i>Overage Category</i></b>	<b><i>Overage Fee Rate per 1,000 gallons</i></b>
7,000 – 9,999	\$5
10,000 – 19,999	\$6
20,000 – 29,999	\$7
30,000 – 39,999	\$8
40,000 – 49,999	\$9
50,000 – 59,999	\$10
60,000 – 69,999	\$11
70,000 – 79,999	\$12
80,000 – 89,999	\$13
90,000 – 99,999	\$14
100,000 +	\$15

Late Fee – 1 ½% of the total bill

Certified Letter Fee - \$ 15

Return Check Fee - \$ 30

Shut Off Fee - \$ 75

Water Reconnect Fee - \$ 75

Culinary Water Impact Fee (Huntsville Town) - \$ 5,000

Culinary Water Impact Fee (Out of Town) - \$ 20,000

Culinary Water Connection Fee - \$ 350

Culinary Water Connection Fees provide for 30 feet of  $\frac{3}{4}$ " at cost of \$ 350.

Property Owner will pay the cost of connection beyond 30 feet of  $\frac{3}{4}$ " pipe.

Fire Hydrant - \$ 10,000

Water Fees for Construction or Companies - \$ 50 per 1,000 gallons and \$ 25 for each additional 1,000 gallons

Huntsville Waterworks (Private Company – Not a Huntsville Town Fee)

Waterworks Irrigation Co. Impact Fee - \$ 5000

Waterworks Irrigation Co. Connection Fee - \$ 750

Waterworks Irrigation Co. Water Shares (2 required) - \$ 1,000

Water Irrigation Co. Water Shares Yearly Maintenance Fee - \$ 50 per share

### PARKS

East/West Bowery & Stage Rental:

Resident Half Day - \$ 45

Non-Resident Half Day - \$ 65

Resident Full Day - \$ 90

Non-Resident Half Day - \$ 130

Special Events:

Activities held on Town streets or Town property are defined as "special events" when they are an athletic, entertainment, or political activity held for profit, nonprofit, or charitable purposes with the anticipated number of participants plus spectators exceeding 150, or any event/gathering requiring alteration of Town traffic/closing of a Town street.

Fees for Special Events are based on the number of people attending and participating in the event. Event must receive Town Council approval.

150-300 people: \$ 1000 for park rental with a \$ 250 refundable cleaning fee

201-500 people: \$ 2000 for park rental with a \$ 500 refundable cleaning fee

501 and above: \$ 3500 for park rental with at \$ 750 refundable cleaning fee

#### BUSINESS LICENSING

Home Occupation Business License (licenses not required) - \$ 36

Commercial Business License - \$ 75

Restaurant - \$ 100

Peddlers/Solicitors - \$ 25 per person for two-week license

Beer License - \$ 250

#### OTHER FEES

Green Waste (for Huntsville Residents Only):

Per load - \$ 5

Punch Pass (5 loads) - \$ 20

GRAMA Requests:

Research - \$ 20 per hour

Copies - .25

Audiovisual Reproduction - \$ 10 per item

Copies: .25 per page

Audiovisual Copies: \$ 10 per item

#### LAND USE

Land Use Permit – \$ 50

Conditional Use Permit: \$ 150

Variance Application: \$ 150

Subdivision Application: \$ 250.00 + \$25 per lot

Minor Subdivision Application: \$ 100.00 + \$ 25 per lot

Boundary Line Application: \$ 100

Consolidation Application: \$ 50  
Land Use/Engineering Research: \$ 35 per hour  
Zoning Map Amendment: \$ 250  
Annexation Application: \$ 500

### BUILDING PERMIT

Plan Reviews, Valuations and Building Permits based on current ICC tables – see attached.

Electrical, Plumbing and Mechanical inspections associated with a Building Permit – each individual inspection is 5% of the Building Permit.

Building Permits also require Wastewater Certificate and Fire District Receipts from Weber County.

Building Impact Fee - \$ 500  
Self-Remodel Permit - \$ 0  
Excavation Permit - \$ 75  
Individual inspection - \$ 200

\*\*Penalty for not obtaining a building permit – 5% of the value of the project up to \$ 7,500

## Huntsville Town

### Water Connection Application (Outside Municipal Boundary)

Applicant Name: Ray and Sandra Walker Family Trust  
Applicant Mailing Address: 717 E. Flint Rock Way, Evans, UT 84738  
Email: [REDACTED] Phone: [REDACTED]  
Connected Parcel Number(s): 21-031-0034

*The undersigned authorize this application for connection to Huntsville Town's Culinary Water System and agrees to the following provisions:*

1. The applicant agrees to be governed by the ordinances, resolutions, rules and regulations as may be prescribed by the Huntsville Town Council for the control of the Huntsville Town Culinary Water system
2. The applicant is responsible for hooking to and maintenance of the water system and all infra-structure from the water meter to, and including within, all buildings on the respective parcel or lot.
3. The applicant is prohibited from using water from the Huntsville Town Culinary Water System for irrigation or for other purposes traditional to secondary water usage.
4. Proof of a secondary water source on the respective parcel must be provided prior to connection to the Huntsville Town Culinary Water System. The secondary water connection source be capable of providing no less than 1.0 acre-foot per year during the irrigation season (Apr. 1 – Oct. 31) per parcel.
5. The applicant agrees to pay Huntsville Town an impact fee for each metered connection.

Impact Fee Amount: \$20,000.00

6. The terms of this application are binding upon, and inures to the benefit of, the parties and their respective successors and assigns.

Applicant Signature: Ray Walker Date: 1-13-2021

Title (Authorized Agent): Owner / TTEE

#### For Town Use:

Application Date: 1/18/2021 Impact Fee Paid: \$                     

Beckhi Endicott  
Town Clerk

### Huntsville Town Council (Application Approval)



Approved



Conditional Approval



Rejected



Deferred

Mayor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

*Beckki Endicott*

Date: \_\_\_\_\_

*1/21/2021*

Beckki Endicott, Town Recorder

### Huntsville Town Engineer (Plans and Contractor Approval)



Approved



Conditional Approval



Rejected



Deferred

Town Engineer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

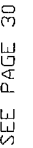
Notes/Conditions: \_\_\_\_\_

### Water Connection Application (Outside Municipal Boundary) Requirements:

- ☐ Completed & Signed Application Form including:
  - ☐ Map of area to be served.
  - ☐ Maximum number of dwellings to be served.
  - ☐ Detailed drawings of the proposed service lateral, in plan and profile, from the area to be served to the closest main line of the Huntsville Culinary Water System prepared by a Professional Engineer, licensed in the State of Utah.
  - ☐ Detailed improvement plans, in plan and profile, of the proposed location of all lines, meters, meter boxes, fire hydrants, including sizes of lines prepared by a Professional Engineer, licensed in the State of Utah.
- ☐ Payment of Impact Fee to Huntsville Town.
- ☐ Water Connection Applications must be reviewed and approved by the Huntsville Town Council.
- ☐ Water line contractor and plan must be approved by Huntsville Town Engineer.
- ☐ Payment of Connection Fee to Huntsville Town (if Huntsville Town elects to install connection).
- ☐ Following plan review and approval by the Huntsville Town Council and Huntsville Town Engineer, all water lines, meters, meter boxes, and fire hydrants must be installed by a qualified licensed contractor or Huntsville Town (at the Town's discretion).
- ☐ Upon completion of the installation, all easements, water rights, source(s) of water, water lines, meters, meter boxes, and fire hydrants, must be transferred to Huntsville Town, including the right of access to repair and maintain all transferred facilities.

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SEE PAGE 27



MTT 05-96





89 West Monarch Drive Bountiful, Utah 84010  
Phone: 801-299-1327 Fax: 801-299-0153

January 7, 2021

Town of Huntsville Utah  
ATTN: Steve Benjamin  
7309 East 200 South  
PO Box 267  
Huntsville, UT 84317

RE: Proposal to provide equipment, installation and start-up of Gas Chlorination equipment at the Water Treatment Plant

Aqua Environmental Services Inc. (AES) is pleased to present to you the following proposal to provide equipment, installation, and start-up of equipment for your Gas Chlorination system at the Water Treatment Plant (WTP). A new Auto Rate Valve will be tied into the existing SCADA system (by others) and will allow remote control of the Chlorine feed rate. A new manual rate valve will be installed in series with the Auto Rate valve which will provide a guard against over chlorination of the water. The existing manual rate valve will be re-installed in parallel such that it can be used in lieu of the new Auto Rate Valve.

#### **SCOPE OF WORK:**

The specific scope of work is based upon our conversations and the site visit. The scope of work for this project will be defined as follows:

-----BEGIN "SCOPE OF WORK"-----

#### **Supply Equipment:**

- One (1) Wallace & Tiernan-Evoqua Water Technologies Auto Panel Rate Valve Assembly with ppd Rotameter Tube, 115 Volt, Direct MA Input
- One (1) Manual Rate Valve Assembly, 3" Tube
- Miscellaneous materials for installation

**Installation:**

- Provide and install all equipment listed above in existing Chlorine room at the WTP as follows.
  - Wallace & Tiernan-Evoqua Water Technologies Auto Panel Rate Valve Assembly will be installed where existing rate valve is currently and will use existing power.
  - Manual Rate Valve Assembly will be mounted in series and upstream of the new Wallace & Tiernan-Evoqua Auto Panel Rate Valve Assembly. The manual rate valve can be turned down by WTP operator(s) to provide a “maximum” quantity of chlorine gas that can be fed into the water. This can act as a failsafe if there is a malfunction of the system.
  - The existing Manual Rate Valve Assembly will be installed in parallel with the Wallace & Tiernan-Evoqua Auto Panel Rate Valve Assembly. This will allow the WTP operator(s) to operate the system manually (the way it currently operates).
- We will work with Huntsville’s SCADA provider to ensure the new equipment functions with the existing SCADA but are NOT responsible for wiring, termination, integration, or programming of SCADA.

**Start Up:**

- Provide Start-Up and Training. The startup and training will take place immediately following the completion of the installation.

AES’s fees for work referenced above in the “Scope of Work” would be a lump sum of: \$7,980 (seven thousand nine hundred eighty dollars). This amount would include all equipment, materials and parts for re-builds, set forth in the “Scope of Work” section of this document (excludes those indicated as “Owner Furnished Items” and anything not written in the “Scope of Work” section within this proposal), labor for installation and start up. We should be able to complete the job within four weeks from notification to proceed assuming there are not issues with parts or equipment that is outside of our control.

Aqua Environmental Services Inc. (AES) agrees to perform the work as described in the “Scope of Work”. Unless modified in writing by the parties hereto the duties of AES shall not be construed to exceed those services specifically set forth in this proposal.

**OWNER FURNISHED ITEMS:**

- Site and building access
- All SCADA work including any and all automation of system this includes specifically the Panel Auto Rate Valve control from the PLC which will be provided by Huntsville.

-----End "Scope of Work"-----

**PAYMENT TERMS:**

Payment terms for this contract will be as follows;

- Upon completion of the installation, owner will be invoice for the full lump sum amount indicated in "Scope of Work" as well as cost for "additional Items".

\* AES will add 1.5% monthly (18% annual) interest charge for any unpaid invoice past net 45 days.

**ADDITIONAL ITEMS:**

If there are additional services that are required that do not fall within the "Scope of Work" found in this document, AES's will bill at \$85/hour plus mileage. Additional materials will be passed through at AES's cost plus 10%.

If you have questions please feel free to contact me.

Sincerely,



Larry Hall  
Operations Manager  
Aqua Environmental Services Inc.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_