

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, December 22, 2022, 9 a.m.

**Electronic Meeting with an anchor location at the
Huntsville Town Office, 7381 East 200 South, Huntsville, Utah**

Name	Title	Status
Richard L. Sorensen	Mayor	Zoom
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Zoom
Sandy Hunter	Council Member	Zoom
Artie Powell	Council Member	Zoom
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Citizens: Ron Gault on Zoom

Mayor Sorensen called the meeting to order. There is a full quorum present. He detailed the history of the Town Hall Building and listed several points regarding funding that bolster his opinion that Huntsville should keep moving forward on the building of a New Town Hall. There are several people that have expressed that we should not build because Huntsville does not have the money. Mayor Sorensen stated the Town has followed a process and made the best decisions along the way. It is easy to look back and point out the mistakes, but the Town Council has the opportunity to move forward.

Town Council Member Artie Powell restated that the sale of the Town Hall was premature, but he would like to not make the same mistakes that have been made prior. All are committed to finding a workable situation.

Steve Songer and Wendy McKay have submitted a packet of information to each Town Council Member (see attached). There are two deadlines for receiving bids that are rapidly approaching. The first cut off is for the RAMP grant. Mayor Sorensen would like to see a budget of 2 million for the building. The effort will be to obtain additional grants obtained somewhere around \$400,000, which will include a request to RAMP.

Mayor Sorensen asked the Council Members what plan for the Town Hall they individually preferred. Wendy McKay and Steve Songer would like to approach an architect and engineer about design. TC Member Bruce Ahlstrom liked elevation A but is concerned about snow load and where the snow will fall. Mayor Sorensen commented that the elevations and floor plans could change between now and final design. There are adjustments that will need to be made that the Town Council Members can not foresee. These engineering elements and such.

TCM Sandy Hunter stated she is concerned with the size of the council chambers in the design. She stated that they outgrew the old Town Hall in 50 years. If they are concerned with designing a building that will last, the size needs to accommodate the potential growth. TCM Hunter likes the L-shape but prefers the breezeway because it gives a larger chambers area. She would like to

see adequate storage for chairs and other furniture. TCM Anderson also prefers the bigger size of the council chambers.

TCM Artie Powell stated that aesthetically he like the design without the breezeway. He does not believe that the chambers need to be bigger. He thinks that Huntsville is land-locked and will not grow much more in the future. He does not like the straight-line building. TCM Powell's concern is that he does not think that Huntsville needs a community center. He believes you could build the Town Hall, which is the urgent needs at this time. Then, if over time, after studying the need for a community center, you could add that to future plans. This would add to the current cost in the long run.

TCM Anderson commented that Elevation A is more aesthetically pleasing to him. He does not see the larger size as an issue as far as cost goes. The additional monies will be provided by grants and the Town will receive additional utility necessary for the community.

Mayor Sorensen also likes the look of two separate buildings. He is concerned about the position of the stairway. He would like to see access to the basement from the outside.

TCM Artie Powell motioned that the Town Council has reviewed the plans and designs submitted by Wadman/Sanders and have determined to go in a different direction. The Town Council recognizes the efforts of Wadman/Sanders and recommends the Town Hall Committee meet with Wadman/Sanders to discuss any future action. Any future contracts will need approval from the Town Council.

In addition, the current preference of the Town Council is for Wendy McKay's and Steve Songer's design of Elevation A. The Town Council recognizes that the exterior and interior plans may change as a result of design and engineering. The Town Council is not in favor of the linear design shown in Elevation C.

TCM Hunter asked if the Town Council needed to make a motion to sever the contract with Wadman/Sanders. Mayor Sorensen suggested that they meet with Wadman to discuss if they wanted to be part of any part of the process. There is a recognition that there will be a RFP at the end of the design process.

TCM Hunter asked what the process would look like to secure an architect if the contract with Wadman was cancelled. Mayor Sorensen said because of the way that we have put together our own designs based on the "pole barn" or post and frame type construction, the companies that build these types of buildings have their own design centers. They are more utilitarian in nature and Huntsville would like a nicer building based on the type of construction. This has made it difficult to find someone for design and engineering. Steve Songer and Wendy McKay are interviewing various builders/designers to assess the process and cost of several firms.

TCM Hunter seconded the motion.

Roll Call Vote. All Votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

Ron Gault has enjoyed the comments on the design on Elevation A. He is in favor of bigger rather than smaller. He is appreciating the process.

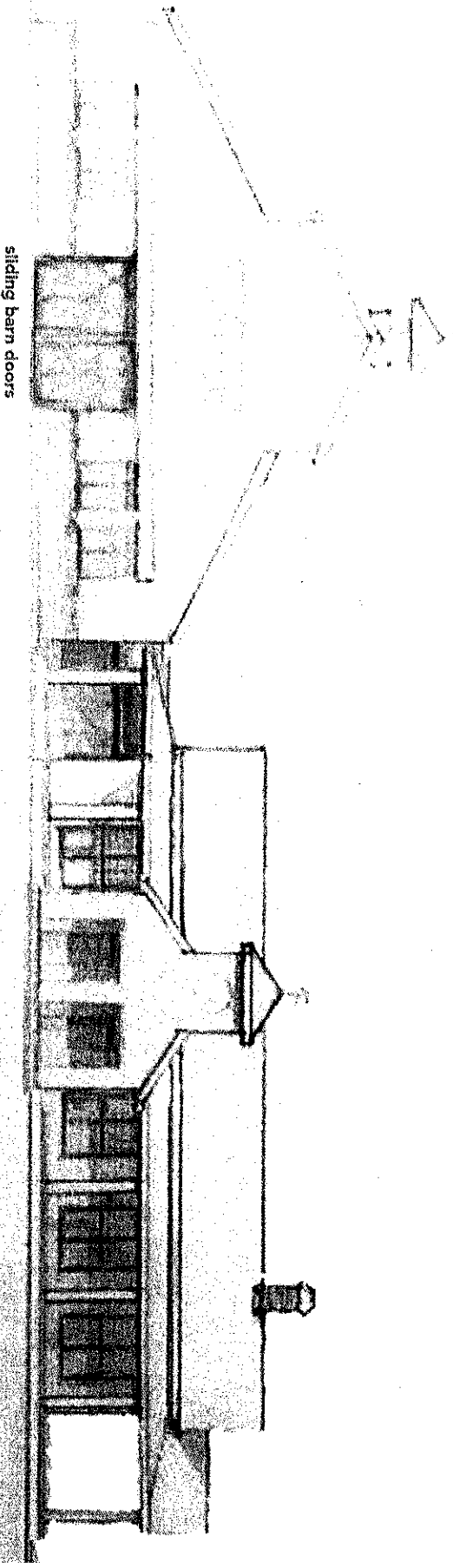
TCM Sandy Hunter motioned to adjourn the meeting. TCM Bruce Ahlstrom seconded the motion. All Votes Aye. **Meeting is adjourned at 10:13 p.m.**



Beckki Endicott, Town Clerk

Elevation Plan A

HUNTSVILLE TOWN HALL & COMMUNITY CENTER

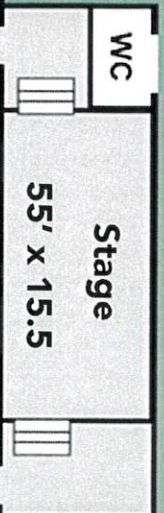


sliding barn doors

VIEW FROM 200 SOUTH

This view is an "L" shape with the buildings separated with a breezeway that houses the kitchen, bathrooms and stairway to the basement. This has allowed for a much larger chamber area as well as a sliding barn door on the community center that accommodates larger items going in for events. This has a also has a side door into the Community Center that is accessed under the wrap around porch. See Plan A floor Plan.

Huntsville Town Hall & Community Center - 8



Community Center

64' x 70'

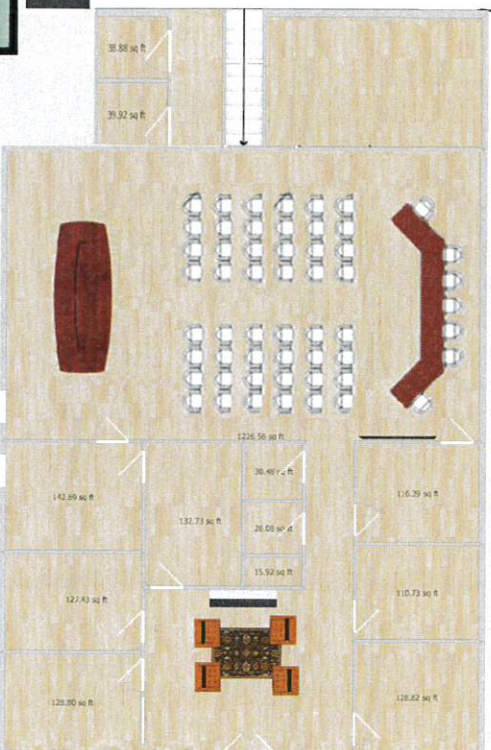
small design shed
roof over sliding doors

Floor Plan A

Annex: 38.25' x 13.5'
Kitchen: 13.5' x 22.5'

Chamber 48' x 29'

Offices 60' x 48' with porch 68' x 81'

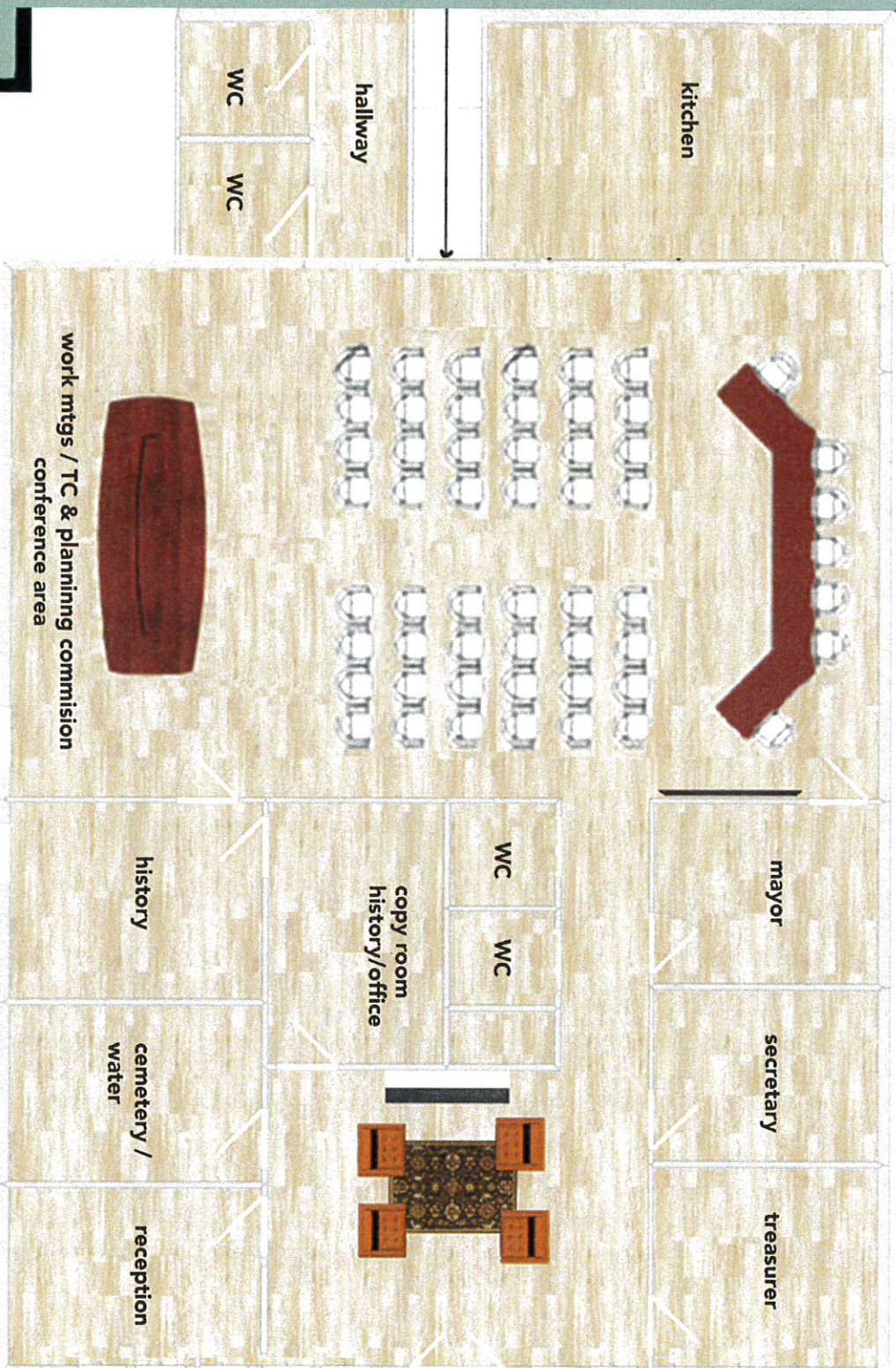


Annex: 38.25' x 13.5'

Kitchen: 13.5' x 22.5

Floor Plan A

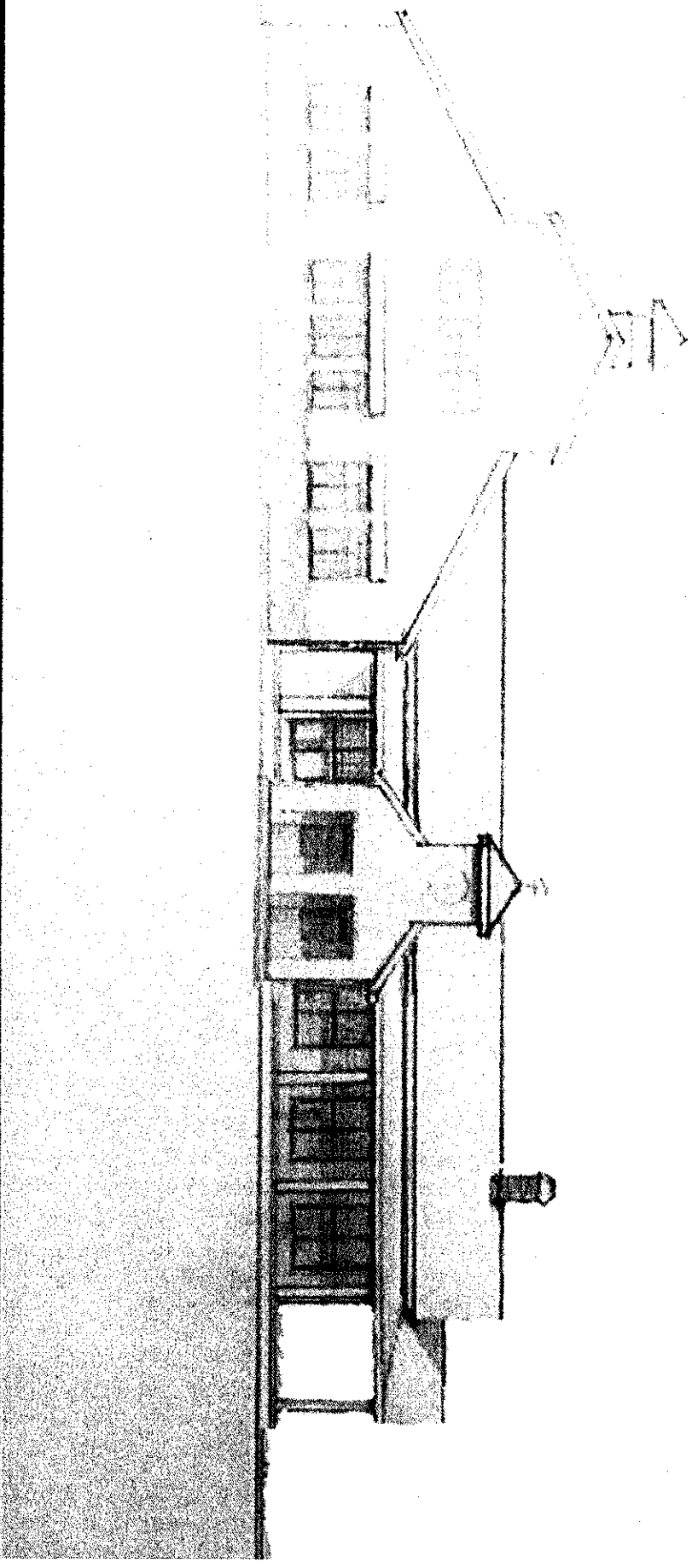
Chamber 48' x 29'



Offices 60' x 48' with porch 68' x 81'

Elevation Plan B

HUNTSVILLE TOWN HALL & COMMUNITY CENTER

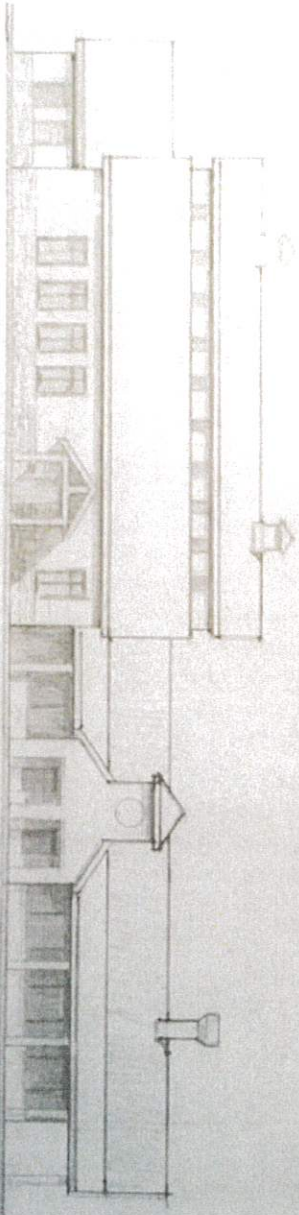


VIEW FROM 200 SOUTH

This plan has no breezeway and uses the original floor plan as shown at the meeting. By eliminating the small breezeway as seen on the original "L" shape, we can use the same wall to share the kitchen, stairs and bathrooms but we lose the larger chamber area. The original "L" shape with the small breezeway created a problem as we could no longer access the kitchen, chairs and stairway from the Community Center, thus forcing us to enlarge the CC to put those amenities in that building.



Huntsville Community Center and Town Hall



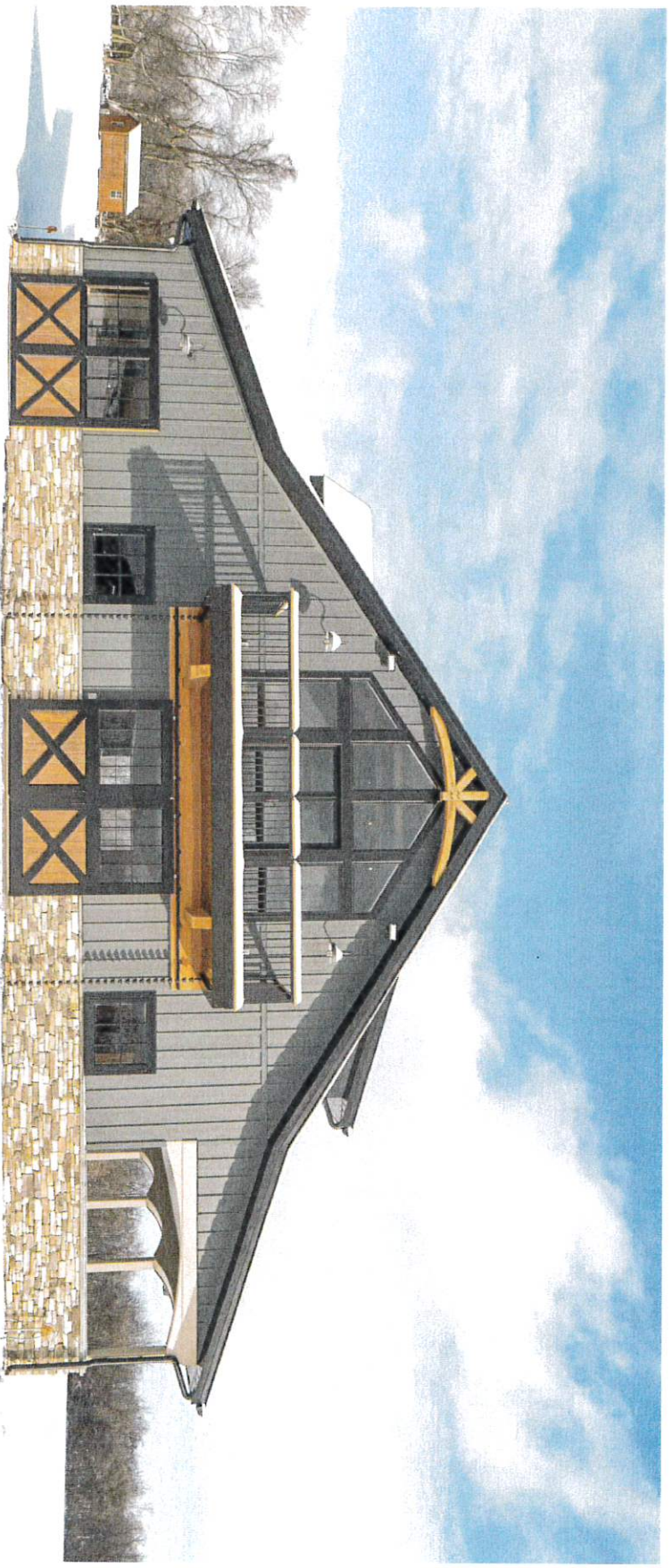
VIEW FROM 200 SOUTH

Plan C Elevation

This is the original design with a side element added. The original intent was to position it North/South. It would look like the picture below. It has nice street appeal from the front and both sides. This positions the rear bathroom to be right next to the outdoor Pickleball courts. However, this does not allow for South facing solar panels or close entrance into the Community Center.



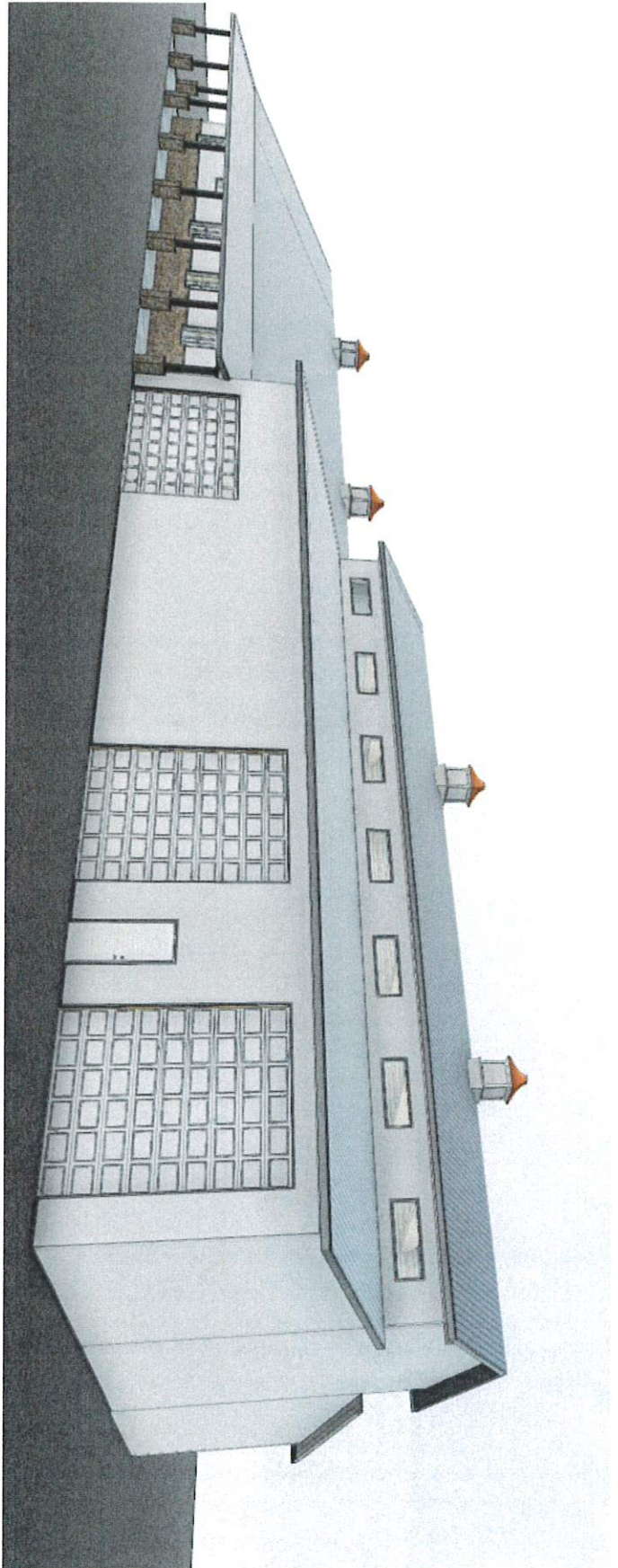
Here is the actual from view of the Town hall, built and changed but with the double sliding doors as an example only:



Here is the Roper Design:







Here is the Cleary Design:

