

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, March 17, 2022, 7:15 p.m.
Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

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

Citizens: Nancy Hales, Roy Hales, Fay Michelony, Bob Michelony, Justin Bennett, Sandy Bennett, Kenton Peterson, Lt. Ryan, Lt. *Steve Senger*

Zoom:

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by TCM Sandy Hunter.

3-Opening Ceremony given by TCM Bruce Ahlstrom.

4-Public Comment: **Bill White** commented his wife was applying for a business license to purchase furniture from wholesalers. He also wanted to comment on the out-of-town water connections. In the past, two mayors and other staff members have issued will serve letters. The staff members were not authorized to do so. He does not believe the will serve letters are valid. Another issue is the impact fees for out-of-town water connections. Bill White states that he believes there is no legal obligation to do an impact study on out-of-town water connections. There is no legal obligation to them because they are not residents of the Town. Even if there is a legal obligation to do so, he has been looking at the numbers with Ron Gault believes the fee of \$40,000 per connection is justifiable. The ordinance requires the \$40,000 fee and he thinks the Town Council should make sure the out-of-town connections are charged this fee. The water committee recommended this fee prior to October 2020 before Blake Bingham left the Town Council. Ten years ago, Bill White, submitted the recommendation for \$20,000.

Bill White left the Town Council Meeting for other meetings.

Mayor Sorensen asked Beckki if she had the resolution that reflected the \$40,000. Beckki stated at the time the recommendation was submitted the town was advised by our Town Attorney, Bill Morris, that a study needed to be conducted and submitted prior to the fees being raised. Beckki stated that there were many land use fees raised in 2020 because the fees were nominal. They put the fees together with the other fees in town and adopted the consolidated fee schedule. Jared Anderson, our town engineer, was contracted shortly after that time in April 2022 and it was decided that Huntsville would invite him to conduct the study on impact fees. The current fee schedule says \$20,000 for an out-of-town water connection fee.

5-Sheriff's Report: Lt. Ryan reported this time of year is still slow in Huntsville Town. He did report that the flock cameras are up and working. They are starting to receive training on the cameras and have had one success in the county using them.

Lt. Ryan brought Sgt. Greenhalgh to report on VIPS. Sgt. Greenhalgh has parked the VIPS truck at Fire Station 65. He went on to report that he had the opportunity to look at Huntsville's contract for VIPS and it expired June 2020. He brought a copy of the new agreement. He did not know if they were using it for parking patrols in the summer months. He would like the Town Council to review the contract. Sgt. Greenhalgh stated the vehicle would still be in Huntsville for their volunteers, but if Huntsville wanted to use the vehicle for town purposes, Huntsville would need to renew the contract. Mayor Sorensen asked him to email the contract to the Council.

6-Discussion and/or action on approval of the minutes for TC Meeting, February 17, 2022, TC Work Session, February 17, 2022, and TC Meeting February 24, 2022. (Attachment #1, #2, and #3) TCM Ahlstrom added to edits that TCM Sandy Hunter had emailed Beckki ahead of time. TCM Hunter clarified that TCM Sandy Hunter and TCM Kevin Anderson were appointed to the judicial selection board in the Uintah Courts. **TCM Hunter motioned to approve the amended minutes for TC Meeting, February 17, 2022, the amended minutes for Work Session, February 17, 2022, and amended minutes for TC Meeting, February 24, 2022.** TCM Ahlstrom seconded the motion. TCM Ahlstrom wanted to discuss the context of the minutes with regards to the comments about the flock cameras. He would like details added to the minutes so that the residents could understand more about how the flock cameras work. Mayor Sorensen suggested this detail be added to a newsletter article instead the minutes. All votes Aye. Motion passes.

7-Public hearing on Sill's Annexation Ordinance 2022-3-17. (Attachment #4) Beckki read the Annexation Ordinance.

TCM Artie Powell joined the Town Council by Zoom at 7:35 p.m.

TCM Sandy Hunter motioned to close the regular meeting and open the public hearing on the Sill's Annexation. TCM Ahlstrom seconded the motion. All votes Aye. Motion passes.

Public Comment on the Sill's Annexation Ordinance.

Fay Michaelony: Did the survey modify any of the property lines? Beckki responded that the property lines were not modified that she knows of. Sandy explained in the research done for the Annexation Huntsville Town learned that the boundary line for Huntsville Town was recorded incorrectly at Weber County. The Town line went straight through the middle of the Sill's northeast parcel. With the annexation the boundary line will jog north and take all the parcels that were not previously included in the town boundary.

Nancy Hales asked if that was done in 1953? She also asked what advantage there was to the small noncomplying parcels to be included in the Annexation? Mayor Sorensen explained that in Annexing the Sill's full property, the Town is obligated to not leave islands or peninsulas.

Beckki explained a little more of the history of these parcels. The surveyor researched all the annexations and the article of incorporation since 1924. The boundary line for the town has always been inside the Sill's parcels, yet not recorded as such. Originally the Sill's came to annex their east parcel. However, they would like all their property to be in Huntsville Town and requested all the northern parcels be annexed. The Town reached out to Shyrel Roberts, executor of the Daniel Felt property. This estate has a .10 of an acre parcel that is located outside the Town's northern boundary and would leave an unincorporated peninsula. Mrs. Roberts has voiced her full support for the annexation on two occasions. Beckki showed the GIS map with all the surrounding parcels. She explained the Sill's would like to remodel and expand their home. The expansion would go across their property line which was in Weber County and not Huntsville Town.

Fay Michaelony asked if the Sill's would need to come to the Planning Commission to build. TCM Hunter confirmed that the Sill's would need approval to build. TCM Hunter reminded the residents that a home needs to have 130 feet of street frontage to add another home.

The Hales want to know if someone could build on the Daniel Felt parcel. TCM Hunter stated they would need frontage and .75 acres.

Fay Michaelony asked if the Forest Service could own land inside Huntsville Town and if they could ever sell their land. TCM Hunter confirmed that the Forest Service could own land both inside and outside the Town. Beckki stated that she has been told that it would take an act of the US Congress for the Forest Service to sell land.

TCM Sandy Hunter motioned to close the public hearing and open the regular session of the Town Council Meeting. Mayor Sorensen seconded the motion. All votes Aye. Motion passes.

8-Discussion and/or action on Ordinance 2022-3-17: Sill's Annexation. TCM Anderson wanted to ask the Town Council if there was anything in the ordinance that would make the Daniel Felt piece, which is .10 acre, a lot of record in the Town of Huntsville. Mayor Sorensen clarified that lot of record would make it a buildable lot. TCM Hunter stated that this parcel would be brought in under the R-1 zone but does not say anything about it being a buildable parcel. TCM Anderson recommended that the TC add a sentence reflecting that this lot will not be able to be a buildable lot.

TCM Artie Powell wanted an explanation on "*WHEREAS said petition contains the signature of owners of private real property that is: 1) located within the Town's area proposed for annexation...3) is equal in value to at least one-third (1/3) of the value of all the private real property within the area proposed for annexation.*" TCM Artie Powell wanted clarification on "area proposed for annexation." TCM Anderson clarified that the Sill's property should be at 1/3 of the value included in this annexation petition which the property is if the notice is properly given. TCM Anderson asked if there has been notice given to the property owner. Beckki explained that she spoke with Mrs. Roberts twice, once prior to this meeting and she expressed her support for the annexation. Beckki also confirmed she received notice of the annexation.

TCM Hunter suggested that section 2 be amended to say, “The property subject to the annexation in Exhibit “A” is hereby designated as the R-1 Zone subject to the conditions set forth in the R-1 zone of the Town’s municipal code for permitted uses.” TCM Anderson agreed that this addition would satisfy his concerns.

TCM Hunter motioned to adopt Ordinance 2022-3-17: Sill’s Annexation with the proposed edits and the changes in section 2 to read “The property subject to the annexation in Exhibit “A” is hereby designated as the R-1 Zone subject to the conditions set forth in the R-1 zone of the Town’s municipal code for permitted uses.” Motion seconded by TCM Ahlstrom. Roll Call Vote. All Votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

9-Discussion and/or action on out-of-town culinary water connection for Justin Bennett. (See Attachment #5) Justin Bennett introduced himself. They bought their lot on SR39 in May 2021. In the property sale paperwork, there is a promissory letter from Tim Hanson for culinary water in Huntsville Town. Justin Bennett explained he had been told there were water lines on their property, and he has also been told that the water lines don’t run near property. There is a fire hydrant near the border of their lot. The Bennett’s were going to dig a well, but they don’t have enough space for a protective zone, as required by Weber County, for the well on their property. They are petitioning for an out-of-town connection to the Huntsville Town culinary water.

Mayor Sorensen stated the water board met and made a recommendation for out-of-town water connections. The majority of the members of the water committee recommended that Huntsville Town limit the amount of out-of-town water connections. Mayor Sorensen went on to explain that Ron Gault has evaluated the culinary system and studies have also concluded that there is adequate water for residents. The caution of the committee was to be aware of not hooking up too many out-of-town connections in case there is a need in the future. Justin Bennett stated there is a letter he presented promising a culinary connection. The parcel is also in Huntsville’s annexation plan. There was discussion about where previous water lines are located. Mayor Sorensen looked at the letter signed by Tim Hansen. He reviewed the history of Tim having authorization to provide these letters. Most of these letters have been dated 2012-2013.

TCM Powell supports honoring the letters but believes that Huntsville should be cautious especially considering the drought. Mayor Sorensen agrees with TCM Powell but added that one of the concerns of the water committee is that many people will be coming for water if the Council decides to approve just one connection. Mayor Sorensen cited several situations where this hasn’t been the case. TCM Powell believes that we should honor the connection applications only under extraordinary circumstances and the applicant be required to bring value to the exchange. He doesn’t see a point in first come, first serve.

TCM Hunter suggested a short moratorium while the Town contemplated the fees and publicly notice a call for letters. She also suggested with the study, they might know how many connections the system could handle. Huntsville could then only allow what the system could handle appropriately. This would not apply to the Bennett's petition for water.

Mayor Sorensen gave more background. Huntsville is providing up to 21 culinary hook ups to the CW Lands development. They have paid \$420,000 for those connections. Currently, Huntsville Town has a contract with the Abbey to purchase additional shares of water at a discounted rate until 2023. Mayor Sorensen has recommended that \$420,000 be used to purchase those additional shares at \$5,000 a share. With this purchase, Huntsville should be able to provide culinary connections to all potential Huntsville Town residents.

TCM Anderson agrees with the consensus of the group. He would like to evaluate the out-of-town connections on a case-by-case basis with a vote of the Town Council.

Mayor Sorensen motioned to approve the out-of-town culinary water connection application for Justin Bennett, parcel #210300016 for \$20,000 per our current fee schedule. TCM Ahlstrom seconded the motion. **TCM Powell wanted to amend the motion to reflect that the \$20,000 fee does not cover the labor or materials needed to connect to the water system.**

Mayor Sorensen amended said motion. TCM Bruce Ahlstrom seconded the amended motion. Roll call vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

TCM Hunter asked about the next steps in establishing a higher fee and noticing for the promissory letters. Beckki explained the process for undergoing a study and gave some of the history behind the establishment of impact fees for Huntsville Town. Both town engineer and attorney advise us to have the study completed before establishing the fees. The process is mandated by state code. TCM Anderson suggested that Huntsville follow the advice of our attorney and engineer. Ron Gault has been included in the meetings regarding the connection fees.

10-Discussion and/or action on business license for Alane White, W& A Real Estate, LLC.
(Attachment #6) TCM Hunter motioned to approve the business license for Alane White. TCM Anderson seconded the motion. All votes Aye. Motion passes.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |

| | | | | |
|--------------------|---|--|--|--|
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

11-Discussion and/or action on removal of culinary water easement from Falcon Crest Subdivision. (See Attachments #7) Mayor Sorensen reviewed the history of the culinary water easement at the Falcon Crest Subdivision. He stated Huntsville has been contacted by Michael Brown to vacate the easement. The original easement was for Huntsville's water line that connected into the original 10x10 building for water treatment. The water line is not being used at this time. The water committee has reviewed the situation and recommended that the easement be sold or moved depending on what the property owner desires. In the letter from Ron Gault, the easement has value and could have future value for Huntsville. The property owner is not present. His desire is not known. TCM Anderson would like to check with our legal counsel regarding the easement because Huntsville does not want to set the wrong precedent with regards to Huntsville's rights and public easements. He also is concerned about diminishing the value of the easement when it is moved. It may make sense to have an appraisal done in evaluating the easement as it is located now and how it may be valued in the relocation. **Mayor Sorensen motioned to table this agenda item until Huntsville can consult with their attorney and look at the possibility of getting an appraisal of the easement.** TCM Hunter seconded the motion. TCM Powell would like to hear from a member of the water board regarding the value of the easement. TCM Anderson would like to see a copy of the described easement. All votes Aye. Motion passes.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

12-GEM incorporation of the Ogden Valley – Update. Mayor Sorensen and TCM Hunter recently met with Jan Fullmer from the GEM committee, a citizen group in the Ogden Valley. The GEM committee has plans to incorporate the entire valley into one city. In the past they have tried to incorporate as a smaller city and the effort failed. In recent years, the GEM committee has looked into the valley incorporating as a county. The committee has been advised to incorporate into a larger city which might have a successful outcome. The committee wanted to know if Huntsville Town wanted to be included in the incorporation. The process of incorporation takes about two years. GEM is willing to work with Huntsville, but Mayor Sorensen advocated looking at the Huntsville Annexation Plan and expanding that plan.

TCM Hunter wanted to ask TCM Anderson about how the Annexation Plan functions in a situation like this where a new city is incorporating. TCM Anderson explained they should not be able to come into Huntsville Town's annexation area if Huntsville establishes that area first. He recommended being proactive about updating the annexation plan. He would like to see the

commercial areas that have been proposed by Snowbasin on the south side of Pineview be evaluated for our annexation plan. He doesn't see a need for additional residential parcels because Huntsville would like to remain a Town. However, there is a need for some commercial tax base that could reside physically away from the Town.

Beckki stated the timing is good to evaluate the annexation policy Plan because the Planning Commission is in the process of updating the General Plan. They are waiting to finish the General Plan to make sure the new annexation is added to that. Beckki will research the procedure to evaluate the annexation policy plan.

Mayor Sorensen mentioned the Randy Day property, south of Huntsville in the floodplain, has just been sold.

13-Flock Cameras. TCM Bruce Ahlstrom is concerned about the process of flock cameras collecting information and who holds the information. He asked Lt. Ryan how many people have access to the pictures and information. He wanted to know how long the information is kept. Lt. Ryan responded that four people have access to the information and that the picture is much like the Ring doorbell. Any stolen vehicle that is on the update list for the cities in Weber County has license plate information in the update. If a flock camera sees this license plate it will alert those cities in the area. TCM Hunter volunteered to talk to Lt. Ryan prior to writing the article for the newsletter with the potential of Lt. Ryan putting together the article. TCM Bruce Ahlstrom is concerned about privacy. Lt. Ryan stated the cameras do not run checks. It also does not give the Sheriff's office registration information. The camera does time stamp when the vehicle passes the camera and gives a description of the vehicle. After 30 days the picture is deleted.

14-History Library. TCM Bruce Ahlstrom stated the History Library is being filmed on KUTV news regarding the history of the Shooting Star.

15-Secondary Water Metering. TCM Bruce Ahlstrom stated that Nate Buttars, a representative of another small secondary system, sat down with Steve Waldrup. Representative Waldrup understood the difficulties of secondary metering on a system as small as Huntsville Town's. Beckki mentioned other cities are putting funding of the metering on their agenda's. She suggested grants may be available right now.

16-Flag Lots. TCM Sandy Hunter stated the Planning Commission is working on a flag lot ordinance and the TC should see this coming to them in the future.

17-Alleyways. TCM Hunter explained the PC is talking about the alleyways and how to enforce keeping the alleyways clear. The PC would like the TC to enforce Huntsville Code with regards to the alleyways. There was a question about whether you can sell a town street or alleyway. TCM Anderson explained that the street and alley are municipal assets. If it has value, you could sell the property. He would not recommend vacating. TCM Anderson warned that selling the alleyways or streets could be setting a precedent and hard to stop. TCM Powell gave the example of the Bill White property going west to 7100 East. Huntsville Town sold this property to Bill White. TCM Anderson recommended not selling any portion of any alley.

TCM Artie Powell was concerned about singling out residents. The alleyways need to be cleared but the code needs to be applied to everyone. One of the problems that TCM Powell sees is that some residents have been using the alleys as driveways. Some of the residents have legal use of the alley. Mayor Sorensen stated that the alleyway code is difficult to enforce.

18-Fiber Optic equipment on the Booth property. Mayor Sorensen reported that ADB is trying to remove the equipment from the Booth property but some of the equipment is frozen to the ground. They are keeping in touch and will remove the rest of the equipment as soon as they are able.

19-Baseball in the park. TCM Powell received a phone call from the baseball league in the valley. They are interested in fixing up the baseball diamond in the park.

TCM Anderson left the meeting at 9:21 p.m.

20-Approval of the Bills, February 2022. **TCM Sandy Hunter motioned to approve the bills from February, 2022.** TCM Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | | | | X |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | | | X | |

21-Removal of Trees. Kenton Petersen came to the meeting to see if he could arrange for tree removal at the park. He has access to a crane in the next week. He needs the crane to remove some trees that are on top of telephone lines and near the playground. TCM Powell and Mayor Sorensen would like to walk the park with Monty Stewart to look at the trees and take some suggestions on new trees that can be planted and resistant to the beetle that is currently killing the pine trees. Kenton will start working on the removal of trees next week. Cranes and equipment are difficult to locate currently.

22-Adjournment of Meeting: **TCM Sandy Hunter motioned to adjourn the meeting.** TCM Ahlstrom seconded the motion. All votes Aye. Motion passes.

Meeting is adjourned at 9:43 p.m.


Beckki Endicott, Town Clerk

WORK SESSION—February 17, 2022

Minutes of the Huntsville Town Council Work Session, Thursday, February 17th, 2022, at 5 p.m. at the Huntsville Town Hall, 7309 East 200 South. The purpose of the work session was to discuss the CW Lands Excavation Permit.

| Name | Title | Status |
|---------------------|----------------|--------------|
| Richard L. Sorensen | Mayor | Present |
| Bruce Ahlstrom | Council Member | Present |
| Kevin Anderson | Council Member | Present |
| Sandy Hunter | Council Member | Present |
| Artie Powell | Council Member | Present |
| Beckki Endicott | Clerk/Recorder | Present |
| William Morris | Legal Counsel | Speakerphone |

Citizens: Todd Meyers (CW Lands), Tony Hill (CW Lands), Jared Andersen (on Zoom)

Mayor Sorensen opened the meeting by introducing everyone. He turned the time over to Jared Andersen and Bill Morris to give some background on the CW Lands excavation permit application. **(See Attachment #1)**

Jared Andersen explained that Todd Meyers submitted documents for an excavation permit. Originally when Todd talked about the excavation permit, Jared Andersen understood that this permit would be for materials. It was his understanding that materials or dirt/soil would be either moved or removed at the site. When CW Lands and Jared Andersen met with the Planning Commission, this is the way the project was represented; that dirt would be moved and removed. It is a usual practice to be able to excavate on your own property if not interfering with any Town or city right-of-way. The Planning Commission approved the permit based on this information. When the permit was then presented to the Town Council for approval, there was more information provided by CW Lands that included utility installations and road improvements. Jared Andersen stated that he reread the excavation permit and it did mention utilities.

Huntsville Town has not had a subdivision come before them requesting final plat of a subdivision after the road and utilities were already constructed. The Huntsville Town code is not set up for the process requested.

Jared Andersen referred Huntsville Town Code, 15.25.1.10.b in the Subdivision Title:

No street improvements or utilities shall be installed until after approval of the Final Improvement Plans by the Huntsville Town Engineer. No lots included in the Final Plat shall be purchased, sold, exchanged nor offered for sale and no construction of buildings upon such lots shall begin until the final plat is so approved and recorded.

He would like to see the code followed. He has seen where the ordinances are applied with conditions. He would also like to see the development agreement between Huntsville Town and CW Lands followed. The development agreement is currently being edited.

Attorney Morris gave reference to State Code 10-9A-604 that allows some construction to be done prior to final plat. He did add that he has been looking at the excavation permit code for Huntsville Town. He stated that in 17.8.B the Town Council has the authority to grant those permits.

Todd Meyers would like to do the improvements and excavation in stages. He believes that the excavation can be approved tonight, and the rest of the improvements can be done in stages. He handed out a tentative schedule of what he would like to see. **(See Attachment #2)**

Attorney Morris wanted an updated status of the bond that would be required of the improvements. Todd stated that 10-9A-604 addresses the construction before final plat and added that there is a way to get around paying the bond and that is to finish the project before the bond is required. Attorney Morris referred to Huntsville Town Code regarding bonds and surety that would be recommended by the Town Engineer.

Jared Andersen reviewed the construction schedule CW Lands handed out. There is not a bond required for importing dirt and rough grading. However, he is not sure how a bond could be issued for a water line that didn't have a final review. Todd Meyers responded that his engineer could do a cost estimate of the improvement and they could bond for that amount. Attorney Morris confirmed that he would be comfortable with that solution.

TCM Sandy Hunter asked if the Town Council could move forward if the ordinances don't allow for it. Attorney Morris stated the code is very specific. Attorney Tony Hill stated that constructing prior to bonding and final plat is something they do regularly. CW Lands is comfortable moving forward. TCM Hunter suggested the residents expect the Town Council to follow the ordinances.

Todd Meyers asked TCM Hunter how what CW Lands has requested not comply with the ordinances. TCM Hunter replied the moving of dirt and rough grading comply with the ordinance. When the schedule approaches utilities, the final approval hasn't been done. There was additional discussion on the excavation permit and what could be amended. Todd suggested CW Lands work on getting approval on the additional permits needed. The permits that are required are listed on the hand-out Todd Meyers gave the Town Council.

TCM Sandy Hunter is in favor of approving the excavation permit for dirt and rough grading. She does not want to go forward until the permit from the Army Corp has been issued. TCM Anderson pointed to Huntsville Town Code 17.7.E where a bond is a prerequisite for an excavation application approval. Attorney Morris confirmed this would be required and up to the Town Council to provide conditions. Jared Andersen wanted to point out that this is private land, and the ordinance applies to Town right-of-way. TCM Anderson agrees with the assessment that excavation could occur on private land but doesn't apply to developing land. He also stated that the preliminary plat was approved with conditions. Those conditions would need to be satisfied at final plat. Now, the Town Council is being asked to approve an excavation permit that doesn't satisfy the requirements. Conditions are being proposed for the excavation permit and this is not consistent with the Town code. In addition, there should be a public hearing before final plat. If the improvements are built prior to final plat, the public hearing is overlooked.

Todd Meyers asked TCM Anderson if the excavation permit could be submitted with conditions. TCM Anderson stated that everything so far has been asked to be approved on conditions and the requirements have not been fully satisfied. The requirements are being pushed to the final plat and CW Lands wants to have most of the development done prior to final plat. The only thing left would be the division of the property. Todd Meyers confirmed that TCM Anderson's assessment is correct. Todd Meyers stated there is an annexation agreement that they are working towards. There was discussion about how the annexation agreement applies to the construction of the subdivision.

Todd Meyers stated one of the reasons they are wanting to make the improvements now is because of the well monitoring and determination of the feasibility study from Weber Morgan Health Department. He is hoping to get approvals in May, but it could be September. He reminded the Town Council the road would be done at their own risk.

Attorney Morris posed the question to the Town Council. He asked them if they want to approve an excavation permit and make findings. Attorney Morris asked them to decide whether the permit code applies to the storage of the dirt outside the potential wetland area and allow CW Lands to rough grade in the road. The third finding would be to note that CW Lands is proceeding at their own risk. TCM Hunter stated she hasn't seen an excavation permit issued in her tenure on the Planning Commission because most excavation is done on private land. Attorney Morris stated the TC could make a finding that an excavation permit is not required under the code for movement of dirt and rough grading as long as it is 300 feet of the right-of-way. TCM Sandy Hunter added that if CW Lands wanted to come within 300 feet of the right-of-way, that not more than 1 acre of wetlands are disturbed, and that they are proceeding at their own risk.

TCM Kevin Anderson made the motion to adjourn. TCM Artie Powell seconded the motion. All votes Aye.

Meeting adjourned at 6:15 p.m.

Beckki Endicott, Clerk/Recorder

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
February 24, 2022, 6:30 p.m.
Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

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

Citizens:

Zoom:

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Discussion and or action on approval of the 4th of July Fireworks purchase. (See Attachment #1) Artie Powell reviewed the fireworks bid from Fireworks West. Beckki explained that we get a 10% discount if we order in February. If we can pay for the fireworks, we can take advantage of the discount.

TCM Artie Powell motion to approve the bid of \$5000 for the purchase of fireworks for the 4th of July and for Brian Clapperton to head the effort as fireworks master. TCM Sandy Hunter seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayer Sorensen | X | | | |
| TCM Bruce Ahlstrom | | | | X |
| TCM Kevin Anderson | | | | X |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

There was a short discussion regarding the organization for the 4th of July. Artie is working on assignments. Beckki reminded Artie that this time of year is the time to get a good music for the 4th of July. Artie would like to get Mayor Sorensen and Wendy together to see if they can have a meeting about the 4th. Beckki stated that the following Wednesday, March 2nd, both would be at the Town Hall for a meeting on the new building. She suggested scheduling a meeting at that time. Mayor Sorensen volunteered to oversee the music and dance party at the park for the 4th.

3-Adjournment of Meeting: TCM Sandy Hunter motioned to adjourn the meeting. TCM Powell seconded the motion. All votes Aye. Motion passes.

Meeting is adjourned at 6:40 p.m.

Beckki Endicott, Town Clerk

DRAFT

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
February 17, 2022, 7 p.m.
Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

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

Citizens: Dan Deiter, Suzy Dailey, Heather Marvell, Dave Booth, Gina Myrberg, Nate Allen, Todd Meyers, Tony Hill, Jack Walkenhorst, Suzanne Ferre', Max Ferre'

Zoom: Rajan Zed

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by TCM Sandy Hunter.

3-Opening Ceremony given by Rajan Zed. Hindu prayer.

4-Public Comments: There were none.

5-Sheriff's Report: Lt. Ryan, The flock camera is set up at 100 South and the training is complete. The data needs to be uploaded to the system. Lt. Ryan stated the Sheriff's department visiting Chula Vista, California to receive training and see a new program (software) call Live 911. Lt. Ryan has been forwarding a daily report to Mayor Sorensen regarding all the calls from Huntsville. Mayor Sorensen asked the TC Members if they were interested in receiving the daily report.

TCM Ahlstrom asked Lt. Ryan who had access to the information of the flock cameras. Lt. Ryan stated they must have a reason to access the cameras. For example, if they receive information regarding a car burglary. There would be information the department collected from the call, for example plate number and time the car went missing. Then they can access the information during a specific period of time. He added that they are working at linking the cameras to other cities because many times burglaries go across cities and counties. It would produce a more coordinated effort.

6-Presentation from Jack Walkenhorst, All West: Jack doesn't have a presentation. He wanted to come after Mayor Sorensen reached out to him regarding the unpaid bills with the water leaks and the equipment stored on the Booth property. He stated he wasn't aware that the bills went unpaid. All West has now reimbursed Huntsville Town for the repairs of the water leaks due to the fiber optic installation.

Jack Walkenhorst stated that ADB has another lot that is located outside of Town. He has talked to ADB and they are planning on moving the equipment before February 28th.

7-Presentation from Nate Allen from Approval Voting: (Attachment #1)

8-Presentation: Review of Quarterly Budget: Beckki stated that she misunderstood the directions from the audit committee. The instruction is for all the Town Council Members to look at the budget quarterly and then ask needed questions to the Treasurer. The report should be sent to the Town Council Members individually. Beckki instructed the Council Members to review the information provided and then get with Sheree if they have questions.

9-Discussion and/or action on approval of the minutes for TC Work Session, January 19, 2022. (Attachment #2) Mayor Sorensen requested the minutes reflect that he believes the Planning Commission term should be something less than five years. **TCM Anderson motioned to approve the amended TC work session minutes for January 19, 2022.** Motion seconded by TCM Ahlstrom. All votes Aye. Motion passes.

10-Discussion and/or action on approval of the minutes for TC Meeting, February 3, 2022. (See Attachment #3) **TCM Ahlstrom motioned to approve the amended minutes for TC Meeting, February 3, 2022.** TCM Anderson seconded the motion. All Votes Aye. Motion passes.

11-Discussion and/or action to list parcel #241200001, corner lot on 100 South 7400 East for sale. Mayor Sorensen stated the Town had an offer on the adjacent lot. The Town Council would like to see the lots developed with a consistent plan. Mayor Sorensen reached out to Ray Bertoli who did the general plan and drawings for the Huntsville Town Square in 2012. He worked with a City Planner to come up with the original plans. TCM Powell stated that the Town Council is going to hold a work session on March 3rd to help solidify the vision for those lots and determine what kind of development they would like to see at that location. **TCM Anderson motioned to approve the listing of parcel #241200001, corner lot on 100 South 7400 East.** TCM Hunter seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

12-Discussion and/or action on approval of excavation permit from CW Lands. (See Attachment #4) Mayor Sorensen stated this item had an approval recommendation from the Planning Commission. It came before the Council at the last TC Meeting on February 3rd. The Town Council tabled the motion to fully discuss the details in a work session. Mayor Sorensen explained the work session had been held before this current Town Council meeting.

Todd Meyers thanked the Town Council for the work session earlier. Todd Meyers stated he would like to modify his excavation permit and divide it into two parts. He would like the Town Council to consider approving the dirt removal and rough grading. In addition, if they come within 300 feet of the Town right-of-way, CW Lands would post the bond for rehabilitation. His plan is to come back to the Town Council within the next month and allow time for additional permits to be granted and a final review done by the town engineer.

TCM Hunter motioned to approve the excavation permit from CW Lands, the Sage, LLC with the following modifications: that the excavation permit will be modified in the notes section to say, "this permit is for importing dirt and rough grading the road and pathway but not within 300 feet of 500 South with a bond." In addition, 1) If more than 1 acre of land is disturbed a UPDES permit must be obtained through the State storm weather program, 2) Wetlands are to remain undisturbed per the delineation report submitted by CW Lands and conducted by Martin and Nicholson, environmental consultants, dated April 1st, 2020, 3) CW Lands will be excavating at their own risk, 4) CW Lands will provide a performance bond sufficient to restore any rehabilitation before they work within the 300-foot right-of-way.

TC Anderson proposed an amendment to the motion. He proposed the motion reflect the modifications Todd Meyers expressed in his comments to the Town Council at the beginning of this action item; to modify the current excavation permit application to the dirt removal and rough grading.

TCM Powell seconded the motion and the amendment to the motion. Roll Call Vote. All votes Aye. Motion passes and the permit as modified is approved. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

13-Discussion and/or action on revised meeting schedule for Town Council Meetings. Mayor Sorensen would like to propose an earlier time for Town Council Meetings. The concern is that the Town Council has the time it needs once it starts meeting at the library. Beckki also suggested that a work session prior to the meeting might be helpful in moving the executive sessions along. The consensus of the group was to meet in a work session from 6:00 p.m. until 6:45 p.m. The Town Council Meetings would start at 6:45 p.m. **TCM Artie Powell motioned that due to sale of the Town Hall and the necessity of holding the Town Council meeting in the library starting in April, that the Town Council hold a work session starting at 6:00 p.m. and running until 6:45 if necessary and then starting the Town Council Meetings at 6:45 p.m.** TCM Hunter seconded the motion. All votes Aye. Motion passes.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

14-Discussion and/or action on approval of ARPA funds for the Children's Justice Center. The last Town Council meeting Rod Layton, from the Children's Justice Center asked for some of the ARPA distributed to Huntsville for construction of a new center in Ogden. Huntsville Town has received \$38,000 and will receive a total of \$75,000. The Children's Justice Center is asking for a total of \$7,500. TCM Hunter about using the rest of the funds for the water lines. Beckki will get the description for the use of the ARPA funds. **TCM Ahlstrom motioned to approve the \$7,500 of our ARPA funds to go to the Children's Justice Center.** TCM Anderson seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

15-Discussion and/or action on funds for the lighting update at the maintenance shed.

(Attachment #5) Mayor Sorensen described a program offered by Rocky Mountain Power to update the lighting in the Town Maintenance Shed. RMP will pay 75% of the costs to update the lighting. The total cost to the Town is \$904.35. The estimated cost savings over the year is \$913.00. **TCM Ahlstrom motioned to approve \$904.35 to pay for cost of upgrading the lighting at the Town Maintenance Shed.** TCM Hunter seconded the motion. Roll Call Vote. All Votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

16- Discussion regarding power outages at Rocky Mountain Power. TCM Anderson asked if there was a way to put off the many power outages that we have recently experienced. TCM Hunter stated that she had spoken with a supervisor at RMP. Beckki went over the roadblocks

she has experience with RMP doing city clearances for remodels and new homes. TCM Powell offered to provide some assistance if needed.

17-Discussion on the appointment for the Uintah-Huntsville Justice Court Judicial Nominating Commission. (See Attachment #6) Mayor Sorensen told the Town Council that the judge serving the Justice Court in Uintah has retired after many years. They have asked that Huntsville have two volunteers serve on the selection committee for a new judge. Mayor Sorensen has given them the name of TCM Kevin Anderson and TCM Bruce Ahlstrom.

18-Discussion on convening the water board. Huntsville has received a request to vacate an easement in the Falcon Crest Subdivision. The easement might have value to the Town. Ron ^{Gault} will get the board together to discuss the issue.

19-Discussion on electrical panel on the sale of the Town Hall. Mayor Sorensen stated the inspection of the Town Hall went well but the electrical panel needs to be replaced. Huntsville is reducing the price on sale to accommodate the \$2500 cost of replacing the panel. The work will be done next week. In addition, the closing date for the sale has been moved to March 23. We will be able to stay in the building until April 1st.

20-Secondary Water Metering. TCM Kevin Anderson gave an update on the requirement to meter secondary water systems. They are in the middle of the legislative session. There is a bill that is now being considered that is even more stringent. Beckki stated the Utah League is not supportive of the bill. It is HB242. There are no exceptions or exemptions for small systems.

21-Forest Service Update. TCM Hunter would like to see how the Forest Service is doing on the update of facilities at Pineyview. She would like to see if we can reach out to Sean Harwood.

22-Plants for the intersection at Huntsville Square. TCM Hunter wanted to know about the plants going into the planters. Mayor Sorensen stated that we held \$10,000 from the payment to pay for plants to finish the planters. She would like to see a committee formed to take care of the beds on an ongoing basis. TCM Powell is concerned about the plowing of that intersection.

23-Update on the 4th of July. He is working on the plans for the 4th of July. TCM Powell is also in charge of the Town Clean Up. He would like to discuss that at the next Town Council meeting.

24-Citizen Comments: **Gina Myrberg** wanted to let the Town Council know that Jack Walkenhorst is working with Gina and Dave Booth in getting ADB equipment off their property. They should be able to off the property by February 28th. Gina stated that it was only their intention to help the Town. ADB misrepresented themselves and brought more equipment than was promised. She hopes that this miscommunication doesn't hurt their reputation with the Town. Both Gina and Dave would like to work with the Town in the future in developing their lot.

Suzanne Ferre' wanted to report that there are several streetlights that are out in Town. She suggested and asked if she identifies the poles if someone could help her report them to Rocky

Mountain Power. Beckki stated there is a site online on the RMP website. If she gets the pole numbers, Beckki could submit for the lighting. She really would like to see additional lighting at the Post Office and then at this corner where the Town Hall is at 7300 East and 200 South.

26-Approval of the Bills, January 2022. **TCM Sandy motioned to approve the bills from January 2022.** TCM Anderson seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|--------------------|-----|-----|---------|---------|
| Mayor Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Kevin Anderson | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

25-Adjournment of Meeting: **TCM Sandy Hunter motioned to adjourn the meeting.** TCM Ahlstrom seconded the motion. All votes Aye. Motion passes.

Meeting is adjourned at 9:09 p.m.

Beckki Endicott, Town Clerk

**HUNTSVILLE TOWN
ORDINANCE 2022-3-17**

ANNEXATION: SILLS ANNEXATION, PARCELS #240150019, #240150024, #240150025

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, ACTING ON A PETITION FOR ANNEXATION OF CERTAIN UNINCORPORATED REAL PROPERTY IN ACCORDANCE WITH TITLE 10, CHAPTER 2, PART 4, *UTAH CODE ANNOTATED*, 1953 AS AMENDED.

WHEREAS, Huntsville Town (hereafter referred to as "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, Title 10, Chapter 2, Part 4 of the *Utah Code Annotated* provides the process of annexation of unincorporated area into a municipality by a petition for the same;

WHEREAS, the Town received a petition from John & Shelly Sills on November 26, 2021, requesting annexation of certain real property located in an unincorporated area contiguous to the present boundaries of the Town be annexed into the Town;

WHEREAS, said petition contains the signature of owners of private real property that is: 1) located within the Town's area proposed for annexation; 2) covers a majority of the private land areas within the area proposed for annexation; and 3) is equal in value to at least one-third (1/3) of the value of all the private real property within the area proposed for annexation;

WHEREAS, the petition was accompanied by an accurate map, prepared by a licensed surveyor, of the area proposed for annexation;

WHEREAS, said petition was certified by the Town Clerk in accordance with *Utah Code Annotated*, §10-2-406, 1953, as amended, and notice was duly provided of the same;

WHEREAS, the Town Council held its public hearing on the certified petition on March 17, 2022, after publication of the required notice;

WHEREAS, no timely protests have been filed and the Town Council now desires to act on said certified petition;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Huntsville Town, Weber County, State of Utah, as follows:

Section 1. Findings.

The Town Council hereby finds as follows:

1. That this Annexation Petition was duly filed with and accepted by the Town.
2. That this Annexation Petition conforms to the Annexation Policy Plan adopted by the Town.

3. That this Annexation Petition was duly certified by the Town Clerk as provided by state law.
4. That all notices have been properly posted or otherwise given.
5. That no protest has been filed in accordance with state law.
6. That the Town Council held the required Public Hearing in accordance with state law.
7. That the Town Council is the Legislative Body of the Town with authority to approve this Annexation in the form of this Ordinance and any associated documents, including the Annexation Plat.

Section 2. Annexation Approved.

In accordance with *Utah Code Annotated* §10-2-407(3)(b)(I), 1953 as amended, the area that is the subject of the annexation petition as provided in the Annexation Plat attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby annexed as part of Huntsville Town.

Section 2. Zoning Designation.

The property subject to the annexation in Exhibit "A" is hereby designated as the R-1 Zone subject to the conditions set forth in the R-1 zone of the Town's municipal code for permitted uses.

Section 3. Annexation Finalization.

Staff is hereby authorized and directed to comply with the requirements of *Utah Code Annotated* §10-2-425, 1953 as amended, to finalize this annexation. The Mayor is hereby authorized to execute any instruments associated with this annexation or to effectuate the same on behalf of the Town Council.

Section 4. Effective Date.

The effective date of this annexation is in accordance with the requirements established by *Utah Code Annotated* §10-2-425, 1953 as amended.

ADOPTED AND PASSED by the Town Council this 17th day of March, 2022.

Municipal Roll Call Vote:

| VOTES: | AYES | NAYS | EXCUSED | RECUSED |
|--------------------|------|------|---------|---------|
| | | | | |
| Mayor Sorensen | | | | |
| TCM Bruce Ahlstrom | | | | |
| TCM Kevin Anderson | | | | |
| TCM Sandy Hunter | | | | |
| TCM Artie Powell | | | | |

RICHARD L. SORENSEN, Mayor

ATTEST:

BECKKI ENDICOTT, Town Clerk

RECORDED this ____ day of _____, 2022.

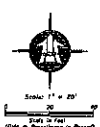
POSTED this ____ day of _____, 2022.

CERTIFICATE OF PASSAGE AND POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, hereby certify that foregoing Ordinance was duly passed and published, or posted on the above-referenced dates at the following locations: 1) Town Hall, 7309 East 200 South 2) Huntsville Town Post Office 3) www.huntsvilletown.com 4) www.pmn.gov

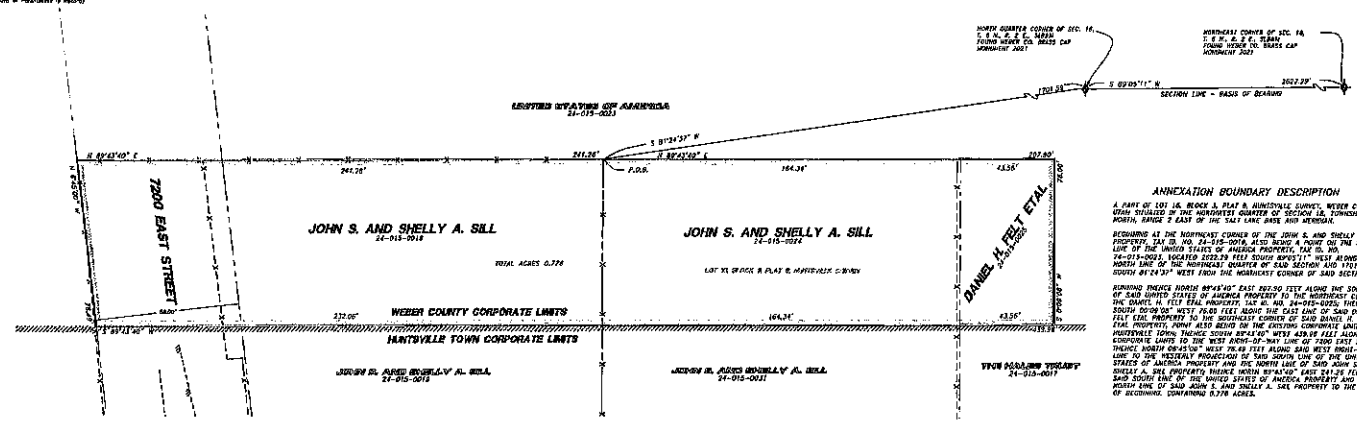
Beckki Endicott, Town Clerk

DATE: _____

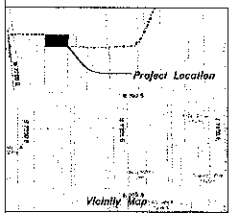


PLAT OF ADDITION TO
THE CORPORATE LIMITS OF HUNTSVILLE TOWN
ANNEXATION PLAT ORDINANCE NO. _____

A PART OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
NOVEMBER 2021



ANNEXATION BOUNDARY DESCRIPTION
A PART OF LOT 1A, BLOCK 3, PLAT A, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH, SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF THE JOHN S. AND SHELLY A. SILL PROPERTY, PLAT 18, NO. 24-015-0018, ALSO BEING A POINT ON THE SOUTH LINE OF THE HUNTSVILLE SURVEY, PLAT 18, NO. 24-015-0018, LOCATED 1272.19 FEET SOUTH 89°05'11\"/>



- LEGEND**
- Existing City Limits
 - Proposed Corporate Boundary
 - Subject Property Line
 - Adjoining Property Line
 - City Limits
 - Section Corner
 - Point of Beginning
 - Section Corner

ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF HUNTSVILLE TOWN, WEBER COUNTY, UTAH HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF EACH PROPERTY WITHIN, REQUESTING THAT SAID LANDS BE ANNEXED TO THE CITY OF HUNTSVILLE, UTAH, AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR PAVING HEREWITH IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 17-2-101 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN ON THIS FINAL LOCAL COUNTY PLAT AS A PART OF SAID CITY.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2021.

APPROVED: _____ MAYOR _____ CITY RECORDER

SURVEYOR'S CERTIFICATE
I, JAMES P. KELLY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 48, CHAPTER 27, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-2-101, 17-2-102 AND 17-2-103, UTAH CODE ANNOTATED, AND I HAVE CONVEYED AS REPRESENTED ON THIS PLAT AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO HUNTSVILLE TOWN, WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2021.
JAMES P. KELLY, P.E.
UTAH LAND SURVEYOR LICENSE NO. 16437845



WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL, BY THIS OFFICE, HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE ENCLOSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LAWFULNESS ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2021.
James P. Kelly, Surveyor

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
COUNTY RECORDER
BY _____ CLERK

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
550 West Main Street, Ogden, Utah 84403
Main: 435-241-1111 Fax: 435-241-1112
Cell: 435-241-1113 Email: info@hansen.com
Established over 60 Years of Excellence

Huntsville Town

Water Connection Application (Outside Municipal Boundary)

Applicant Name: Justin BennettApplicant Mailing Address: [REDACTED]Email: [REDACTED]Phone: [REDACTED]Connected Parcel Number(s): 21-030-0014

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

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: [Signature]Date: 2/14/22

Title (Authorized Agent): _____

For Town Use:

Application Date: 2/14/22

Impact Fee Paid: \$ _____

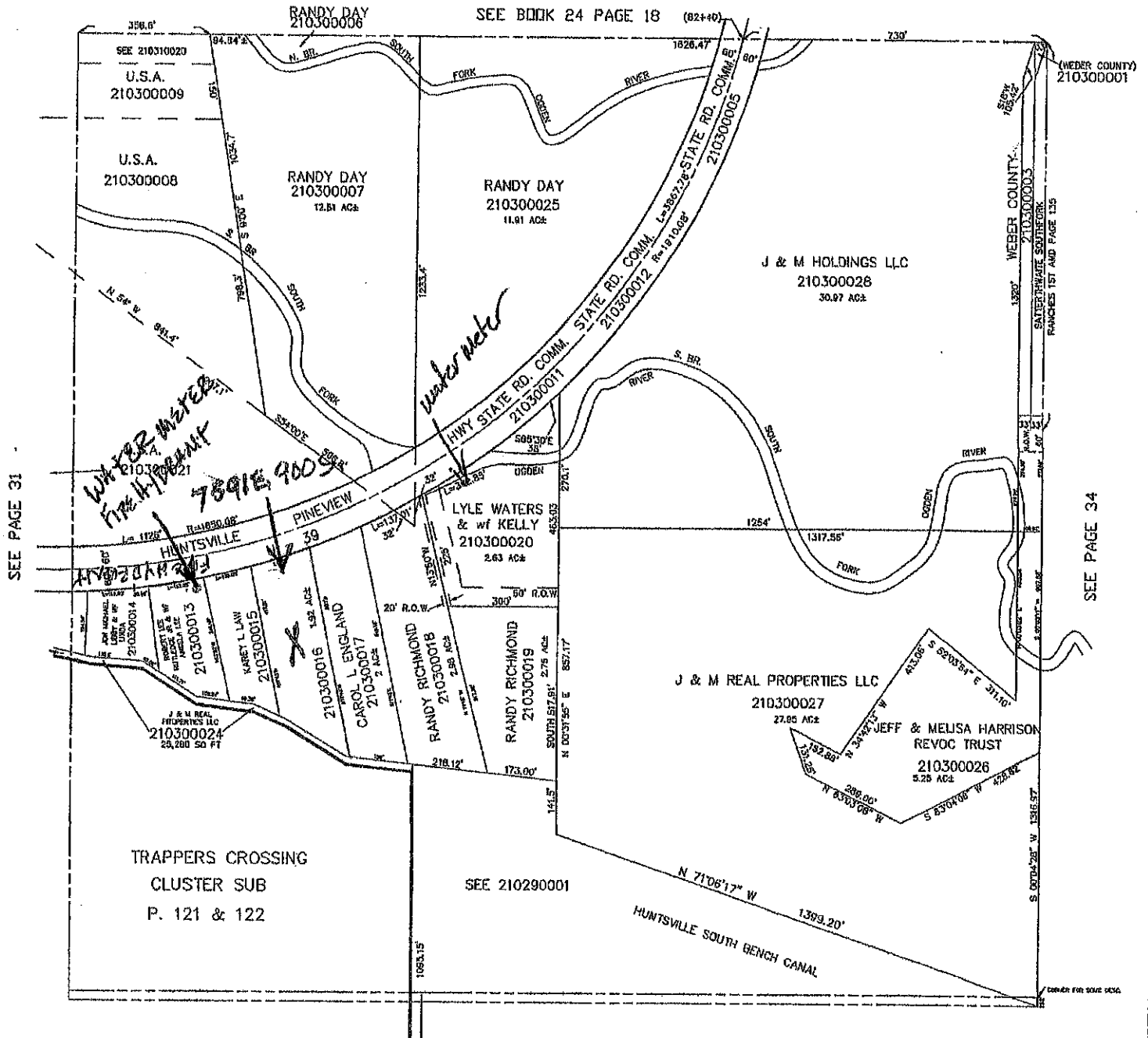
Becky Endicott

Town Clerk

TAXING UNIT: 520

N.E. 1/4
SECTION 19, T.6N., R.2E., S.L.B. & M.
IN WEBER COUNTY
SCALE 1" = 200'

30



1 Dwelling - SFR

INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH

58

2

Huntsville South Bench Canal Co.

THIS CERTIFIES THAT

Justin Bennett

is the owner

(2) Two

Shares of the Capital Stock

Huntsville South Bench Canal Co.

transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation.

this 5th day of May A.D.

Sandra Walker

Secretary

Parcel # 21-030-0016

Shares

2

Each

May 29, 2012

Huntsville Town Culinary Water

For Weber County and all others,

Huntsville Town Water will provide a culinary water connection for the property at the physical address:

7879 Hwy. 39
Huntsville, UT 84317

This water is to be used for culinary purposes and will be billed for monthly in accordance to the Town ordinance of payment structure.

Huntsville Town Water reserves the right to restrict volume usage in relation to the systems supply of culinary water.

A handwritten signature in black ink, appearing to read "Tim Hansen", with a long horizontal line extending to the right.

Tim Hansen
Water Distribution Manager
801-645-8651
801-745-3420



W2974930

When Recorded Return to:
2380 Washington Blvd, Ogden Utah 84401
Weber County

EH 2974930 PG 1 OF 1
LEANN H KILTS, WEBER COUNTY RECORDER
16-APR-19 1152 AM FEE \$.00 DEP TN
REC FOR: WEBER COUNTY SURVEYOR

Property Address Affidavit

This affidavit is to address a previously unaddressed parcel, by the request of; Property Owner. The property address for this parcel is as follows;

DESCRIPTION

PROPERTY ADDRESS

21-030-0016 DB CM 7591 E 900 S, Huntsville, Utah 84317

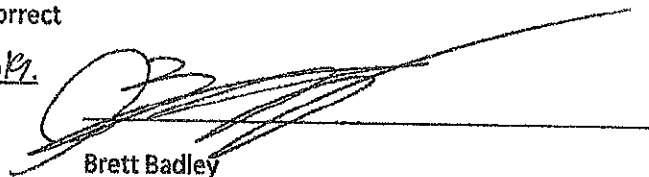
LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT EAST 1320 FEET SOUTH 2031.13 FEET AND NORTH 84D30' WEST 547.12 FEET FROM THE NORTHWEST CORNER OF SAID QUARTERSECTION; RUNNING THENCE NORTH 84D30' WEST 24.48 FEET; THENCE NORTH 59D24' WEST 193.40 FEET; THENCE NORTH 11D43' WEST 417.18 FEET TO THE SOUTH LINE OF THE HIGHWAY; THENCE ALONG THE ARC OF AN 1970.08 FOOT RADIUS CURVE, THE CHORD LENGTH OF SAID CURVE BEARS NORTH 69D34' EAST 167 FEET TO A POINT NORTH 11D43' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 11D43' EAST 580 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

This assignment is hereby assigned and made on this 16TH day of April 2019 by Brett Badley who is the Addressing Manager of the Weber County Recorder/Surveyor Office.

In witness thereof, I swear that above assignments are correct

and to be duly executed on this 16 day of April, 2019.

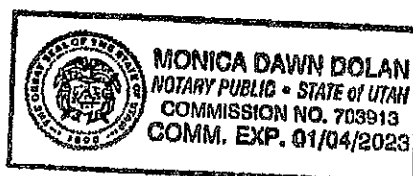
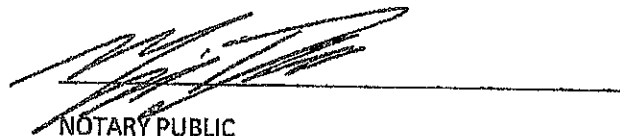


Brett Badley

ADDRESSING MANAGER

STATE OF UTAH)
)ss.
COUNTY OF WEBER)

On this 16 day of April, 2019, personally appeared before me, Brett Badley, the signer of the forgoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

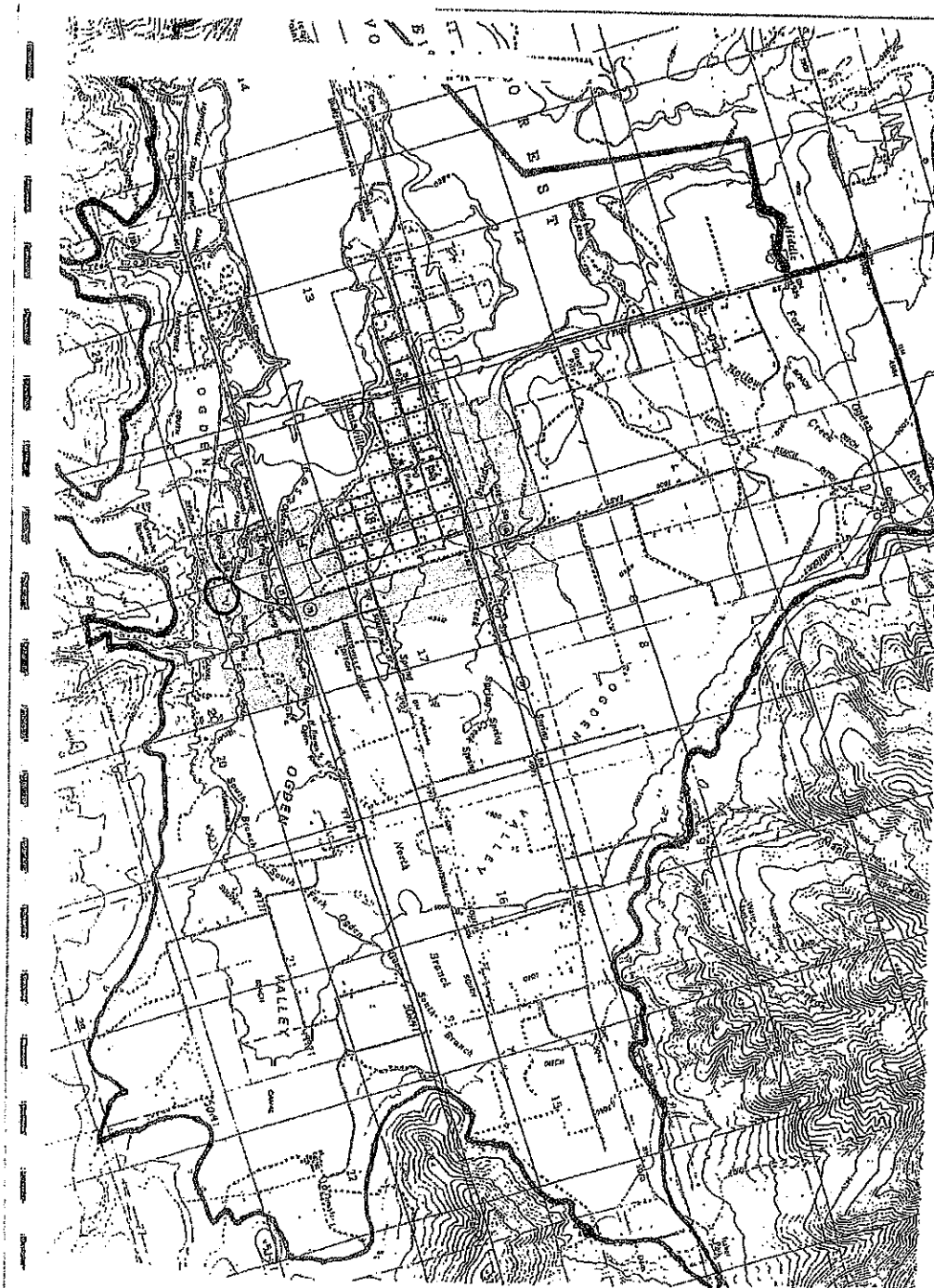


Figure Three – Annexation Proclamation with color shading depicting approximate land areas that might be considered for near-term annexation.

Beckki Endicott

From: RONALD GAULT [REDACTED]
Sent: Saturday, March 5, 2022 5:46 PM
To: Bill White; Scott Richardson; rexharris@utah.gov; Richard Sorensen; Gary Probasco; Steven Benjamin; ajtheleo@hotmail.com
Cc: Beckki Endicott; Sheree Evans; Shannon Smith
Subject: Summary of Water Committee Meeting and Recommendations
Attachments: Water Committee Report.2.pptx

All,

Attached is the updated PowerPoint briefing I used at the Water Committee meeting on March 2. I updated it to try and capture all your excellent inputs. In addition, here's a summary of what I recorded as our conclusions/recommendations/action items:

1. We agreed that the current usage rates are adequate for now, but should be reviewed on a yearly basis.
2. We are losing a substantial amount of water right now, due to undiscovered leaks. Gary and Steve are trying to find the leak sources. They have used a leak detection consultant in the past and the Committee agreed that they could use them again.
3. The Committee agreed that the Town should not take deferred (not paid until a house is being built) payments of the impact fees for the Sage development, but should require the fees for all lots to be paid now.
4. The Committee agreed that a backup power supply was a very desirable upgrade to the treatment plant. Bill White will assess the feasibility of the used units he has at the monastery and provide a price he would be willing to accept for one of them if it were feasible for our plant. When completed, the result will be submitted to the Town Council for their consideration. Should Bill not find them suitable, the Committee will investigate other options.
5. Besides the backup power supply, the Committee agreed that the other suggested upgrades/improvements in the attached briefing be presented to the Town Council for their consideration. In discussions with the town Treasurer, it appears that the majority of the recommended upgrades/improvements should qualify for funding by the received ARPA funds. Ron will investigate this further.
6. A property owned in Falcon Crest has asked for Huntsville Town to abandon an easement it owns running through a vacant lot. The easement was used for running the old distribution line through between the plant and town. Although the town isn't currently using the easement, it has value and the Committee felt it shouldn't be abandoned. However, there are several options that could be explored with the property owner: 1) leaving the easement in place; 2) rerouting the easement if it affects what the property owner wants to do with the land; or 3) selling the easement to the property owner.

7. The Committee reviewed the issue of allowing additional out of town culinary water hookups. The current capacity of our water system has capability of supporting a small number of additional hook ups, but that is based on current source input flow rates and estimates of how many additional potential in-town hookups exist. The current drought situation and its future impact on the combination of the output of the springs and the Wishing well cannot be predicted with certainty. The guidelines the Committee recommends are: 1) for a given hookup request, determine if there is any benefit to the town of making the connection; 2) determine if the property owner is willing to pay the \$40,000 impact fee and any additional costs about the fixed hookup fee that are incurred; and 3) will the hookup be in an area where allowing it creates a demand by other property owners to ask for a connection (ripple effect). The committee further recommends that if the Town Council is interested in providing more out of town hookups that it determines a number of hookups (5-10) that it will allow and then pass a resolution stating that after that number, no more will be allowed.
8. It was noted that Snowbasin is currently using water coming from Hawkins Spring, the original source of town water. The town still owns the water rights to the spring. There is no known written agreement on this usage by Snowbasin and the Committee recommends researching this issue further.

Respectfully submitted,

Ron

Huntsville Culinary Water System Lifecycle Cost Assessment

March 5, 2022
Revision 2

Culinary Water System (Plant+Distribution) Yearly Costs

- From 2000 to 2020
 - \$5700/yr average Operating Supplies
 - \$10,400/yr average repairs, maintain machinery, small equipment replacement
 - Major distribution system upgrades paid by grants, etc.
- Last Two Years Costs Reflect Inflation & System Aging
 - \$10,000/yr average Operating Supplies
 - 2020 leak repairs alone totaled \$29,000
 - 2021 leak repairs alone totaled \$51,366
 - Some resulted from the fiber optic installation of which ~\$10K had been reimbursed

FY21 Water System Costs

- Wages & Taxes
 - \$28,500
- Professional/Technical Services
 - \$16,800
- Utilities & Water Rights
 - \$15,500
- Operating & Office Supplies
 - \$18,000
- Repairs & Maintenance
 - \$79,600
- Loan Principal Payment
 - \$56,000
- Debt Service (Interest)
 - \$18,500
- Total = ~\$232,300

Current Water System Revenue and Reserves

- ~310 Residential (~246 in-town) and 10 Commercial Hookups
- FY 2021 Revenue Totals \$308,350
 - \$258,000 billed water service fees – a stable revenue source
 - \$50,350 water hookup fees – a variable revenue source
- Capital Projects Fund Balance (as of 02/28/22)
 - \$69,675
- Emergency Reserve Fund Balance (as of 02/28/22)
 - \$198,138

Current Water System Revenue and Reserves (cont.)

- FY 2021 Cost-Related Items
 - \$232,300 actual billed costs
 - \$235,000 depreciation
 - \$41,800 budgeted capital outlays that weren't spent
 - Total = \$509,100
- \$308,350 FY 2021 Revenue - \$232,300 FY 21 Actual Costs = \$76,050 Surplus
 - The surplus goes to Emergency and Capital Projects Funds
- A More Conservative Surplus Projection (minus one-time hookup fees) Uses Billed Service Fees
 - \$258,000 - \$232,300 = \$36,700 Surplus

Water Plant Repairs and Maintenance Costs

- FY 2021 was a High-Cost Year (\$79,000) – or – Was It?
 - Distribution system repairs
 - Major water plant investments
 - Temperature monitoring (upgrade)
 - Automating the chlorine injection (upgrade)
 - Effluent Flow Meter replacement (replacement)
- First Half of FY 2022 was \$18,300
 - Potential Multi-Media refurbishment - \$30,000 may be in FY 2023
 - Major leaks need discovery/repair
 - Replacing the distribution line to the cemetery – who pays?
 - Grant funding? ARPA?
 - Forest Service, the beneficiary?

Water Plant Projects Completed Since April 2020

- Reservoir physically inspected (passed)
 - ~\$2,500
- Septic tank pumped, road to springs/area around springs improved
 - ~\$1,500
- Automated temperature, etc. monitoring and remote alarm capability
 - ~\$8,000
- Electrical system monitored to determine suitable size for backup power generator (25 kw)
- All plant data digitized and backed up

Treatment Plant Projects Completed Since April 2020 (cont.)

- Chlorine injection system converted to automated control
 - ~\$10,600
- Preparation for and successful completion of State Sanitary Inspection
 - Springs and reservoir grounds clean up
 - Emergency Response Plan updated
- Wishing Well successfully brought online (performing very well)
- Effluent-to-Town flow meter replaced
 - ~\$11,000

Huntsville Water Plant Lifecycle Cost Assessments

- Three versions – 2020, 2021, 2022
 - Calculates an Average and 75th Percentile
- All Reports Estimate the Repairs & Maintenance Costs
 - Last two versions had more historical data to work with, including greater emphasis on distribution system costs
 - 2022 version incorporates impacts from actual costs over past two years
 - Substantial increase in distribution system repairs
 - Professional/Technical Services and Operating Supplies are fairly linear, following inflation
 - Distribution and refurbishment/replacement costs are increasing

Water Plant Components and their Associated Cost Data

| Item | Description | Unit | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200 | 2201 | 2202 | 2203 | 2204 | 2205 | 2206 | 2207 | 2208 | 2209 | 2210 | 2211 | 2212 | 2213 | 2214 | 2215 | 2216 | 2217 | 2218 | 2219 | 2220 | 2221 | 2222 | 2223 | 2224 | 2225 | 2226 | 2227 | 2228 | 2229 | 2230 | 2231 | 2232 | 2233 | 2234 | 2235 | 2236 | 2237 | 2238 | 2239 | 2240 | 2241 | 2242 | 2243 | 2244 | 2245 | 2246 | 2247 | 2248 | 2249 | 2250 | 2251 | 2252 | 2253 | 2254 | 2255 | 2256 | 2257 | 2258 | 2259 | 2260 | 2261 | 2262 | 2263 | 2264 | 2265 | 2266 | 2267 | 2268 | 2269 | 2270 | 2271 | 2272 | 2273 | 2274 | 2275 | 2276 | 2277 | 2278 | 2279 | 2280 | 2281 | 2282 | 2283 | 2284 | 2285 | 2286 | 2287 | 2288 | 2289 | 2290 | 2291 | 2292 | 2293 | 2294 | 2295 | 2296 | 2297 | 2298 | 2299 | 2300 | 2301 | 2302 | 2303 | 2304 | 2305 | 2306 | 2307 | 2308 | 2309 | 2310 | 2311 | 2312 | 2313 | 2314 | 2315 | 2316 | 2317 | 2318 | 2319 | 2320 | 2321 | 2322 | 2323 | 2324 | 2325 | 2326 | 2327 | 2328 | 2329 | 2330 | 2331 | 2332 | 2333 | 2334 | 2335 | 2336 | 2337 | 2338 | 2339 | 2340 | 2341 | 2342 | 2343 | 2344 | 2345 | 2346 | 2347 | 2348 | 2349 | 2350 | 2351 | 2352 | 2353 | 2354 | 2355 | 2356 | 2357 | 2358 | 2359 | 2360 | 2361 | 2362 | 2363 | 2364 | 2365 | 2366 | 2367 | 2368 | 2369 | 2370 | 2371 | 2372 | 2373 | 2374 | 2375 | 2376 | 2377 | 2378 | 2379 | 2380 | 2381 | 2382 | 2383 | 2384 | 2385 | 2386 | 2387 | 2388 | 2389 | 2390 | 2391 | 2392 | 2393 | 2394 | 2395 | 2396 | 2397 | 2398 | 2399 | 2400 | 2401 | 2402 | 2403 | 2404 | 2405 | 2406 | 2407 | 2408 | 2409 | 2410 | 2411 | 2412 | 2413 | 2414 | 2415 | 2416 | 2417 | 2418 | 2419 | 2420 | 2421 | 2422 | 2423 | 2424 | 2425 | 2426 | 2427 | 2428 | 2429 | 2430 | 2431 | 2432 | 2433 | 2434 | 2435 | 2436 | 2437 | 2438 | 2439 | 2440 | 2441 | 2442 | 2443 | 2444 | 2445 | 2446 | 2447 | 2448 | 2449 | 2450 | 2451 | 2452 | 2453 | 2454 | 2455 | 2456 | 2457 | 2458 | 2459 | 2460 | 2461 | 2462 | 2463 | 2464 | 2465 | 2466 | 2467 | 2468 | 2469 | 2470 | 2471 | 2472 | 2473 | 2474 | 2475 | 2476 | 2477 | 2478 | 2479 | 2480 | 2481 | 2482 | 2483 | 2484 | 2485 | 2486 | 2487 | 2488 | 2489 | 2490 | 2491 | 2492 | 2493 | 2494 | 2495 | 2496 | 2497 | 2498 | 2499 | 2500 | 2501 | 2502 | 2503 | 2504 | 2505 | 2506 | 2507 | 2508 | 2509 | 2510 | 2511 | 2512 | 2513 | 2514 | 2515 | 2516 | 2517 | 2518 | 2519 | 2520 | 2521 | 2522 | 2523 | 2524 | 2525 | 2526 | 2527 | 2528 | 2529 | 2530 | 2531 | 2532 | 2533 | 2534 | 2535 | 2536 | 2537 | 2538 | 2539 | 2540 | 2541 | 2542 | 2543 | 2544 | 2545 | 2546 | 2547 | 2548 | 2549 | 2550 | 2551 | 2552 | 2553 | 2554 | 2555 | 2556 | 2557 | 2558 | 2559 | 2560 | 2561 | 2562 | 2563 | 2564 | 2565 | 2566 | 2567 | 2568 | 2569 | 2570 | 2571 | 2572 | 2573 | 2574 | 2575 | 2576 | 2577 | 2578 | 2579 | 2580 | 2581 | 2582 | 2583 | 2584 | 2585 | 2586 | 2587 | 2588 | 2589 | 2590 | 2591 | 2592 | 2593 | 2594 | 2595 | 2596 | 2597 | 2598 | 2599 | 2600 | 2601 | 2602 | 2603 | 2604 | 2605 | 2606 | 2607 | 2608 | 2609 | 2610 | 2611 | 2612 | 2613 | 2614 | 2615 | 2616 | 2617 | 2618 | 2619 | 2620 | 2621 | 2622 | 2623 | 2624 | 2625 | 2626 | 2627 | 2628 | 2629 | 2630 | 2631 | 2632 | 2633 | 2634 | 2635 | 2636 | 2637 | 2638 | 2639 | 2640 | 2641 | 2642 | 2643 | 2644 | 2645 | 2646 | 2647 | 2648 | 2649 | 2650 | 2651 | 2652 | 2653 | 2654 | 2655 | 2656 | 2657 | 2658 | 2659 | 2660 | 2661 | 2662 | 2663 | 2664 | 2665 | 2666 | 2667 | 2668 | 2669 | 2670 | 2671 | 2672 | 2673 | 2674 | 2675 | 2676 | 2677 | 2678 | 2679 | 2680 | 2681 | 2682 | 2683 | 2684 | 2685 | 2686 | 2687 | 2688 | 2689 | 2690 | 2691 | 2692 | 2693 | 2694 | 2695 | 2696 | 2697 | 2698 | 2699 | 2700 | 2701 | 2702 | 2703 | 2704 | 2705 | 2706 | 2707 | 2708 | 2709 | 2710 | 2711 | 2712 | 2713 | 2714 | 2715 | 2716 | 2717 | 2718 | 2719 | 2720 | 2721 | 2722 | 2723 | 2724 | 2725 | 2726 | 2727 | 2728 | 2729 | 2730 | 2731 | 2732 | 2733 | 2734 | 2735 | 2736 | 2737 | 2738 | 2739 | 2740 | 2741 | 2742 | 2743 | 2744 | 2745 | 2746 | 2747 | 2748 | 2749 | 2750 | 2751 | 2752 | 2753 | 2754 | 2755 | 2756 | 2757 | 2758 | 2759 | 2760 | 2761 | 2762 | 2763 | 2764 | 2765 | 2766 | 2767 | 2768 | 2769 | 2770 | 2771 | 2772 | 2773 | 2774 | 2775 | 2776 | 2777 | 2778 | 2779 | 2780 | 2781 | 2782 | 2783 | 2784 | 2785 | 2786 | 2787 | 2788 | 2789 | 2790 | 2791 | 2792 | 2793 | 2794 | 2795 | 2796 | 2797 | 2798 | 2799 | 2800 | 2801 | 2802 | 2803 | 2804 | 2805 | 2806 | 2807 | 2808 | 2809 | 2810 | 2811 | 2812 | 2813 | 2814 | 2815 | 2816 | 2817 | 2818 | 2819 | 2820 | 2821 | 2822 | 2823 | 2824 | 2825 | 2826 | 2827 | 2828 | 2829 | 2830 | 2831 | 2832 | 2833 | 2834 | 2835 | 2836 | 2837 | 2838 | 2839 | 2840 | 2841 | 2842 | 2843 | 2844 | 2845 | 2846 | 2847 | 2848 | 2849 | 2850 | 2851 | 2852 | 2853 | 2854 | 2855 | 2856 | 2857 | 2858 | 2859 | 2860 | 2861 | 2862 | 2863 | 2864 | 2865 | 2866 | 2867 | 2868 | 2869 | 2870 | 2871 | 2872 | 2873 | 2874 | 2875 | 2876 | 2877 | 2878 | 2879 | 2880 | 2881 | 2882 | 2883 | 2884 | 2885 | 2886 | 2887 | 2888 | 2889 | 2890 | 2891 | 2892 | 2893 | 2894 | 2895 | 2896 | 2897 | 2898 | 2899 | 2900 | 2901 | 2902 | 2903 | 2904 | 2905 | 2906 | 2907 | 2908 | 2909 | 2910 | 2911 | 2912 | 2913 | 2914 | 2915 | 2916 | 2917 | 2918 | 2919 | 2920 | 2921 | 2922 | 2923 | 2924 | 2925 | 2926 | 2927 | 2928 | 2929 | 2930 | 2931 | 2932 | 2933 | 2934 | 2935 | 2936 | 2937 | 2938 | 2939 | 2940 | 2941 | 2942 | 2943 | 2944 | 2945 | 2946 | 2947 | 2948 | 2949 | 2950 | 2951 | 2952 | 2953 | 2954 | 2955 | 2956 | 2957 | 2958 | 2959 | 2960 | 2961 | 2962 | 2963 | 2964 | 2965 | 2966 | 2967 | 2968 | 2969 | 2970 | 2971 | 2972 | 2973 | 2974 | 2975 | 2976 | 2977 | 2978 | 2979 | 2980 | 2981 | 2982 | 2983 | 2984 | 2985 | 2986 | 2987 | 2988 | 2989 | 2990 | 2991 | 2992 | 2993 | 2994 | 2995 | 2996 | 2997 | 2998 | 2999 | 3000 | 3001 | 3002 | 3003 | 3004 | 3005 | 3006 | 3007 | 3008 | 3009 | 3010 | 3011 | 3012 | 3013 | 3014 | 3015 | 3016 | 3017 | 3018 | 3019 | 3020 | 3021 | 3022 | 3023 | 3024 | 3025 | 3026 | 3027 | 3028 | 3029 | 3030 | 3031 | 3032 | 3033 | 3034 | 3035 | 3036 | 3037 | 3038 | 3039 | 3040 | 3041 | 3042 | 3043 | 3044 | 3045 | 3046 | 3047 | 3048 | 3049 | 3050 | 3051 | 3052 | 3053 | 3054 | 3055 | 3056 | 3057 | 3058 | 3059 | 3060 | 3061 | 3062 | 3063 | 3064 | 3065 | 3066 | 3067 | 3068 | 3069 | 3070 | 3071 | 3072 | 3073 | 3074 | 3075 | 3076 | 3077 | 3078 | 3079 | 3080 | 3081 | 3082 | 3083 | 3084 | 3085 | 3086 | 3087 | 3088 | 3089 | 3090 | 3091 | 3092 | 3093 | 3094 | 3095 | 3096 | 3097 | 3098 | 3099 | 3100 | 3101 | 3102 | 3103 | 3104 | 3105 | 3106 | 3107 | 3108 | 3109 | 3110 | 3111 | 3112 | 3113 | 3114 | 3115 | 3116 | 3117 | 3118 | 3119 | 3120 | 3121 | 3122 | 3123 | 3124 | 3125 | 3126 | 3127 | 3128 | 3129 | 3130 | 3131 | 3132 | 3133 | 3134 | 3135 | 3136 | 3137 | 3138 | 3139 | 3140 | 3141 | 3142 | 3143 | 3144 | 3145 | 3146 | 3147 | 3148 | 3149 | 3150 | 3151 | 3152 | 3153 | 3154 | 3155 | 3156 | 3157 | 3158 | 3159 | 3160 | 3161 | 3162 | 3163 | 3164 | 3165 | 3166 | 3167 | 3168 | 3169 | 3170 | 3171 | 3172 | 3173 | 3174 | 3175 | 3176 | 3177 | 3178 | 3179 | 3180 | 3181 | 3182 | 3183 | 3184 | 3185 | 3186 | 3187 | 3188 | 3189 | 3190 | 3191 | 3192 | 3193 | 3194 | 3195 | 3196 | 3197 | 3198 | 3199 | 3200 | 3201 | 3202 | 3203 | 3204 | 3205 | 3206 | 3207 | 3208 | 3209 | 3210 | 3211 | 3212 | 3213 | 3214 | 3215 | 3216 | 3217 | 3218 | 3219 | 3220 | 3221 | 3222 | 3223 | 3224 | 3225 | 3226 | 3227 | 3228 | 3229 | 3230 | 3231 | 3232 | 3233 | 3234 | 3235 | 3236 | 3237 | 3238 | 3239 | 3240 | 3241 | 3242 | 3243 | 3244 | 3245 | 3246 | 3247 | 3248 | 3249 | 3250 | 3251 | 3252 | 3253 | 3254 | 3255 | 3256 | 3257 | 3258 | 3259 | 3260 | 3261 | 3262 | 3263 | 3264 | 3265 | 3266 | 3267 | 3268 | 3269 | 3270 | 3271 | 3272 | 3273 | 3274 | 3275 | 3276 | 3277 | 3278 | 3279 | 3280 | 3281 | 3282 | 3283 | 3284 | 3285 | 3286 | 3287 | 3288 | 3289 | 3290 | 3291 | 3292 | 3293 | 3294 | 3295 | 3296 | 3297 | 3298 | 3299 | 3300 | 3301 | 3302 | 3303 | 3304 | 3305 | 3306 | 3307 | 3308 | 3309 | 3310 | 3311 | 3312 | 3313 | 3314 | 3315 | 3316 | 3317 | 3318 | 3319 | 3320 | 3321 | 3322 | 3323 | 3324 | 3325 | 3326 | 3327 | 3328 | 3329 | 3330 | 3331 | 3332 | 3333 | 3334 | 3335 | 3336 | 3337 | 3338 | 3339 | 3340 | 3341 | 3342 | 3343 | 3344 | 3345 | 3346 | 3347 | 3348 | 3349 | 3350 | 3351 | 3352 | 3353 | 3354 | 3355 | 3356 | 3357 | 3358 | 3359 | 3360 | 3361 | 3362 | 3363 | 3364 | 3365 | 3366 | 3367 | 3368 | 3369 | 3370 | 3371 | 3372 |
|------|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-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|------|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-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2020 vs. 2021, 2022 Lifecycle Cost Predictions

2020 Report Estimates

| Year | Average Sample Budget | 75th-Percentile Budget |
|-------|-----------------------|------------------------|
| 2020 | \$ 13,179.16 | \$ 20,276.88 |
| 2021 | \$ 19,907.12 | \$ 26,087.67 |
| 2022 | \$ 21,224.13 | \$ 30,678.26 |
| 2023 | \$ 23,368.41 | \$ 31,650.35 |
| 2024 | \$ 26,236.07 | \$ 35,715.89 |
| 2025 | \$ 29,022.69 | \$ 37,583.40 |
| 2026 | \$ 31,077.37 | \$ 39,541.56 |
| 2027 | \$ 33,663.82 | \$ 44,050.13 |
| 2028 | \$ 36,003.46 | \$ 46,604.00 |
| 2029 | \$ 38,392.44 | \$ 55,029.47 |
| Total | \$ 272,074.67 | \$ 367,217.62 |

2021 Report Estimates

| Year | Average Sample Budget | 75th-Percentile Budget | Year | Average Sample Budget | 75th-Percentile Budget |
|-------|-----------------------|------------------------|-------|-----------------------|------------------------|
| 2021 | \$ 34,839.62 | \$ 42,143.00 | 2022 | \$ 83,338.96 | \$ 89,111.43 |
| 2022 | \$ 25,170.24 | \$ 35,018.87 | 2023 | \$ 34,806.53 | \$ 48,011.87 |
| 2023 | \$ 26,790.50 | \$ 37,807.17 | 2024 | \$ 43,069.66 | \$ 57,652.82 |
| 2024 | \$ 26,900.53 | \$ 35,285.86 | 2025 | \$ 41,309.13 | \$ 56,459.67 |
| 2025 | \$ 27,309.92 | \$ 34,594.33 | 2026 | \$ 35,360.57 | \$ 48,991.34 |
| 2026 | \$ 27,919.39 | \$ 32,802.03 | 2027 | \$ 30,827.85 | \$ 44,628.75 |
| 2027 | \$ 29,786.12 | \$ 36,186.42 | 2028 | \$ 29,642.05 | \$ 43,840.21 |
| 2028 | \$ 32,993.23 | \$ 45,609.76 | 2029 | \$ 30,188.93 | \$ 44,204.78 |
| 2029 | \$ 36,316.55 | \$ 52,329.24 | 2030 | \$ 31,670.01 | \$ 46,225.75 |
| 2030 | \$ 37,578.71 | \$ 53,065.53 | 2031 | \$ 34,436.09 | \$ 47,285.23 |
| Total | \$ 305,604.79 | \$ 404,842.21 | Total | \$ 394,649.79 | \$ 526,411.85 |

| 10-Yr Average | 10-Yr Average |
|---------------|---------------|
| \$ | \$ |
| 39,464.98 | 52,641.19 |

Main differences are additional equipment items and piping repairs. Pipe repairs is large driver

Recommended Upgrades in 2022 Assessment

- Refurbishing the Mixing and Multi-Media Tanks
 - Recommended refurbishment interval 5-7 years
 - Ours have never been done
 - 2020 cost estimate ~\$32,000, but could be lower
- Effluent to reservoir flow meter replacement
 - ~\$3000
- Refurbishing the Evaporation Ponds
 - Primarily a labor task, could require special disposal of waste
 - \$10,000?
- Purchase a Backup Power Supply
 - \$20,000 - \$25,000
- Most Should qualify for ARPA funds?

Conclusions, Questions

- Lifecycle Assessment Predicts High Average Repair and Maintenance Costs in Next Few Years, i.e., Depreciation is REAL
- Current Billed Revenue is Covering Current Costs
 - Not leaving much for increasing capital/emergency funds or loan paydown
 - Emergency and Capital Projects Funds will likely have to be used to cover predicted increases over current billed revenue
- Loan balance is \$670,000
 - Should some surplus be used to pay it down?
- Suggest Reevaluating the Situation Yearly



APPLICATION FOR BUSINESS LICENSE
HUNTSVILLE TOWN
PO BOX 267, Huntsville, UT 84317

Submitted: _____

Owner Name: William or Alane White

Owner Address: _____ City: _____ State: Ut Zip: _____

Telephone: _____ Fax: _____ Email: _____

Business Name: W & A Real Estate LLC DBA: _____

Business Address: same as above City: _____ State: _____ Zip: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Business Phone Number: _____

Manager Name: Bill White Contact Phone: _____

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: _____

State Sales Tax I.D. # 26-1781207 State License # _____

Number of Employees: 2 If Daycare or Preschool, # of own children: _____

Number of other children: _____

Describe your type of business in detail:

spec home building, remodels

Businesses that require Health Department inspection and permit: Any business that is selling food, Day Care, Nursing and Assisted Living.

Health Department Permit # _____ or check if not applicable _____

HOME OCCUPATION BUSINESS LICENSE FEE - \$36.00

COMMERCIAL BUSINESS LICENSE FEE

Restaurant / Saloon - \$100.00

Peddlers / Solicitors - \$25.00 per person

All others - \$75.00

*Fixing of Fees for all other Occupations not specified above will be determined by the type of business.

BEER & LIQUOR LICENSE FEE

Class A \$250.00

Entitles the licensee to sell beer on the premises licensed in original containers for consumption Off-the-Premises.

Class B \$250.00

Entitles the licensee to sell beer On-the-Premises in the original containers for consumption on-the-premises and to all the privileges granted to holder of Class A License.

Class C \$250.00

Entitles the licensee to sell beer on draft for consumption on or off-the-premises and to all the privileges granted to holder of Class A and Class B License. (Draft Beer)

=====
Amount Paid: \$ 75.00 Date Paid: 3/4/22 Receipt Number: 1.00481
City Council Date: _____ Approved: _____ Disapproved: _____
License Number 2022-24 Date Issued: _____