

## MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, July 21, 2022  
Ogden Valley Library Auditorium  
131 South 7400 East, 6:45 p.m.

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	Present
William Morris	Legal Counsel	Excused

Citizens: Bill Wangsgard, Michaeline Wangsgard, Trish Painter, Ron Gault, Michelle White, Tommy Christie, Todd Meyers, David Reed – Fire Marshall, Lt. Ryan

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

2-Pledge of Allegiance led by Fire Marshall Reed.

3-Opening Ceremony given by TCM Bruce Ahlstrom

4-Public Comments. There were none.

5-Presentation from David Reed, Weber County Fire Marshall. (See Attachment #1)  
David Reed thanked the TC for the opportunity to meet at the Town Council Meeting. Marshall Reed commented on the recent closures of Weber County to fireworks and other fire restrictions on the 24<sup>th</sup> of July. He had requested closing Huntsville Town to such restrictions. The TC voted to keep Huntsville Town open to fireworks on the 24<sup>th</sup> of July. He believes that this was a miscommunication with the Town Council. The TC commented they were following the Utah State Statute. Marshall Reed answered questions regarding the Utah State Code. The TC stated they were sympathetic to the Fire Marshall's cause. They expressed that Marshall Reed could not be at the meeting where required to make the decision to limit fire and fireworks. Marshall Reed wanted the Town County he wants to work with the TC and would gladly back them in their decisions when working together.

Beckki stated she asked Marshal Reed to this meeting to provide input and answers to the question of the Sage Development Road redesign. TCM Anderson asked Marshall Reed to address the question of whether the Weber County Fire Department approved of this road design and how it complies with the Utah State Fire Code. The road is approximately 2400 feet, and the State Code allows for 750 feet.

Fire Marshall Reed explained that the State is very construction friendly. He explained that when a road is longer than 750 feet, the city engineer and fire marshall must

approve of the design. Fire Marshall Reed stated he works with six cities and his background is retired Ogden City Fire Department. He tries to come to cities with a lot of knowledge and experience regarding these kinds of issues.

Marshall Reed stated the reason for the code specifying 750 feet is to avoid cars and buses from having to go all the way to the end of the road to turn around. Fire Marshall Reed asked the engineer for CW Lands to provide a turnaround every 750 feet along the road. The design programming that is provided by the engineer show the tracking of a fire ladder truck. The road accommodates all fire department vehicles. The fire hydrants are the appropriate distance apart. In addition, the road is wider than 20 feet. The road was expanded to 26 feet. No parking will be allowed on the road.

TCM Anderson asked about the provision of the State Fire Code that allows this road design and approval. Marshall Reed responded it is in the appendices. It is in appendix D. He stated the table provides that after 750 feet, the determination is by special permits. TCM Anderson also asked about the two distinct "Y" shaped driveways. Marshall Reed responded the "Y"s meet the state code also in appendix D.

Mayor Sorensen asked about the distance between the fire hydrants. Marshall Reed stated he measures the hydrants not from engineering circles but as the hose would lay from fire hydrant to the door. The hydrants layout is designed to have overlap. There are two hydrants that would reach each home.

6-Sheriff's Report. Lt. Ryan reported that Huntsville had 10 calls for service in June. Most of the citations issued were for parking. Weber County stats on the flock cameras. There are 16 cases attributed to flock cameras. Of the 16 cases, 15 are recovered stolen vehicles with an estimated value of \$267,000. There has been recovered as stolen property in the amount of \$3,000. They have recovered one stolen gun and 10 grams of meth. There have been 13 felony arrests attributed to these cases. These arrests are made from the vehicle because they WC Sheriff's were alerted by the flock cameras. There was one vehicle that was linked to over 21 vehicle burglaries. These statistics are from the April to July.

Lt Ryan reported there is still a high number of "smash and grab" burglaries at Wheeler Creek and the pull out's that access Pineview.

7-Discussion and/or action on approval of minutes for work session on June 2, 2022.  
**(See Attachment #2) TCM Sandy Hunter motioned to approve the amended minutes for work session June 2, 2022.** TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motioned passed.

8-Discussion and/or action approval of minutes for Town Council Meeting June 2, 2022.  
**TCM Bruce Ahlstrom motioned to table the minutes for Town Council meeting June 2, 2022.** TCM Artie Powell seconded the motion. All votes Aye. Motioned passed.

9-Discussion and/or action on approval of the minutes for emergency session June 30, 2022. (See Attachment #3) TCM Sandy Hunter motioned to approve the minutes for emergency session on June 30, 2022. TCM Artie Powell seconded the motion. All votes Aye. Motion passed.

10-Discussion and/or action on approval of the minutes for Town Council Meeting July 14, 2022. (See Attachment #4) TCM Sandy Hunter motioned to approve the minutes for Town Council Meeting July 14, 2022. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

11-Discussion and/or action on approval of the minutes for Town Council Work Session July 14, 2022. (See Attachment #5) TCM Sandy Hunter motioned to approve the amended minutes for Town Council Work Session. TCM Artie Powell seconded the motion. All votes aye. Motion passed.

12-Discussion and/or action on September Event for Mountain Arts. (See Attachment #6) Trish Painter introduced herself and gave some background about the solar system garden which originates at the Compass Rose with the scaled sculpture of the sun. The project is funded by R.A.M.P. and many organizations and individuals are involved in the Valley wide project.

When the sculptures are installed across the valley, the Mountain Arts Organization would like to do a free concert in the park. The combined Weber School District orchestra will be playing some music from Apollo 13 and The Space Odyssey. They would like to use the stage and close off the road between the Compass Rose and Huntsville Park. In addition, the Chordettes will be playing "Fly Me to the Moon" and "Here Comes the Sun." The choral director for St. Francis is composing a song specifically for this event.

There was discussion about the closing of 200 South between 7400 East and 7500 East. TCM Ahlstrom suggested just closing 200 south from 7400 East to halfway east of the block. Trish Painter agreed to the change. Mayor Sorensen requested additional Honey Buckets be added to help relieve the traffic to restrooms. There will be approximately 300 people.

**TCM Artie Powell motioned to approve the application of Mountain Arts and Music to use the park and block the roadway as was discussed on September 24<sup>th</sup> from approximately noon to six p.m. and that we charge the group a \$500 fee with \$250 to be refundable depending on the condition of the park facilities after the concert.** TCM Sandy Hunter seconded the motion. Mayor Sorensen suggested the motion should include Honey Buckets.

TCM Artie Powell amended his motion to include the Honey Buckets. TCM Anderson seconded the amended motion. Roll Call Votes. All votes Aye. Motion passed. Votes are reflected below.

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

13-Discussion and/or action on expenditure of ARPA funds for backup generator for the water plant. (See Attachment #7) Ron Gault wanted to update the Town Council on the status and concerns of the culinary water treatment plant. He prepared a power point with a presentation. The power point slides report the points made by Ron Gault.

14-Discussion and/or action on purchase of flow meter for the water plant. (See Attachment #8) **TCM Anderson motioned to approve the payment to Aqua Environmental and Siemons in the amount of \$6000 for routine water maintenance.** TCM Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion Passed. The votes are reflected below.

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

15-Discussion and/or action on Resolution 2022-7-21: Adopting Agreement for funds to the Children's Justice Center. **TCM Powell motioned to table items 15 and 17 due to the time constraints.** TCM Hunter seconded the motion. All votes Aye. Motion Passed.

16-Discussion and/or action on Bill and Michaelene Wangsgard subdivision application. (See Attachment #9) Mayor Sorensen stated there was a lengthy discussion regarding this issue during the work session earlier in the day. **TCM Anderson motioned to approve the Bill Wangsgard subdivision subject to:**

**1) Bill and Michaelene Wangsgard Trust to deed the right of way to the Town as per the road requirement.**

2) The neighbor to the South should they choose to develop and have access to their property from 400 North, they would need to dedicate the remaining right of way so that it is 66 feet as a city standard.

3) If the neighbors to the South would like to develop and have access, they would need to dedicate the north corners of their property to Huntsville Town in order to connect to 6900 East and also provide additional property to accommodate the turning radius at 6800 East and 400 North.

TCM Hunter seconded the motion. TCM Artie Powell motioned to amend the motion with an additional requirement.

4) The Bill and Michalene Wangsgard Trust will dedicate a temporary easement on the east end of their roadway on the privately owned parcel to allow property for a 60-foot turn around at the time another structure is built off of 400 North. This easement can be vacated if the road on 6900 East is connected to 400 North.

TCM Hunter seconded the amended motion. Roll Call vote. All votes Aye. Motion passed. Motions are reflected below.

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

17-Discussion and/or action on conditional use determination for Jon Herring Building.  
Motion was tabled. See item 15.

**TCM Artie Powell motioned to adjourn the meeting.** TCM Hunter seconded the motion. All votes Aye.

**Meeting Adjourned at 9:00 p.m.**

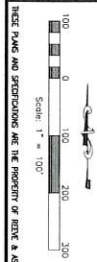
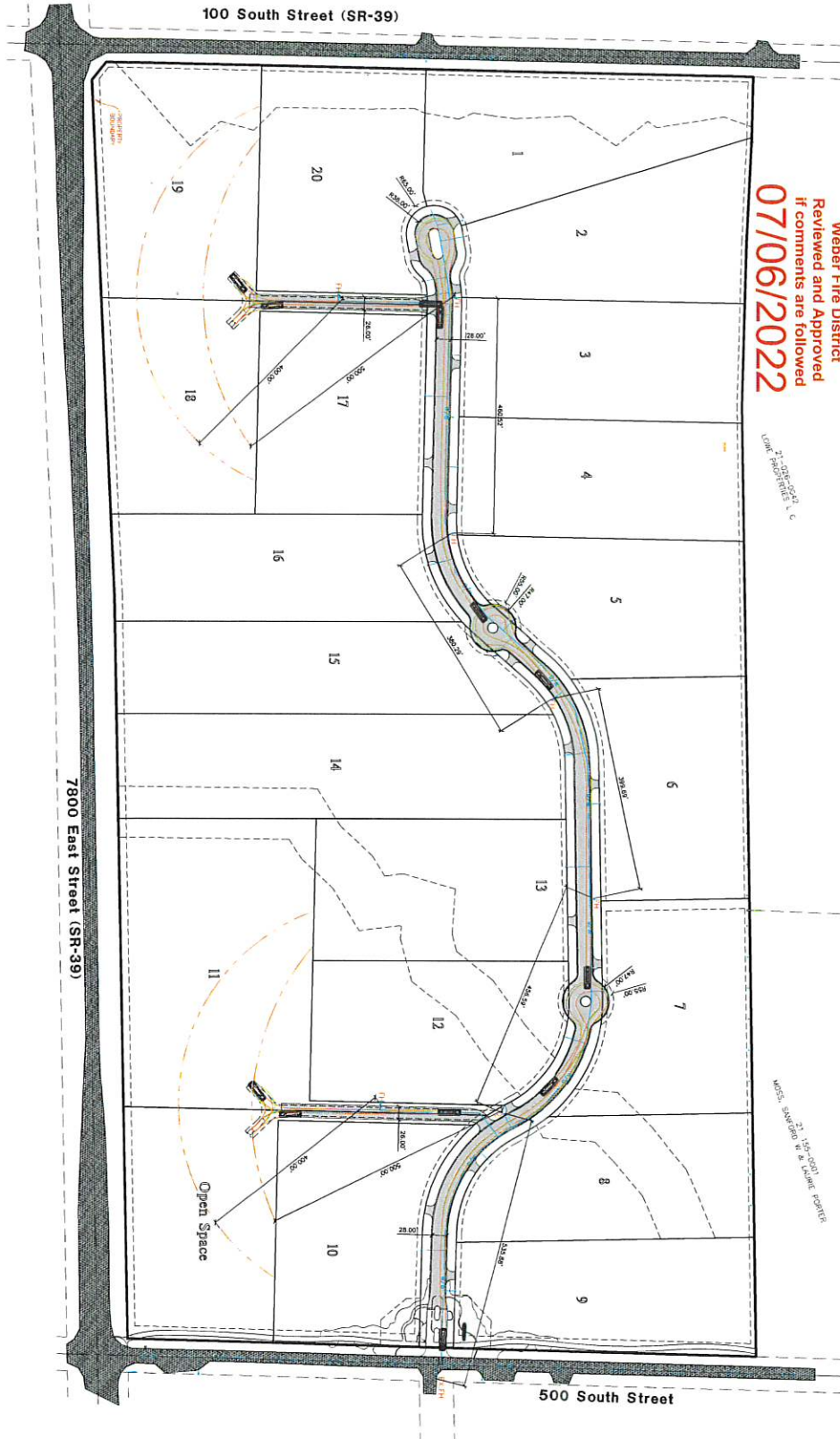


Beckki Endicott, Huntsville Town Clerk

Weber Fire District  
Reviewed and Approved  
If comments are followed  
07/06/2022

ST. JOSEPH, MO.  
KENT, MISSOURI, MO.

ST. JOSEPH, MO.  
KENT, MISSOURI, MO.



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**Project Info:**  
 Designer: A. ROBERT, P.E.  
 Designer: J. ROBERT, P.E.  
 Design Date: AUG 2021  
 Name: SAGE  
 Number: 7585-01  
 1 Total Sheets



**Sage**  
 HUNTSVILLE TOWN, WEBER COUNTY, UTAH  
**Fire Path Exhibit**

REVISIONS	DATE	DESCRIPTION

**RA** **Reeve & Associates, Inc.**  
 3140 SOUTH 1500 WEST, HUNTSVILLE, UTAH 84003  
 (801) 975-4211 FAX (801) 975-4212  
 LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING  
 TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

**WORK SESSION-June 2, 2022, 6:00 p.m.**

**Minutes of the Huntsville Town Council Work Session, held at the Ogden Valley Library, 131 South 7400 East, Huntsville, 84317, 6:00 p.m. The work session was held to discuss the budget and the alley at 300 South and 7350 East.**

**Attending:** TCM Bruce Ahlstrom, TCM Kevin Anderson, TCM Artie Powell, Mayor Richard Sorensen, Sheree Evans – Treasurer, Max Ferre', Suzanne Ferre', Faye Michelony

**Zoom:** There were none.

Mayor Sorensen turned the time over to Sheree Evans to present the information on the budget to the TC members. Sheree Evans referred to the amended budget dated June 30, 2022. (See Attachment #1) Mayor Sorensen asked that an adjustment of \$4,000 be made to add concrete on the northeast flower box on for the June 30<sup>th</sup>, 2022. An adjustment was made to move the expense for the cemetery road millings to the cemetery budget funds. In addition, there was discussion on a few items:

- 1) Where to send the check for \$7500 for the ARPA funds – Children's Justice Center.
- 2) Toll money from 1<sup>st</sup> street totaled \$68,000 which was approximately \$38,000 less than the previous year.
- 3) The professional services from previous years is approximately \$70,000 and the FY2021-2022 is up to \$106,000. This is due to increase in the Sheriff's contract, attorney's fees, internal auditor addition and an increase in the auditor contract. This is a significant increase. The FY 2022-2023 will be increased as well as we see the increase in Sheriff's billing rates.
- 4) The town office has switch to IP phone services that will save some money for the next year.
- 5) The storage unit is an additional cost that Huntsville hasn't had in the past.
- 6) Pack Attack costs will be a little less because the old Town Hall will not be included.
- 7) Sunrise costs were high this year for planning and zoning.
- 8) The project in the shops which switched out the type of lighting costs \$1000 but will pay for itself in the coming year.
- 9) Sprinkler repair in the cemetery will put the budget over about \$10,000.
- 10) Tree Removal was \$30,000 in 2021-2022. This has been consistent over the last two years. Sheree would like to raise this budget for the coming year. Shannon was able to write a grant for monies to help with this project.
- 11) The capitol project fund is a big unknown. The Town budgeted \$220,000 CDBG funds to use in this year. None of the monies have been used. Sheree Evans is estimating a million dollars in the sale of the lots.
- 12) Sheree Evans would like some input on how much to budget for the new Town Hall. The Town is working on bidding on the project based on the current construction costs.
- 13) The Town purchased a new printer which was not budgeted for last year.



- 14) The 4<sup>th</sup> of July celebration was discussed. There is a consistent deficit for years passed. The loss from last year was \$7,000.
- 15) Water expenses: The water committee has requested that the ARPA monies received for this year and last year be spent on maintenance of the culinary water system and plant. Huntsville Town will receive another \$37,000 in July of this year. Employee expenses are higher because they hired someone to scan documents into the cloud. In addition, they hired someone to help Steve Benjamin after hours.
- 16) One thing Sheree wants the TC to consider is the purchase of water shares for the new development of CW Lands. She feels that the 21 shares for those lots need to be purchased right away. She would like the 21 shares to be purchased before the end of the fiscal year.
- 17) The fraud risk assessment will need to be put together and reviewed by the committee and then added to the TC agenda. Sheree will schedule the meeting.

This concluded the discussion on the amended and proposed budget.

Mayor Sorensen turned the time over to TC Member Powell who will present the information on the alley. He stated he is stepping back from his TC role to present this information as a citizen in the community.

The plat map was presented (**Attachment #2**). This plat map has the description of the property from the court order to Posnien. The court order stated the area in red on the plat belonged to John and/or Heidi Posnien. The area in red was originally platted as a road for the town and never used. Hence, the determination of the court was to give this back to the Posnien's. Some of the land has been sold to subsequent owners. Artie Powell stated that in the courts decision all the land that was contiguous with that land, was in private use and not public use. Artie Powell stated that he took the map outlined by our TC Member Sandy Hunter with the decision of the court in red and then outlined all the land that was in private use. The map is labeled "All Contiguous Land (Outlined in Red)." He stated that this piece of land was a farm that was 40 acres. The marking of "9" marks where there is a gate. This property has been closed to the public and gated. He is contending that this alley has never been in use in a public way. Artie Powell is asking the town to discuss a mutually agreeable resolution of this alleyway. If there is an issue of easements, then the family will be willing to grant the town an easement. The family would be willing to grant an easement on the north to the Lewis Johnson home. Since the property line has changed between the Posnien's and the old Bruncker property, the family would be willing to grant an easement to the Posnien's as well.

TCM Anderson commented. The copy of the decision of the court was not signed. TCM Anderson requested a signed copy of the decision. In addition, he would like to see the ownership of the alley. He commented that the road was addressed in the decision but there is still a question of who owns the alley. The order does indicate that contiguous property was used for private purposes but that is not the same thing as saying that the alley is owned by private owners. It is possible that the town owns the alley. If the town owns the alley, it does not lose ownership just because private property owners have used it. What the property owner needs to do, is find out if the city owns the alley.



A title search can show ownership. Artie Powell suggested that the town would want to know the status of all the questionable alleys in town. He suggested 6700 East may be one of those roads. He asked how to go about identifying ownership. TCM Anderson suggested this research be done one question at a time.

Artie Powell stated that Heidi Posnein believes she owns the alley. **Max Ferre' commented** that he was on the TC when they discussed 300 South where John Posnein wanted to build on the road where it ends at 7200 East. Huntsville Town determined they owned the road and were unwilling to give the land to John Posnein. Bill White eventually bought the land from the town. Artie Powell stated there has been talk that the town can not sell property and he does not believe that is the case. The examples he cited was the Town Hall and the corner lots. TCM Anderson believes the Town is allowed to sell property but must follow a lawful process to sell the property, which may include abandonment of the road. It is a municipal asset.

**TCM Artie Powell motioned to adjourn the meeting.** TCM Bruce Ahlstrom seconded the motion. All votes Aye.

Meeting adjourned at 6:58 p.m.

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Beckki Endicott, Recorder

**MINUTES OF THE HUNTSVILLE TOWN EMERGENCY COUNCIL MEETING**  
**Thursday, June 30, 2022, 3:30 p.m.**  
**Electronic Meeting on Zoom with anchor location at Huntsville Town Hall**  
**Office, 7380 East 200 South, Huntsville, 84317**

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

Citizens: Wendy McKay - Zoom

Mayor Richard Sorensen welcomed all that joined in by Zoom within an hour of notification. He explained he had received a call from Ramona Clapperton. Ramona had received a call from Fireworks West, the company Huntsville contracts with on Fireworks. Fireworks West explained they would not be delivering Fireworks on the 4<sup>th</sup> of July due to supply chain issues and mechanical issues with trucks. Mayor Sorensen explained he would drive anywhere to pick up the fireworks and Ramona explained that was not an option. She stated Fireworks West offered to deliver them on the 24<sup>th</sup> of July or put them off until next year.

Mayor Sorensen had a different idea. He offered to drive to Evanston, Wyoming and pick up what he could and still have a show.

The Town Council Members discussed the option of having fireworks for the 24<sup>th</sup> instead of the 4<sup>th</sup> of July. The consensus was to have someone drive to Evanston, Wyoming to save the 4<sup>th</sup> of July show and save delivery on Fireworks West Fireworks next year.

TCM Sandy Hunter asked about the money that was already paid for the fireworks. Mayor Sorensen stated the town could be credited with the amount they paid last year. Scott Anderson, from Zion's Bank, donated the money for the fireworks show. There were some reservations about buying fireworks that look home grown and then disappoint Zion's Bank. There was discussion about how to distance Zion's Bank from a less than professional show.

TCM Hunter asked about the budget and how Huntsville would handle the money. When Mayor Sorensen goes to Evanston to purchase fireworks a budget would be needed to purchase a good amount of supply. The amount of money needed to purchase those fireworks was discussed. It was suggested that Huntsville takes a credit with Fireworks West and allow Mayor Sorensen to purchase up to \$5,000 worth of fireworks. There was a willingness to communicate to the residents what was

happening to save Zion's Bank's donation until the next year. Mayor Sorensen would have to assess what he could purchase and decide about whether the show would be equitable to previous years in quality. Sheree Evans, treasurer, will make contact with Zion's and see if Huntsville can hold the donation for next year. TCM Anderson will talk to Scott and Jessalie Anderson about the donations as well. Wendy McKay suggested that Zion's Bank be removed from announcements and the website. Huntsville Town can have the DJ explain the situation prior to the show.

TCM Artie Powell motioned to approve up to \$5,000 to purchase fireworks in Wyoming with the proposal to preserve the donation for Zion's Bank for 2023 and take delivery for previously purchased fireworks in 2023. TCM Sandy Hunter seconded the motion. Roll Call Vote. All Votes Aye. Votes are reflected below. Motion passed.

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

The Town Council Members arranged for golf carts for the parade and made suggestions about a car for the grand marshals. Beckki will get candy for the parade. The parade route will be changed a bit this year. The flower boxes are a change to the road and the organizers of the parade are worried about all the floats being able to make the turn. Instead of turning at 7400 East the route will go straight and then turn on 7500 East.

**TCM Bruce Ahlstrom motioned to adjourn.** TCM Sandy Hunter seconded the motion. All votes Aye. Motion passed.

**Meeting Adjourned at 4:14 p.m.**

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Beckki Endicott, Huntsville Town Clerk

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Thursday, July 14, 2022, 5:30 p.m.**  
**Huntsville Town Maintenance Office, 165 South 7500 East, Huntsville, Utah**

Name	Title	Status
Richard L. Sorensen	Mayor	Excused
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: PCM Liz Poulter

Zoom: None

1-Mayor Pro Temp Kevin Anderson called the meeting to order.

2-Discussion and/or action on fireworks restrictions for Huntsville Town starting July 18<sup>th</sup>. (See Attachment #1 & #2) Beckki read the letter from Weber Fire Marshall, David Reed. The letter pointed to the hazardous fire conditions that exist in the area and recommends banning fires and fireworks in the area. Beckki stated she was contacted by David Reed yesterday. The state code describing the mechanism for a ban, which the Huntsville Town Council may impose is 15A-5-202.5. The Fire Marshall will impose a ban on fireworks on the unincorporated areas of Weber County starting on July 18<sup>th</sup>. Attorney Morris drew up a possible ordinance for the Town Council to consider. The ordinance would allow the Town Council to declare a ban on the recommendation of the Fire Marshall and would be in Chapter 2 of the Huntsville Town Code for current and future use.

There was a discussion about the scope of the proposed ordinance. The ordinance would be added to the Huntsville Town Code permanently. The ban, recommended by the Fire Marshall and voted on by the Town Council, would last for a period of 90 days and then expire. The ban would ban commercial and consumer fireworks.

The Town Council members could not remember any time that Huntsville Town has banned fireworks in the Town limits. Town Council Members commented the ordinance gives the Town Council's autonomy to the Fire Marshall. Town Council Members spoke in favor of keeping the autonomy to make its own decisions. The Town Council looked at State Statute 15A-5-202.5 and the requirements for restriction. The Town Council members discussed the requirements for restriction and found that there were requirements that could not be met for the Town Council to legally restrict fireworks. The conditions of 15A-5-202.5 were not met:

3. A municipal legislative body, the state forester, or a metro township legislative body may close a defined area to the discharge of fireworks due to a historical hazardous environmental condition under paragraph 1 if the legislative body or state forester:

3.1. makes a finding that the historical hazardous environmental condition has existed in the defined area before July 1 of at least two of the preceding five years;

3.2. produces a map indicating the boundaries, in accordance with paragraph 2, of the defined area described; and

3.3. before May 1 of each year the defined area is closed, provides the map described in paragraph 3.2 to the county in which the defined area is located.

4. A municipal legislative body, the state forester, or a metro township legislative body may not close an area to the discharge of fireworks due to a historical hazardous environmental condition unless the legislative body or state forester provides a map, in accordance with paragraph 3.

TC Member Powell suggested putting out a letter to residents stating it is an extremely dry year and it is the desire of the Town Council not to restrict fire ignition sources, including fireworks. The Town Council wants to let residents know to be extremely cautious around fire and fireworks. If a fire is started by residents, they will be held liable for damages and costs of fighting the fire.

**TCM Sandy Hunter motioned to not approve Ordinance 2022-7-14 and not prohibit fireworks in Huntsville Town. In addition, the Town Council will send communication to residents asking them to be cautious with fireworks and fire the rest of the season.**

TCM Anderson stated the Town Council is sympathetic to the Fire Marshall and they would like to be responsible citizens and take appropriate measures to encourage people to be careful and cautious in their use of fireworks. The Town Council is concerned about giving municipal authority to the Fire Marshall as well as the need to comply with the Utah State Code. The Town Council agrees with the concerns of the Fire Marshall and are not acting out of disregard to the Fire District.

TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passes.

**TCM Bruce Ahlstrom motioned to adjourn.** TCM Powell seconded the motion. All votes Aye. Motion passed.

**Meeting Adjourned at 6:07 p.m.**

**WORK SESSION – Thursday, July 21, 2022, 6:00 p.m.**

**Minutes of the Huntsville Town Council work session held at the Ogden Valley Library at 131 South 7400 East, Huntsville, Utah at 6:00 p.m. The work session was held to discuss the proposed Bill & Michaelene Wangsgard subdivision. The subdivision was recommended by the Planning Commission but tabled by the Town Council in a previous meeting.**

Attending: Bill and Michaelene Wangsgard, Beckki Endicott – Clerk, Mayor Richard Sorensen, TCM Artie Powell, TCM Sandy Hunter, TCM Kevin Anderson

Mayor Sorensen welcomed those in attendance and then turned the time over to Michaelene Wangsgard for a presentation on why they should be able to subdivide their property. She referred to minutes for a PC meeting dated June 25, 2009, pages 3 & 4. In the minutes Jeff Holt is questioning Jack Cox about how Preston Cox's lot was conforming. Michaelene quoted:

Jeff asked to be taken through the process of how it was decided that Preston's lot was conforming. Jack replied that the lot is 130 foot wide and is 9/10's of an acre. Jeff asked if lot lines were changed. Jack answered yes. Jack and his wife inherited the property, and he made one lot out of it, it was 260 feet wide and 400 plus feet deep. Jeff asked when the lot was split, how does it then become conforming if it's not on a public road. The ordinance reads, 130 ft. frontage on a public street or right away approved by the town...Jeff isn't sure that the right of way was accepted by the town...Sandy asked in order for it to be an approved right of way, does the town have to own it. Jack answered no...The right of way is 45 feet wide and is a graded gravel road.

Michaelene stated that 15.6.5 states "Every dwelling shall be located and maintained on a "lot" as defined in this ordinance; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by Huntsville Town." In 1990 the Town approved their right-of-way in order for them to build their home. She stated they could not have built their home without the right-of-way.

On September 13, 1990 Jim Hasenyager wrote a letter to the Town Council stating that the Wangsgard's be issued a building permit as soon as possible. The letter also states that Mr. Wangsgard has agreed to deed to the town a 45 ft. right of way running along the south edge of the property from 6800 E. to the end in the event that the town decides to put a street there.

In 2004 Michaelene Wangsgard met with Rex Harris about the process of deeding the right of way to the town. Rex wrote two very supportive letters to the Town Council and they put the issue on the agenda. The night of the meeting, Mayor McKay took Michaelene into the Town Hall Office and was told that they were removed from the agenda. Mayor McKay stated that Jack Cox did not want the right of way to become a road. The Wangsgard's were upset because Jack Cox was able to subdivide on the road but Bill and Michaelene were being prevented from doing the same thing. Jack Cox and Preston Cox had to receive permission from Bill and Michaelene to cross the right of way to get to their property.

Michaelene went on to say that their family has a valuable building lot. They would like one of their children to build on this family land. Their land is now in a trust. Their son, Joshua Wangsgard would have to be the one who deeds the right of way over to the town. The right of way is valued at \$9.00 per square feet. The total right of way the trust holds is valued at \$157,000. They believe they could work with their trust to deed over the land to the town, but they would need a guarantee that the right of way would be recognized an approved frontage for their building lot. Michaelene stated they have been working on this project for a long time. If Preston Cox was able to use their right of way for approved frontage for a road, then Michealene believes that they should have the right to have that approved frontage as well. Mayor Sorensen asked who the Planning Commission chair when Preston Cox's house was approved. Jack Cox was the Planning Commission Chairman at the time.

Michaelene stated that she didn't want to hurt the Town and she does not want to have bad feelings with the neighbors. She feels that this would be a win-win for everyone involved. Her family would be able to build on a conforming lot which would be family property. The Town would be able to loop the roads and the water system.

She wanted to close her presentation by reminding the Town Council that years ago her father-in-law, Harold Wangsgard, annexed his entire piece of property into the Town of Huntsville because he wanted the Town to profit from his property taxes that their family has paid for many years. Michaelene asked the Town Council to help make this right of way a public right of way and a legal building lot for their family.



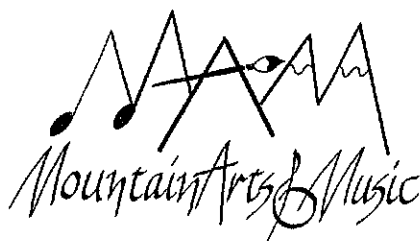
**TCM Sandy Hunter motioned to adjourn the meeting.** TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

**Meeting adjourned at 8:19 p.m.**

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Beckki Endicott, Huntsville Town Clerk

*Supporting the creative arts in Ogden Valley*



June 5, 2022

To: Huntsville Town Council

Attached please find our application for use of Huntsville Park for an orchestral concert on September 24, 2022. This event is to celebrate the completion of the Solar System Garden that Mountain Arts and Music and the HALO observatory at Compass Rose Lodge is working on. We expect the sun to be placed within the next month in the Compass Rose Area, and the planets will be placed as described to your council previously by Dakota Hyde.

Mountain Arts and Music is a nonprofit organization in Ogden Valley, focusing on the creative arts in Ogden Valley. This concert is an example of our support for local artists and musicians, since the orchestra will include the combined efforts of Bonneville and Weber High Schools who will welcome local Valley musicians to play with them, AND the local choral group, the Chordettes. We will also include Snowcrest and Valley students who researched the planets for the 'garden' who will read a short piece on stage about the planet they researched.

Since the SUN sculpture will be in the Compass Rose area, we'd like to have the orchestra set up on that side of the stage, and to accommodate the visitors, we'd like to have the street between the park and the Compass Rose closed from 3 to the end of the concert – if possible.

We would also like to ask if there is any discount in the \$1,000 fee for nonprofit organizations. If not, we will work to find funding for the concert (just thought we'd ask!)

If you have any questions at all, please don't hesitate to contact me at 415-722-5824.

Thank you for considering this event for Huntsville Park!

Sincerely

Trish Painter  
Programs Manager  
Mountain Arts and Music

## HUNTSVILLE TOWN

P.O. BOX 267  
HUNTSVILLE, UT 84317  
(801) 745-3420

### Special Event Application

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

This application will be reviewed by the Town Council. The Council will make a determination on granting the request based on the impact of the event on traffic, security, welfare, convenience, health and safety of the public, and the plans of the applicant to mitigate these concerns. No permit will be granted with evidence of insurance listing the Town as an additional insured. If a permit is granted, the Town makes no guarantees and assumes no liability for the safety of participants or spectators of special events. The event may also require coordination with any of the applicable agencies: Weber-Morgan Health Department, Weber County Sheriff Department, local Fire District, other Weber County recreational services that may be impacted.

**Fees for Special Events are based on the number of people attending and participating in the event.**

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

**301-500 people: \$2000 for park rental with a \$500 refundable cleaning fee**

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

#### YOUR INFORMATION:

Name of Applicant: Trish Painter Group/Function: Mountain Arts and Music

Address PO Box 556 City Eden Zip Code 84310

Home/Cell Phone 415-722-5824 Email Address: mountainartsandmusic@gmail.com

#### EVENT INFORMATION:

Name of Event: Celebration Concert for the Solar System Garden

Event Description: Orchestra concert featuring Bonneville and Weber High School musicians and the Chordettes choral group of Ogden Valley

Is your event public or private? Public

Event Date: September 24, 2022 Event Times: 4-6 pm

Time of operation: noon - 8 pm  
(Include start of set-up through the end of take down)

Estimated number of people participating: 300  
(500+ requires mass gathering permit through Weber County)

Facilities Required by Huntsville Town: Stage and restrooms

Please answer the following questions. If your answer is "yes" to some of the questions, you will need to provide additional information as indicated:

1. Have you applied previously to hold this event in Huntsville Town? no  
*If "yes," please complete Special Event Application Section A only. If "no", please complete the rest of this page.*
2. Is your event a multiple day event? no  
*If yes, please complete Special Event Application Section B*
3. Will there be a cost for admission and/or vendor sales? no  
*If yes, please complete Special Event Application Section C*
4. Are you filming on public property? no  
*If yes, please complete Special Event Application Section D*
5. Will this event require Huntsville Town Services? no  
*If yes, please attach list of those services (ie, Police, Sanitation, power, water, etc.)*
6. Will this event use, cross or close any public roads, sidewalks or trails?  
*If yes, please attach a map with a proposed barricade plan. If State or County roads are involved, please attach proof of proper permitting, or provide details.* 28050 7400 E 7500 E  
We would like to have the street between the park and the Compass Rose Lodge (7400 E) closed between 200 South and 300 South
7. Does the event include a run, walk, race, or parade route?  
*If yes, please attach a map with the proposed route*
8. Will food be served at this event? Maybe food truck or two  
*If yes, please contact Weber-Morgan Health Department*
9. Will you be bringing in, setting up or staking any special equipment? yes, chairs and sound system for orchestra  
*If yes, please attach a description of the special equipment*
10. Do you anticipate any parking problems? no  
*If yes, please attach a parking plan*

*If you answered "yes" to question 2 (multi-day event), question 3 (charging admission and/or vendor sales) and/or question 4 (filming on public property), you must provide a certificate of insurance with your application.*

I agree that I and the organizers of this event will abide by all laws, rules and policies applicable to this event and will follow any instructions of the Huntsville Town Staff and Weber County Sheriff. I also acknowledge that completion and submission of this form or any other related forms does not guarantee final approval of my event. I have also read the attached policies and procedures that are applicable to my event.

SIGNATURE: [Signature]

DATE: 6/5/22

Special Event Application: page 3

Date Application received:

6-10-2022

Town Council Approval:

R. L. Jensen

MAYOR

Date Approved:

7-21-2022

Conditions:

200 South will be closed  
only part way. It is recommended  
it close from 7400 E to the middle, about  
7450, starting at noon to 8pm.

Portable Honeybuckets should be ordered  
to support the restrooms

Fees: \$500 w/ \$250 refunded upon clean up  
of the park

# HUNTSVILLE TOWN CULINARY WATER STATUS

JULY 21, 2022

# Agenda

- Status with the DDW and DWQ
- DDW Position Regarding the Wishing Well
- Accomplishments Regarding 2021 Recommendations
- Ongoing Activities
- Actual and Predicted Ongoing Costs
- Funding Upcoming Needs
- Out of Town Water Hookup Requests
- Connection Fees



## Status with the Division of Drinking Water/Division of Water Quality

- Yearly Water Quality Report was in the July water bills
  - All containments are Not Detectable or within acceptable limits
- Cross Connection/Backflow Program
  - We were docked for this on our last State Sanitary Inspection
  - Game plan on getting this 'up to speed'
- New State and EPA rules
  - EPA intends to develop a proposed National Primary Drinking Water Regulation: Lead and Copper Rule Improvements
    - Replacing all Lead Service Lines
    - State will require a Lead Service Line Inventory
  - We have one line that qualifies – from eastern-most residence to cemetery, supplying the picnic area

## **DDW Position Regarding the Wishing Well**

- The safe yield of Wishing Well has been determined to be 151 gpm based on the well flow information we provided. Yield is the basis for determining the maximum number of connections we can serve
  - Since the flow from Wishing Well currently goes through the Bennet Springs Surface Water Treatment, source capacity is currently dependent on the Surface Water Treatment Plant's capacity. Therefore, the safe yield of the well cannot be considered as additional source capacity in determining the maximum number of connections the Huntsville Water System may serve.
- State determined all conditions of operating permit issuance have been met and an Operating Permit for the Wishing Well has been issued making it an approved source of raw water

## Accomplishments Regarding 2021 Improvement Recommendations

- Replaced the effluent flow meter
  - Cost ~ \$9,600
- Researched a backup power generator
  - Visited a used unit at the monastery
  - Received estimate for an installed permanent, diesel powered, wi-fi equipped, automatic switch over unit
- Continued with numerous ongoing activities

# Backup Power Estimate

## Estimate

MoKe Unlimited  
110 S 7100 E  
Huntsville Utah  
84317



### BILL TO

Huntsville town  
c/o Ron Gault

ESTIMATE#

100

DESCRIPTION	AMOUNT
Complete installation of (1) 30 kW 480/277 V, Generator Protector extended run, Diesel Generator. Includes (1) 200 A 480/277 V Automatic Transfer Switch. Includes (1) 10' x 4' concrete pad. Includes mobile Link Wi-Fi for status monitoring. (Requires internet connection.)	29,980.00
<b>TOTAL</b>	<b>\$29,980.00</b>

### Terms & Conditions

Because of extreme pricing volatility, this estimate is good for 24 hours.  
Generator to be installed within approximately 6' of building electrical service.

Thank you

## Ongoing Activities

- Contacted Aqua Engineering for a complete review of the physical condition of the plant
- Sensor (pH, turbidity, chlorine, particle counts) upgrades
  - Improving their reliability and upgrading the accuracy
  - Increase automation to reduce downtimes/maintenance call outs
- Documenting Operating and Maintenance procedures supporting knowledge capture and transfer
- Backwash Ponds – researching how we clean them
- Replacing the effluent flow meter
  - Approximately \$4,000 including installation

## Refurbishment of the Two Multi-media Filters and Reactant Tank

- Further investigation does not give a concrete decision for need
  - Media has not compressed much
  - Differential Pressures don't build up rapidly
  - Backwashes are performing well – one valve needs replacing
  - Water quality is excellent
- 2020 estimated cost \$32,995 – 2022 estimate increase by 15-20%
  - Plant down time ~ 3 days

## Distribution System Status

- Experienced several large leaks in FY 22
  - Have a game plan on completing our mapping activities and improving our leak detection skill
  - One problem is the bedding material under pipes – it will continue to give us problems – we will need to budget >\$15,000/yr for line repairs
- Problems with fire hydrants in recent house fire
  - Culprit was the valve switching assembly near the fire station
    - Valve was stuck in low flow position
    - Exercising the valve restored proper operation
  - All hydrants have since been successfully checked (by town and Fire Dept)



# Actual and Predicted Ongoing Costs

Year	Average Sample Budget	75th-Percentile Budget
1 2022	\$ 83,338.96	\$ 89,111.43
2 2023	\$ 34,806.53	\$ 48,011.87
3 2024	\$ 43,069.66	\$ 57,652.82
4 2025	\$ 41,309.13	\$ 56,459.67
5 2026	\$ 35,360.57	\$ 48,991.34
6 2027	\$ 30,827.85	\$ 44,628.75
7 2028	\$ 29,642.05	\$ 43,840.21
8 2029	\$ 30,188.93	\$ 44,204.78
9 2030	\$ 31,670.01	\$ 46,225.75
10 2031	\$ 34,436.09	\$ 47,285.23
Total	\$ 394,649.79	\$ 526,411.85
10-Yr Average	\$ 39,464.98	\$ 52,641.19

FY 22 Actual was ~\$79,000  
 \$83K estimate included  
 cost for multi-media refurb

FY 23 Budget is \$75,000  
 Predicted expenditure predicts a surplus

## Funding Upcoming Needs

- Current fees are covering routine maintenance, refurbishment, replacement costs
  - Water Committee recommends continuing with these expenditures
- We also have ARPA funds available, and culinary water projects qualify
  - The backup power supply qualifies – Water Committee recommends using ARPA funds for this upgrade
  - Refurbishing the multi-media filters qualifies – Water Committee recommends this as a future project (FY23?)

# Out of Town Water Hookup Requests

- Current Out of Town Hookup Requests
  - Harrison
  - Bennet
- Research into the easement/hookup agreements
  - Only one easement document mentions providing hookups

Document Subject	Date	Parties Involved	Notes
Easement	4/30/98	Huntsville Town & Kent M. Bedstrom and Jeraldine Bedstrom	
Bailey Connection	3/2/07	Huntsville Town & Lonny Bailey	
Requirements for the Monastery Cove Subdivision culinary water connection	7/1/99	Huntsville Town & Gibbs Smith and Greg Masters	
Culinary Water Infrastructure	7/8/04	Huntsville Town & Bailey Watts LLC and The Cove at River Run HOA	
Easement	6/xx/02	Huntsville Town & Timothy M. Ford and Cindy Harris	
Anderson Cove Campground	2/14/07	Huntsville Town & Ogden Ranger District	
Modification of Right of Way Grant	7/10/98	Huntsville Town & Bulfrey South Fork Ranch, LLC	Mention of six additional hookups for culinary water from the expanded water line
Easement	8/xx/00	Huntsville Town & Lola T. Messery	
Easement	8/xx/00	Huntsville Town & David G. Pilkington and Joan M. Pilkington	
Easement	8/xx/00	Huntsville Town & Georgia H. Merrill and L. Garr Merrill	

## **Bennet Hookup Request**

- Loop water line passes in front of their parcel
- A meter was set in front of their lot
- Will Serve letter issued by Tim Hanson years ago
- Water Committee recommendation: offer the hookup for the out-of-town fee

## Harrison Hookup Request

- Letter sent June 1, 2022
  - I am the owner of 2 parcels of land (21-030-0027 & 210-030-0026) that the Huntsville water culinary lines cross. It is my understanding that when the water line was installed my neighbors to the East, the Buhrlay Ranch, were given several culinary water hook ups in compensation for the right of way to allow the water line easement to cross their property. Besides the line, I have several Huntsville water line access points on my property. In all fairness to my interest, I would like the same arrangement that was given to the Buhlreys and be given a proportional number of water hook ups.

## **Harrison Hookup Request (cont.)**

- Search conducted for any easement agreement by both Harrison and Town was unsuccessful
- Lines have been through the property since the 1940s
  - Prescriptive easement exists (20 yrs continuous use, etc.)
- Properties on either side have hookups
  - Only the Buhrlay's have more than one
- Water Committee recommendation: offer a single hookup for the out-of-town fee and actual hookup costs

## Connection Fees

- Discussions with Zion's Bank and Town Engineer
  - In-town (\$5,000) vs. out-of-town (\$20,000) hookups
  - Disagreement on what is allowable to charge
    - We are potentially very low on out of town hookups



Aqua Environmental Services, Inc.,  
89 MONARCH DR  
BOUNTIFUL, UT 84010-8062 US  
801-694-9106  
allenr@aquaenviron.com



**Aqua  
Environmental  
Services, Inc.**

## INVOICE

**BILL TO**

Huntsville City  
PO Box 267  
Huntsville, UT 84317-0267

**INVOICE #** 4131**DATE** 06/28/2022**DUE DATE** 07/28/2022**TERMS** Net 30

---

**PROJECT**

Water Treatment Plant

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/28/2022	6 Inch Flow Meter - Siemens Sitrans FM Mag5100W 6 inch	1	2,837.70	2,837.70

BALANCE DUE

**\$2,837.70**

# SIEMENS

## Order Acknowledgement

Cust PO No  
1502.A060622

Cust PO Date  
06/06/22

Quotation No

Sales Group -Order No.  
E05- 3009601017

Printed On:  
06/07/22 03:08:25

Sales Order No  
3009601017

Sales Ord Date  
06/06/22

Customer No.  
30332660

Page 1 of 4

Sold To:

Ship To:

194



Aqua Environmental Services  
6162 N Schooner Ln  
TOOELE UT 84074-8183

AQUA ENVIRONMENTAL SERVICES INC  
89 MONARCH DR  
BOUNTIFUL UT 84010-8082

1502.A

hunteville

Bill To:

Comments:

AQUA ENVIRONMENTAL SERVICES INC  
89 W MONARCH DR  
BOUNTIFUL UT 84010

Incoterms :Prepaid & Allow

Line Item	Material Number/Description	Req Shipping Date	Order Qty	Scheduled Shipping Date	Scheduled Shipping Qty	Unit Price USD	Total Price USD
10	Larry Hall 801-209-6382 larryh@aquaaenviron.com 1502.A060622 7ME65204HJ122LA2 SITRANS FM MAG5100W MAG FM Customer P/N: 7ME65204HJ122LA2 HTS: 9026902000 ECCN: EAR99 Country Of Origin FR Method of Shipment: Best Route : SII Approved Carrier Customer PO Item #: 10  State Taxes County Taxes City Taxes District Taxes Total Tax  COVID-19 NOTICE Although we are working hard to meet the delivery and performance dates mentioned above, temporary delays in delivery and service performance concerning us and/or our suppliers/sub-contractors may occur as a result of the COVID-19 Virus. Therefore, the delivery/performance date (mentioned above) is non-binding. The delivery/performance is subject to uninterrupted supply chain, production and logistics and may be postponed. Also, we have to reserve the right to partial delivery/performance of service. If you have questions, please get in touch with your local Siemens contact.  Contact: Siemens Industry, Inc. 2060 DETWILER RD STE 111 HARLEYSVILLE PA 19438-2937 USA	06/13/22	1 PC	Will Advise	1 PC	2,212.11	2,212.11
							107.29
							16.59
							24.33
							6.64
							154.85

**Invoice**

Aqua Environmental Services  
533 West 2600 South  
Suite 250  
Bountiful, Utah 84010



**Aqua  
Environmental  
Services, Inc.**

June 30, 2022

Project No: 001502.A

Invoice No: 00000001593

Huntsville, Utah  
PO Box 267  
Huntsville, UT 84317-0267

Project Manager Larry Hall  
Principal Larry Hall

Project 001502.A **Huntsville City - General**

**Professional Services Through June 30, 2022**

Phase 001 Huntsville City - General

**Professional Personnel**

		Hours	Rate	Amount
Hall, Larry	5/11/2022	2.00	65.00	130.00
WTP Meeting				
Totals		2.00		130.00
<b>Total Labor</b>				<b>130.00</b>

**Reimbursable Expenses**

Siemens Industry, Inc.				
6/15/2022	Siemens Industry, Inc.	Siemens Inv#3009601017	2,837.70	
	<b>Total Reimbursables</b>		<b>2,837.70</b>	<b>2,837.70</b>

**Total this Phase \$2,967.70**

Phase 002 Annual Gas Chlorination Service

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Annual Gas Chlorination	1,300.00	100.00	1,300.00	0.00
Total Fee	1,300.00		1,300.00	0.00
		Previous Fee Billing	1,300.00	
		<b>Total Fee</b>		<b>0.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	0.00	1,300.00	1,300.00
Limit			1,300.00

**Total this Phase 0.00**

Phase 003 Huntsville Chlorine Auto Valve Project

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Chlorine Auto Valve Project	7,980.00	100.00	7,980.00	0.00