

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, February 4th, 2010

7:00 p.m.

Huntsville Town Hall

Present: Mayor James A. Truett
Council Member Max Ferre'
Council Member Steve Johnson
Council Member Alan Clapperton
Clerk/Recorder, Gail Ahlstrom
Legal Council Jerald Engstrom

Excused: Council Member Richard Sorensen

Citizens: Kevin Brown Tim Hansen Lewis Johnson
Ron Gault

Mayor Truett called the meeting to order. There is a quorum present tonight. The Mayor excused CM Sorensen who is out of town.

The pledge was led by Kevin Brown.

Public Comment:

Mayor Truett opened the meeting up for public comment. Kevin Brown gave a report on the sewer feasibility study. The W.C. Commission approved their contract with Sunrise Engineering. Sunrise has received the resolution signed by the Huntsville Town Council. Chad, who works with Curtis Christensen at the county, indicated that they are working with Rex Harris on the agreement between Huntsville Town and Weber County and how the relationship through the study will work. Mr. Engstrom will review the contract before it is signed. Beth at the Water Quality Board indicated that she is hoping to have the financial documents to W.C. and the Town in the next couple weeks. Kevin is hoping that within a month all contracts and documents will be signed and a kick off meeting will be held. Kevin is planning to have the state come do the presentation. Sunrise will present what they are planning to do. The feasibility study will take about 150 days. Mr. Engstrom explained that the question with the contract was on the insurance coverage in regards to excess liability. The state requires maintaining a million dollars for single occasion and two million for more than one. Mr. Engstrom can't see anything that would exceed these types of numbers with a feasibility study. CM Clapperton questioned why it would be a good idea to pass the excess liability limits of any existing policy onto the town. Mr. Engstrom commented that the town is controlling the risk by controlling what the firm is doing under the contract. The Town also has insurance. Mr. Engstrom objects to the town assuming any risk. CM Clapperton agreed. CM Clapperton argued that if there is such a small risk and the state already has enough insurance coverage they why is there a need to pass any overages onto the Town. Mr. Engstrom replied that this is a boiler plate contract. CM Clapperton is certain that the contracts are drawn up by lawyers who represent the engineering company not the towns. Mayor Truett suggested getting CM Clapperton, Kevin, and Mr. Engstrom to come to some type of agreement on this contract.

***Mayor Truett:**

WACOG update:

Mayor Truett reported on his first WACOG meeting. There were eleven Mayors from the Weber County area there. At these meetings he will get to learn about what is going on in the whole county. Mayor Truett stated that currently there are 57 UTA express routes in Weber County. They are planning to eliminate all but 12 of these routes. They need to cut \$6.5 million from their budget for 2010. None of the Mayors were in favor of this proposal. Mayor Truett remarked that Diane Stern, director of the Weber Arts Council is asking every town in W.C. to appoint a representative sit on the arts council. It would require attendance at a two hour meeting once per quarter. Mayor Truett asked CM Johnson if he would be willing to sit on this board, CM Johnson accepted. The appointment will be put on the next agenda.

Valley Elementary update: (See Attachment #1 & 2)

Mayor Truett stated he was disappointed with the article published in the Ogden Valley News in regards to the Valley Elementary School. Mayor Truett read from the newspaper. "Drew Wilson stated that after investigation the property they were considering for trade, they found that the property was in a 100 year flood plain and had no road or utility access. The property basically has no value." Mayor Truett stated that he has had about 7 meetings with four different parties, Ed Rich, the County, the Monastery, and another property owner. The proposed trade is complex. The issues were if the property would perk, access into the property, and the flood plain. Jeff Holt, Mayor Truett, and CM Sorensen had negotiated a trade for access with the Monastery. The Counties Flood plain map showed no problem with the flood plain there is plenty of room to build. Weber School District hired an engineering firm, Great Basin to look into these same issues but they used a FEMA map which showed the flood plain covered the entire property. Great Basin's recommendation was to not make the trade. Mayor Truett called the Ogden Valley News and told them that by no means is the town trying to do something underhanded. The Mayor had a meeting with the Monastery last Friday to update them on this issue. The monks have made it very clear that they want to help the town. There is still discussion about land trade. The county is working with the Corp of Engineers to redo the FEMA map. Jeff spoke with Christensen, the county engineer, and Christensen said that there is no problem building on those lots. Mayor Truett commented that by no means is the town giving up, the negotiations are still open and moving forward. The school will be torn down by the end of April.

Hawkins Creek update:

Mayor Truett reported that he had the opportunity to have a meeting with Mayor Godfrey of Ogden City. Their discussion turned to culinary water. There is a state law that says if you have water shares not being used the state can reclaim the water shares. Mayor Truett brought up Hawkins Creek. The law has been in place for a while now and the state is actively taking water shares and reselling them. Kevin Brown commented that there is a provision in the state law that requires municipalities and water districts to put together a 40 year plan looking at growth and protecting water rights. Kevin recommended that the town put one together. Mr. Engstrom commented that the water from Hawkins Creek goes into the old water tanks, this water could be a back up source for the town. Tim Hansen is planning on testing the water from Hawkins Creek this spring, if the water only needs a chlorinator then the water could be pulled into the current system. It's too expensive to take the water back to the treatment plant.

Mayor Truett spoke with Lewis Johnson last night, there is a small line feeding off the tanks. Mr. Engstrom remarked that there is a deeded right of way from the spring to the tanks. Lewis said the flow is about 10 gallons a minute. The overflow line is running into Pine View. Ken Orton and Tim fixed two cuts on the pipe last year. Hawkins Creek supplied the water for the Anderson Cove Campground a long time ago. Lewis mentioned it would be a good idea to put the fence back up around the spring. Clean it up and make it look like the town is still interested in the water. Lewis remarked that there is no over flow line, the pipe has been opened up to drain the water out of the tanks because of liability. Mayor Truett would like to take care of the repairs this spring; he would hate to see the town loose these water rights. Lewis stated that the Hawkins Creek water right is clearly written and is a year round water right. Mr. Engstrom replied that it was the original source of water for Huntsville, until Bennett Springs was purchased in the 1940's. Mr. Engstrom will prepare a resolution restating that Hawkins Creek is the town's back-up water source for the next council meeting.

First Street Letter to Forest Service & American Land & Leisure: (See Attachment #3)

Mayor Truett asked Mr. Engstrom to prepare a letter to send to the Forest Service and American Land & Leisure in regards to putting up a collection booth on First Street to help generate revenue to repave First Street. Mayor Truett asked each of the council to review this letter and make any additions or corrections they think are necessary. AL&L has been stalling the town for years. Mayor Truett would like to see the booth put about 100 feet east of the Forest Service booth and collect \$3 per vehicle, \$2 to go into the town's road fund and the other \$1 to pay for manning the booth. Hopefully they will understand the town is serious about this issue, and that AL&L will offer to collect the money for the town. Mayor Truett met with Sheriff Brad Slater and he is willing to help the town out with this project. CM Ferre' stated that the Forest Service said they do not want a second booth. The plan is to pick a date for this spring, place the booth and be prepared to move forward with collecting fees to go into the town's road funds. CM Clapperton mentioned he knows of a booth that the town could possibly use, he will check into it. This item will be on the next agenda.

Department Reports:

Mayor Truett reported that on March 2nd, he has a meeting with Jan Zogmeister from W.C. and Sheriff Brad Slater, Mr. Engstrom, and Ron Gault, to discussion the cell tower in town. The tower has been sitting idle for about 14 months. Mayor Truett would like to look at different options to try to get some income generated from it. The Mayor met with Sheriff Brad Slater and asked him if the sheriff's department was still interested in the cell tower and Brad replied they were still interested. The Mayor asked the council if they were more in favor of getting money for the cell tower, or coming to a possible trade for the county to snow plow the town roads in exchange for use of the tower. CM Ferre' was in favor of getting the cash revenue. CM Clapperton thought the snow plowing would be a good idea, but wondered about the trade being from two different departments, the roads and the Sheriff's office. The Mayor is in favor of a trade, it would offset the town's B & C road funds so the funds can be put into road repairs instead of plow repairs, salaries, etc. And if any other agencies wanting to piggy back off the tower the town should take a 50/50 split with the county. John Posnien expressed his opinion that the town should take care of itself, so there is no interference from other entities. Verizon was paying the town \$725.00 a month to rent the cell tower.

When Verizon pulled out they donated the tower and equipment to the town. The tower could be a valuable asset to the town.

***Council Member Ferre’:**

Department Report:

CM Ferre’ mentioned that he was at a meeting today relative to the paving of First Street. CM Ferre’ worked with Rex Harris on the packet that had to be turned into the state. Rex ended up doing a visual presentation. They won’t know for two weeks if the town will be awarded any money. CM Ferre’ mentioned that he didn’t know that the money for this project wasn’t going to be distributed until 2015 which is too far away. There is more stimulus money coming to the state and if the town is awarded some of this money then it will need to be used within 90 days. There are a lot of stipulations that come with the state money. CM Ferre’ expressed his appreciation to Rex Harris for working with him on this matter.

CM Ferre’ reported that Rex has made it possible to wash the sand and salt out of the town trucks and sanders at the state sheds, in exchange for them being allowed to use the town’s landfill.

CM Ferre’ stated that Dee Jette has given the council a list of all the items needed at the water plant. Lewis stated that cost of an inspection of the water tank is just over \$3,000. The state recommends inspection of the tanks every five years. Lewis stated that it has been ten years since an inspection has been done on the tank. CM Ferre’ read from Dee’s wish list. The plant is in need of 3 chlorine monitors @ \$464 each, 6 celluloid valves @ \$350 each, 3 particle counters @ \$5,000 each, the pilot project @ \$8,000, flow meters for the upper and lower Bennett Springs, chlorine booster spare parts, polymer sensors, a new bag system @ \$50,000, and solar batteries. CM Ferre’ reported that the town’s water account has \$30,000. In the PTIF fund there is \$50,800.00, this fund is an emergency fund required by the loan. In the Town’s Reserve fund there is \$17,550. The council needs to decide what item is the most critical and start working on upgrading the water plant infrastructure.

Mayor Truett asked what items are the most critical and are there any grants available. Mr. Engstrom asked how much money does the monthly water bill generate vs. the monthly water expenses. It would be good to know if the town is covering its expenses or not. Mayor Truett asked Lewis what the most critical items were on this list. Lewis replied that the chlorine has to be done now. The chlorine circuit board and solenoid valves need to be done. The particle counters is the next priority, the plant is currently running on two out of three counters. This data helps to maintain the integrity of the plant. The data is updated every two minutes. Lewis stated that the chlorine system is an immediate necessity. Tim brought up the possibility of imposing a special assessment on everyone’s water bill of \$10 for two months. This would be in lieu of raising the monthly rates. Tim commented that this type of procedure has been used in other cities. CM Ferre’ suggested funding the 3 particle counters, the 6 celluloid valves, and the chlorine monitors. He will check with Ramona about the funds.

CM Ferre’ made a motion to approve the expenditure of funds for the purchase of the 3 chlorine monitor circuit boards, 3 celluloid valves, and the 3 particle counters for the water plant to come out of the Water or PTIF funds, and to have CM Ferre’, Mayor Truett, and

Ramona Clapperton review the budget. CM Johnson seconded. All votes aye. Motion does pass.

Roll Call:	Mayor Truett	<u>Yea</u>	CM Ferre'	<u>Yea</u>
	CM Sorensen	<u>Excused</u>	CM Johnson	<u>Yea</u>
	CM Clapperton	<u>Yea</u>		

Mayor Truett reported that Lewis Johnson and Dee Jette gave the council a tour of the culinary water plant last week. He would like to set a date to invite the town residents to tour the water plant if they are interested.

***Council Member Clapperton:**

Department Reports:

CM Clapperton mentioned that he received a call from Scott Layton. Connie Layton's brother works for ATK, and he indicated that ATK is willing to donate \$5,000 for the fireworks for the 4th of July celebration. CM Clapperton drafted a letter in this regard to give to ATK.

CM Clapperton remarked that he would like to shot off the fireworks on the valley school property this would open up the park more. Mayor Truett would still like to approach Zion's Bank about a donation. The town can put up a sign acknowledging their contributions.

***Council Member Johnson:**

Department Reports:

CM Johnson mentioned that the planning for the 4th of July is moving ahead. All the committees are in place. The celebration will be held on Saturday, July 3rd.

***Council Member Sorensen: (Excused)**

Department Reports:

There was none.

Citizens Comments:

Ron Gault reported that they had their first planning commission meeting of the year. There are some new members and there is some enthusiasm in the group. The commission will start off by amending the Town's Master Plan which is 11 years old. There are a number of issues in the Master Plan relevant to both the Town Council and the Planning Commission. Ron would like to set a date in March for a joint work session. Some of the issues to discuss will be annexation, sewer and feasibility study, deal with development issues. The work session date was set for 5:30 p.m. on March 4th, prior to the regular Town Council meeting.

Ron received a call from Diane Nelson the Town's Building Official. There is a person interested in the vacant building next to the Shooting Star. He wants to use this building as office space. His question is how much parking is required in a Commercial Zone. When the building was being used as an exercise studio they were granted permission to park in the church parking lot and enter the building from the back of the property. The town doesn't currently have any parking requirements. CM Johnson will make a few phone calls and get more details.

New Business:
There was none.

Approval of Town Council Minutes for meeting held January 21st, 2010:

CM Johnson made a motion to approve the minutes of the Town Council meeting held January 21st, as amended. CM Clapperton seconded. All votes aye. Minutes are approved.

Mayor Truett mentioned that all items on the agenda have been addressed. CM Clapperton made a motion to adjourn. CM Johnson seconded. All votes aye.

Meeting adjourned at 8:40 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor