

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, October 21st, 2010

7:00 p.m.

Huntsville Town Hall

Present: Mayor James A. Truett
Council Member Richard Sorensen
Council Member Alan Clapperton
Clerk/Recorder, Gail Ahlstrom
Legal Council Jerald Engstrom

Excused: Council Member Steve Johnson Council Member Max Ferre’

Citizens: Nancy Patton John Sebba Lt. Howell
Lewis Johnson Jeff Holt John Posnien

Mayor Truett called the meeting to order and welcomed all visitors. There is a quorum present tonight.

Nancy Patton led the Pledge of Allegiance.

Public Comment:

Jeff mentioned that the wild turkeys are back in town. He called the Weber Morgan Health Department, W.C. Animal Control and finally Division of Wildlife Resources (DWR) and they referred him to a turkey biologist. Jeff asked them what can be done with these turkeys. You can’t trap them until it snows. The problem is if you trap them and then relocate them during the winter they usually die. The best answer is not to feed them. There are a lot of health issues related to the turkeys. The Town will need to deal with this problem. DWR will loan the town a trap. The flock has tripled in the last three years to almost 100 turkeys. Jeff will talk to the Planning Commission about this in their next meeting.

John Sebba introduced himself; he works for Nolte Engineering. They received one of the RFP requests from the Town and John expressed his interest in competing for this Town project on the culinary water plant. Lewis stated that right now 4 engineering firms have responded to the RFP and they have arranged a tour of the treatment plant with them.

Jeff Holt: Valley School property appraisal update:

Jeff reported that Larry Rigby from Liberty, who is a MAI Appraiser, spent a few weeks putting together an appraisal on the Valley school property. There is not a lot of property being sold in the valley right now. The census is that property values are down right now. Larry thought that the property could be turned into 6 residential lots without the alley. Jeff stated that there is actually 6 and ½ acres, the ½ acre lot could be sold back to the Creamers so that they would have two conforming lots. Larry figured 6 lots @ \$85,000 per lot equal \$510,000. If the property is sold as a

group, the developer would require a 25% cut in the price to compensate for subdividing the property, perk tests, etc. making the property worth \$385,000 liquid price.

Larry recognized that there is a gravel problem with the property. There is a 6-foot base of cement on most of the property and a 30-foot base in the center of the property where the schools basement was. This will be a long-term liability for whoever buys the lot. The rock will need to be hauled away and compacted to meet specifications. Larry got bids on this and found that it would cost \$187,000 to fix the problem. With all of this, the actual liquid value of the school property came down to \$200,000 for the whole lot.

Jeff suggested sending a copy of the appraisal to Drew Wilson at the W.C. School Board, and let them think about it. The council needs to figure out what the town is willing to offer with \$200,000 being the lowest offer. If the Town bought the property we might be able to figure out how to remediate the gravel problem at a lower cost with volunteer labor, etc. Mayor Truett commented that the council will draft a cover letter and mail it to Drew asking him to look at the appraisal and then set up a meeting to talk about it. The school board doesn't think the gravel problem is an issue. Larry did a lot of back ground work and did a great job. Jeff thinks the bottom line is that the school board will probably want another MAI appraisal. The first step is for the Town to get the property under contract. Next, address the gravel problem. Then Zion's Bank is ready to go with a loan. Then the council can figure out what to do with the property.

CM Sorensen suggested seeing if the town could get an option to buy on the property. Then if it takes a year to get things finalized with the property, the town could apply for land acquisition grants to help pay for the lot. Jeff commented that up-zoning the property could increase its value. Jeff suggested looking at the property with the intent of getting reimbursed somehow.

Motion to adjourn Regular Council Meeting to hold Public Hearings:

CM Sorensen made a motion to adjourn the regular council meeting to hold the public hearings. CM Clapperton seconded. All votes aye. Motion passed.

Public Hearing on revised Capital Investment Plan (CIP):

Mayor Truett reported that the council held a work session on the Capital Investment Plan (CIP) and have updated the projects and projected costs on: the cemetery, landfill, buildings, parks, equipment, roads, personnel, culinary water and land acquisition. This plan includes a one-year plan as well as a five-year plan for the Town. The council agreed that the highest priority would be the replacement of the town maintenance sheds. Remodeling the sheds would cost more to tear down and rebuild than to build new sheds. Second on the list will be upgrades to the culinary water treatment plant. Hawkins Springs is a resource that is sitting idle that should be protected and prepared to be put into use if needed.

CM Sorensen asked Lewis what he thought should be done with Hawkins Spring. Lewis stated that an engineer would need to look at the spring and see if they can designate it as a true spring with no intrusions. Then the Town can establish the quality of the spring and integrate it with the town's water. Mayor Truett mentioned that he, Doug Allen, Tim Hansen, and Wayne Hadley went over to find the Hawkins Spring. It was difficult to locate. The engineer would need to identify the actual water flow as well, as Lewis recalled the spring only produced 10 gallons a minute continuously. However, this spring was never fully developed. CM Sorensen asked if the town could lease the spring out to the secondary water company, they could also lease the storage tank for additional secondary water.

Lewis said it's a possibility, but currently he didn't see any advantage for the secondary water company. If the town annexed property into the town this could be something to look at. Mayor Truett remarked that the town needs to confirm if the Hawkins Spring pipe lines has been hacked into and if water is being diverted. John commented that at one time the Hawkins Spring water was a viable source of Huntsville's water. The town needs to make sure that this water source is maintained. Jeff asked if the person who diverted town water, has another water source or would this be their only source of water. Lewis replied that they do have another water source, if they are diverting any water from the spring, it would be incidental, and wouldn't be the main source of their water. The next step will be to have Lewis and Tim work together and gather some water samples for the state. Bill White, a Water Rights Attorney, who owns property in town, has agreed to help the town.

Public Hearing to consider potential projects for which funding may be applied for under the CDBG Small Cities Program Year 2011: Mayor Truett explained that the council first thought about pursuing a grant to help with upgrades at the water treatment plant, but it has become apparent that the Town is going to need outside help with this. The Town is currently waiting on RFP's from water engineering firms to help itemize and prioritize the needs at the plant, so this will have to wait. The Mayor stated that the decision has been made to change focus and apply for help with land acquisition so the Town can eventually build new maintenance sheds. The first eligible area for a CDBG grant is Acquisition of Real Property; another eligible area would be construction of public facilities and improvements. The construction of new town maintenance facilities would qualify for this. Mayor Truett has met with Architect Ray Bertoldi, who is drawing up plans for the new sheds. The library would like to have the property where the town sheds are now, for parking.

Mayor Truett opened the public hearing for the CDBG program and stated that this hearing is being called to consider potential projects for which funding may be applied under the 2011 Community Development Block Grant Program. It was explained that the grant money must be spend on projects benefiting primarily low and moderate-income persons. The Wasatch Front Regional Council in which Huntsville Town is a member, is expected to receive approximately \$2.1 million in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review it at anytime. Mayor Truett read several of the eligible activities listed including: construction of public works and facilities, water and sewer lines, fire stations, and acquisition of real property. Also eligible are loan programs for private businesses which would then hire low income persons and the program can also pay for housing rehabilitation for low income homeowners or for persons owning rental housing for lower income persons. Mayor Truett indicated that in the past Huntsville Town has received three CDBG grants: in 2005 the town received \$218,000 for culinary water line replacement: in 2008 the town received a multi-year grant for \$90,050, and in 2009 the town received \$27,400 to complete the replacement of culinary water lines. The Town has handed out its Capital Investment Plan as part of the regional "Consolidated Plan". This list shows which projects the city has identified as being needed in the community. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during this hearing. There were no citizen comments.

Motion to close Public Hearings and re-convene the regular council meeting:

CM Clapperton made a motion to close the public hearings and re-convene to the regular council meeting. CM Sorensen seconded. All votes aye. Motion passed.

Department Reports:

***Mayor Truett:**

Discussion and/or action on proposed Capital Investment Plan:

CM Sorensen made a motion to adopt the Capital Investment Plan as amended in the work session. CM Clapperton seconded. All votes aye. Motion passed.

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

Discussion and/or action on proposed projects for CDBG Grant, 2011:

CM Clapperton made a motion to proceed with the 2011 CDBG application for land acquisition to re-locate the Town maintenance facilities, and for 2012 apply for funding to do concrete and upgrades on the maintenance facility. CM Sorensen seconded. All votes aye. Motion passed.

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

Gail mentioned that this grant would require a full town income survey. She will line up four Boy Scouts to help her with this project. There needs to be an 80% resident participation in order for the town to qualify, and 51% of town residents will need to qualify in the low to moderate income levels. Vacant lots and second homes don't need to be counted.

Department reports:

Mayor Truett reported that he, CM Ferre' and CM Clapperton met with Terry Thompson, Lt. Phil Howell, Chad Ferrin, and Comm. Jan Zogmeister, to discussion the Inter-local Agreement for animal control services. The Mayor felt like they had sympathy for the town and would try to help the town out. Lt. Phil Howell stated that when he left the meeting, the Comm. Zogmeister wanted to look at the formula that was used to come up with the rates: what they had been and how they have increased or decreased over the past few years. Mayor Truett will call Comm. Zogmeister back tomorrow. Sit down and decide when enforcement will be increased and what they will be looking for. Huntsville is the smallest municipality in the count therefore Huntsville's rates were the lowest. Animal control's policy, when they pick up a stray dog, is to returns the dog to its owner and gives them a warning. Mayor Truett would like to see the animals hauled off to the pound when its picked up.

***Council Member Sorensen:**

Department reports:

CM Sorensen reported for CM Johnson that the Veteran's Monument Committee has selected a sculptor. CM Johnson thinks the full size clay version will be done in a few weeks. Jeff Wolfe is the sculptor.

CM Sorensen commented on the town's website. He went over the website and most areas are up to date. The problem is that there are a lot of pages on the website to go through.

CM Sorensen suggested that we need to create some sort of check list for when ordinances are amended and how they are getting recorded. Gail will review and compare each ordinance to make sure they are all in sync.

***Council Member Clapperton:**

Department reports:

CM Clapperton had nothing to report.

***Council Member Ferre': (Excused)**

***Council Member Johnson: (Excused)**

New Business:

Mayor Truett mentioned that he would be out of town on November 4th.

Citizens Comments:

John Posnien stated that a couple meetings ago he requested that a sign be posted at the cemetery gate giving hours and days that the cemetery gates would be opened for the public. There is no signage yet. Gail will talk to CM Johnson about this.

Lewis Johnson mentioned that the Dept. of Drinking Water has sent him a certification renewal. Lewis has the required education units needed, and the town needs to mail in a check for \$100 to renew his license for the next 3 years. Gail will get the paperwork to Ramona.

Lewis mentioned that Rural Water has a water contest every year, where small water systems can bring in samples of their water. The water is judged and the system that is chosen wins a trip to Washington D.C. for the Mayor and the water plant operator. Lewis thought if the town made an effort to enter the contest and win it would be really nice for the town.

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

Meeting adjourned at 8:20 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor