

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, April 21st, 2011

7:00 p.m.

Huntsville Town Hall

Present: Mayor James A. Truett
Council Member Max Ferre'
Council Member Richard Sorensen
Council Member Steve Johnson
Council Member Alan Clapperton
Treasurer, Ramona Clapperton
Legal Council Jerald Engstrom

Citizens: Angel Truett Kristin Johnson Cheyenne Johnson
Cooper Johnson Brett Allen Laurie Allen
Starr Primm Tim Wright Steve Fuentes
Chuck Wright Red Erickson Bruce Ahlstrom
Sgt. Ryon Hadley Doug Allen Norman Knudsen
LuDean Robson Ray Bertoldi Karen Klein

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

The pledge was led by Nancy Patton.

Opening Ceremony was led by Laurie Allen.

Public Comments:

Mayor Truett commented on the micro-burst that hit Huntsville this afternoon. A lot of trees around town and in the park were blown over, due to the over saturation from a very wet spring, or snapped off at their tops. The Ogden Standard Examiner and two other papers from Salt Lake City came to do interviews and take pictures. All four TV stations have come up, channels 2, 4, 5, and 13. Two houses received damage, Ron Gault's home, he lost four trees and the fallen trees ripped the electrical panel off his house, and the David O' McKay home lost two trees, one tree hit the roof. Glenn Deem also lost a tree, which blew across the road. Gratefully no one was injured. Winds were estimated at between 70-90 MPH. There will be a mass clean-up held Saturday morning. Both LDS wards will be contacted along with the inmates.

Chuck Wright approached the council. He is a welder and has designed a cross that he would like to place next to his mothers and brothers headstone at the cemetery. He would like to place it in concrete. It will not be taller than the existing crosses. He wants to place the cross so he can locate their graves in January, the time of their passing. CM Ferre' asked if the corners could be rounded so anyone mowing wouldn't be cut by the sharp metal. CM Johnson commented that he understands the desire to be able to find a gravesite during the winter. A new area of the

cemetery has been opened and they are establishing new rules relative to cemetery maintenance. The idea was to not have anything above ground, to help with mowing and edging. CM Johnson suggested having the cross just placed in the ground for right now, no concrete, to see if it will be an issue for the groundkeeper. Chuck agreed; he will check back with the town in the fall to see if he can place the cross permanently.

Red Erickson mentioned that Colleen Burton contacted CM Sorensen about a timer for the 5K-10K Fun Run on the 4th of July. Red has done some research and was hoping that the town could purchase a timer to be used for timing the runners each year. Red mentioned that the timer is expensive costing \$5,590 including a service contract. This particular timer can handle 500 people. It comes with a software package that helps with registration and chip reader. These timers are used with marathons all the time. Timing the finishing of the race has been one of Colleen's major complaints, when 20 people sprint to the finish at the same time is pretty challenging. There are usually about 300 people who run in this event. CM Johnson asked if the timer could be rented. Red replied yes, it costs \$3-4 per runner, so long term it would be cheaper for the town to purchase the timer. The town could also rent the timer out for other events. Cheyenne mentioned that the chip readers are nice but you need to be vigilant to get every chip back. Registration for the Fun Run is \$20 for early registration and then \$25 after that. Red mentioned they have been working hard to get sponsors in the hopes of getting help to purchase the timer, and having the town match the donations. The council liked that idea. The chips cost between .75 cents and \$1.25 each.

Cheyenne mentioned that Strider's Racing will actually manage the chip and time clock; all the town would need to do is gather the chips at the end of the race for the cost of \$3-4 per runner. Strider's usually charges \$25 per runner to help cover the cost of the chips. Laurie commented that the town needs to decide if they want this to be a fun family run, or a professional type run. In order to justify the purchase of a timer, the entry fee would need to be raised. Mayor Truett asked Red to see if they could raise some money first and then come back to the town with a report. CM Sorensen suggested raising the fee to \$25 per runner, just in case the town decides to rent a timer. Mayor Truett thanked Red for all his efforts.

Nancy Patton approached the council with an update on the Ogden Valley Community Foundation. Nancy was asked to serve on their board. They are holding a donor dinner this coming September in the hopes of raising \$50,000. About 85% of those funds will be used as matching funds. Nancy suggested Red Erickson go talk to the Community Foundation board about matching funds for the timer. The Community Foundation will serve as an umbrella organization that will help match non-profits or functions. Nancy reported that Snowcrest Jr. High School is trying to raise money for four tennis courts. The RAMP Grant provided \$100,000, the US Tennis Assoc. is donating \$50,000, and the Community Foundation will donate \$35,000. The Community Foundation is stepping up to help the Jr. High raise money. They plan to have a brick monument initiative. They have created brochures to help publicize this.

Norman Knudsen asked if he could have the opportunity to put in a competitive bid on the tree work that needs to be done in the park. He is a licensed and insured tree contractor. He is from the valley and has many fond memories of the park.

He uses ropes and zip lines where a lot of companies use cranes. He is available to begin work tomorrow morning. CM Sorensen will coordinate with Norman on this project.

Starr Georgie addressed the council about her concerns with the future development just down the hill from her home. She has heard that there would be road access from 7700 E. which runs in front of her home, or the alley just behind her house. Mayor Truett mentioned that nothing has been decided on how this development would be accessed. Right now it appears that the main access point would be off of Hwy 39. The development in the river bottoms would need to tie into the town somewhere, but nothing has been decided yet. LuDean Robson asked why it needs to tie into the current town roads. She doesn't want that property to tie into town. Starr mentioned that she heard the reason the town was planning a connecting road was so children could access the new park area. 600 S. currently has a high population of small children, and putting in a connector road would not be in the best interest of these kids. A walk way would be a better idea. CM Sorensen replied that the developer of the river bottoms property would have to purchase property to provide a road and he hasn't done that.

Council Member Reports:

***Mayor Truett:**

Update on Two River's project:

Mayor Truett gave a quick background on the river bottoms property. Developer Randy Day purchased the river bottoms property this spring, he lives in Moab. Randy approached the town to see if he could annex the property into town. The council has learned that in order to have a say in what goes on around us, the town needs to be a part of it. Randy was told that if he was willing to work with the town by creating a development the town liked, the town would consider annexing his property into the town. The Planning Commission and Town Council have been meeting with Randy this past month. Ray Bertoldi, an architect who lives in the valley, is also working on drawing up the plans for Randy. There will be water and drainage issues with this property. The main access would be off of Hwy 39, the town would like to include pathways, an additional Huntsville Park that could host larger events, a small hotel, shops, and a restaurant. It would be a mixed use development. Ray commented that Randy wants to work with the town to create something the local people will like; he wants to be a good neighbor.

Randy is looking at this development as an opportunity to work with a community, rather than trying to jam as much development as possible into his plan. LuDean stated that she lives here because its rural, she doesn't want to see things change. Mayor Truett invited everyone to come to the Planning Commission meetings and give their input. The first comment Randy made to the Mayor was, what would the town like to see go in the river bottoms area. Mayor Truett liked that, instead of a developer telling us what they're going to do, Randy seems to be willing to work and plan with the town. CM Sorensen stated that the river bottom is one of three properties in the valley that is zoned by the county as RE-20, which is less than a ¼ acre lot. The town is hoping to be able to negotiate up-zoning this property to require larger building lots. Randy will be doing a market analysis, before anything is finalized. Starr asked if the town allows development on the property knowing that there is and will be problems with water, will the town be held liable. CM Johnson replied that this is definitely a concern for the commission and the council.

Ray commented that they have been reviewing the 100 year flood plain and wet land area maps. It will be a matter of good planning, creating a density in an area with smaller lots, and leaving open space for everyone to enjoy. A good development plans the best use of the land taking into account the contours, grades, vegetation, wetlands, and access streets.

Discussion and/or action on proposed sale of cell tower:

Mayor Truett stated that UCAN has offered the town \$15,000 for the cell tower buildings and \$1,000 for the cell tower. The council has tried to rent the cell tower out numerous times, with no takers. The county will extract and remove the buildings and the tower. UCAN wants the tower, and the Sheriff's Dept. wants the buildings and equipment. CM Sorensen asked if the town might want to keep the generator, or make them a counter offer. **CM Sorensen made a motion to accept the offer from Weber County Sheriff's Office and UCAN for the purchase of the cell tower and the buildings for \$16,000.** CM Clapperton seconded. All votes aye. Motion passed.

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

Discussion and/or action on the change of bank accounts from Bank of Utah to Zion's Bank for the General and Capital Project Funds, to include approval of names on Zion's Bank checking accounts: Mayor Truett reported that the town has done their banking exclusively with the Bank of Utah for quite some time. However, Zion's Bank has made a lot of donations to the town over the years. Whereas; the Bank of Utah has not made any donations to the town. Zion's executives came to Huntsville a few months ago and made a presentation to Ramona and the Mayor. The decision has been made to transfer the Capital Project Fund and the General Fund accounts to Zion's Bank. The town will also get a credit card through Zion's Bank with a 1% pay back. After the decision was made to transfer the accounts, Zion's Bank made another donation of \$2,500 to the town for the 4th of July celebration. **CM Ferre' made a motion to approve the change of the General Fund and Capital Project Fund accounts from the Bank of Utah to Zion's Bank, and to approve the names of Ramona Clapperton, Gail Ahlstrom, Jim Truett, and Max Ferre' to be on the account.** CM Sorensen seconded. All votes aye. Motion passed.

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

Department reports:

Mayor Truett read a proclamation for the Arbor Day Celebration to be held on April 27th, 2011 at Valley Elementary School where a skit, songs, and tree planting will take place. Huntsville Town will also participate by pruning and planting of trees.

***Council Member Clapperton:**

Update on water treatment plant applicants progress:

CM Clapperton reported that he, Lewis Johnson, and Dee Jette are going to interview the three candidates for the culinary treatment plant operator position this coming week. They are, Abe Wangsgard, Dave Pilkington and Carl Shupe. A final decision will be made at that time.

***Council Member Ferre’:**

Department Reports:

CM Ferre’ reported that he received a call from Steve Kelly, who is filling the potholes in town. Steve plans to take care of this tomorrow.

***Council Member Johnson:**

Department Reports:

CM Johnson reported that he is leaving office with two projects incomplete. One is the Veteran’s Memorial at the cemetery, most of the leg work has been done but there will need to be some finish work to see this project to completion. The other project is the annexation petition. When CM Johnson began the annexation concept there were a lot of questions, and there still are. He feels that this process has been good because it has forced the council to look at water issues, and the council has gained a lot of valuable information just by going through the process.

CM Johnson wanted to go on record saying that he feels the same way about the waste water study. The council still has a lot of questions but has gleaned a lot of information. CM Johnson felt that at the meeting last night the state representatives created more questions than answers for the public. If there was a vote for a waste water facility for the town, CM Johnson would vote no. There is still a lot more information for the town to learn before it moves forward with a treatment facility. Mayor Truett agreed, he said he also walked away from the meeting with more questions than answers. CM Sorensen said the state doesn’t seem to know Huntsville exists, but he feels that there is a big push to force Huntsville into a sewer system for some reason. The question was asked if the financing and grant offers were being used as incentive or bait.

CM Johnson didn’t think their numbers added up. The projected monthly bill was \$58 per month per house, which didn’t add up to what the actual bill would be. They didn’t include perpetual costs, connection fees, and the cost of abandoning your current septic tank. CM Johnson guessed that if your home is close to the road it would cost a minimum of \$3,000 to hook onto the sewer system, plus a \$1,000 to abandon your septic tank. Mayor Truett mentioned that public comment will be accepted until the end of May and the council will vote on this item June 2nd.

Mayor Truett commented that people outside of town are getting the impression that Huntsville wants a sewer system, which isn’t the case. The Mayor explained that about two years ago there was a TMDL study done and the findings alluded to the fact that septic tanks were polluting the reservoir and Huntsville residents would need to change to a sewer system. At that time the Town Council wasn’t convinced that any change was necessary. So, the Town and Weber County combined efforts and procured a grant that would pay for a sewer feasibility study in the south end of the Ogden Valley. As elected officials the council wants to be able to answer questions and have the information needed to make wise choices for its citizens. Sunrise Engineering took the last year or so to conduct the study and report on their findings. The results of their report were presented last night at the Ogden Valley Library in a public meeting. The Town Council wants proof that it’s our septic tanks that are causing the phosphorous and nitrate levels to pollute the reservoir.

***Council Member Sorensen:**

Annexation update in regards to water right transfers:

CM Sorensen reported that the council has been doing some investigating on water rights and water right transfers. What they found is that no one knows how many water rights the town really has. Some of the water shares are leased and some are owned outright by the town. An engineering firm, recommended by Bill White a water right attorney, from Salt Lake has been contacted and will do some research and report back to the town shortly. CM Johnson stated this was motivated by the pending annexations.

CM Sorensen reported that he just hired Norman Knudsen to take down the tree that is leaning over the bowery. He will do the job tomorrow. The pine trees around the park were planted in the early 1930's. Shanna Francis suggested using the trunks of some of the downed trees to make benches that could be placed at the cemetery.

Mayor Truett presentation:

Mayor Truett presented CM Johnson with his \$4 check, \$1 for each year of service, along with a plaque recognizing him for his dedication and service to the Town. The Mayor remarked that the council has leaned on CM Johnson a lot the last couple of years and a lasting friendship has developed because of it. Mayor Truett thanked CM Johnson for everything he has done and all the time he has donated to the town. The Mayor presented flowers to Kristin Johnson and thanked her for supporting her husband in this position.

Swearing in Ceremony for new Council Member Laurie Allen:

Ramona performed the Swearing in Ceremony. Laurie repeated the Oath of Office. Laurie was welcomed to the council and took her seat on the council bench.

Citizens Comments:

Red Erickson asked if there was any mention made of sewer injectors in the sewer feasibility study. Mayor Truett replied yes, injectors were included in the projected cost.

Karen Klein asked where the proposed sewer treatment plant would be placed. Mayor Truett replied that there were a couple of sites. They would have to purchase the property first and would need 15 acres. One location was east on 500 S. CM Clapperton said that the cost of land acquisition wasn't included in their numbers.

New Business:

Ramona stated that the first Tuesday in June the Huntsville Justice Court will be held at 3:00 p.m. They will be handling pre-trials, with Bill Daynes as the Prosecuting Attorney. Court will be held every other month on the first Tuesday. Mayor Truett stated that every other month doesn't make sense; the original plan was to hold court weekly. Mr. Engstrom will look into this.

Approval of Town Council Minutes for meeting held April 5th, 2011:

CM Sorensen made a motion to approve the minutes of the Town Council meeting held April 5th, as amended. CM Clapperton seconded. Minutes were approved.

Approval of revised General Account bills for February, 2011:

CM Clapperton made a motion to approve the revised General Account bills for February, 2011, as presented. CM Sorensen seconded. All votes aye. Bills were approved.

Approval of Bills for March, 2011:

CM Clapperton made a motion to approve the bills for March, 2011, as prepared. CM Allen seconded. All votes aye. Bills were approved.

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

Meeting adjourned at 8:45 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor