

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Wednesday, August 17th, 2011

7:00 p.m.

Huntsville Town Hall

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

Excused: Council Member Richard Sorensen

Citizens: Jack Davis Jeff Holt Jenna Holt
Karen Burton Linda Wangsgard

The Pledge of Allegiance was led by Jack Davis.

The Opening Ceremony was led by Jack Davis.

Citizen Comments:

There were none.

***Mayor Truett:**

Discussion and /or action on lease agreement between Huntsville Town and Ogden Valley Library in regards to utilizing town shed property for parking: Mayor Truett reported that CM Allen is putting together a spread sheet of expenses relative to this proposal. Mayor Truett stated that he spoke with Kathy Thompson about the possibility of the town renting space in her storage sheds to store town equipment if the town demolished the old maintenance sheds. Kathy said if the town will agree to pay the property tax of \$1,400 per year and maintain the property, as far as mowing and watering, and finishing up the electrical work inside the building, then Kathy will allow the town to store equipment in her shed for as long as the town needs. The council needs to take into consideration, how much it costs to heat the current town sheds, approximately \$3,500 per year just for fuel and compare that to the expense of paying property taxes and maintaining Kathy's building. We need to figure out how much it would cost per month to do this. The town wants to help the library, but not at a cost to the town. The Mayor doesn't feel that demolishing the sheds is a bad thing because they are in such disrepair, but renting space from Kathy will cost the town money. The idea is to have the library pay the rental bill each month so the town doesn't have to pay. The town shouldn't have to pay to store equipment to benefit the library. If the library will agree to pay the rental fee, the Mayor is on board with demolishing the sheds and allowing them to create the extra parking area the library needs.

If it wasn't for the fact that the library wants and needs additional parking right now, the town wouldn't be tearing down the sheds. The town isn't ready to tear them down. If the library wants parking right now then they should pay the bill for the storage of the town's equipment until the town has new sheds built, or we shouldn't tear the sheds down. It's not the greatest building but it's better than nothing.

Mayor Truett stated that the town is willing to be a good partner, but the library is used by more than just town residents. Hopefully Linda will agree to pay this rental bill. CM Allen doesn't want the sheds torn down unless there is an agreement in place. CM Clapperton said the fire department might want to burn the sheds down, which would help with the costs of demolition. Jeff asked how much land is involved. Mayor Truett replied that the parcel is a non-conforming lot and is about ½ an acre, it is zoned residential. The library's biggest issue is that there isn't adequate parking. There should be a contract that states if the library pulled out of Huntsville the land would revert back to the town. Jeff suggested leasing the property to the library at a set fee each month and to rent it month to month for the same rate that it costs the town to store its equipment.

CM Allen said HLS Communication Cable Co. is storing equipment at the town sheds site. She wondered if anyone actually subscribes to the cable service anymore. The town had a resolution for franchise fees with HLS Communications that was good for one year, and that was back in 2003. If the sheds are demolished they will have to move their equipment. (See Attachment #1)

Linda Wangsgard and Karen Burton showed up so the Mayor reviewed the previous discussion. Mayor Truett said the main reason for this meeting tonight was to have a discussion with Linda about parking concerns at the library. Having the property on the west side of the library is critical to the library. Even though the town sheds are old and dilapidated the town is still storing equipment in them. The Mayor told Linda that he spoke with Kathy Thompson about renting space from her. CM Allen guess that it will cost the town \$400-\$450 per month to store equipment in the Thompson's shed until we can get another shed built. If it wasn't for the fact the library wants parking right now the town wouldn't be tearing down the sheds. The town doesn't want to pay a bill for the benefit of the library, especially since it's not just Huntsville Town residents that use the library. CDBG requirements are that the town has to build something on the school property within 5 years. The town can't afford to pay \$450 a month for storage, just to help the library get parking. The Mayor said the town will clear off the property, demolish the building and turn the property over to the library, if the library is willing to pay for storage space for the town's equipment. Mayor Truett asked Linda what she thought about the proposal.

There is no electrical in the Thompson's shed, electrical work will also need to be done. Linda expressed her opinion from the library board's position. She didn't know if they would want to make improvements on property that's rented, especially without a time limit to the rental agreement. CM Clapperton said the agreement could title the property to the library as long as the property reverted back to the town if the library pulled out. Linda asked what the town would like her to pitch to the board. Mayor Truett replied that the town loves the library and doesn't want to lose it; unfortunately the town has very little revenue and can't afford to pay rent to store our equipment in to benefit the library. CM Allen asked if there was an agreement reached, is the library ready to put the parking area in as soon as possible.

Linda commented that she didn't think they could get it done this fall. The county has rules and will want to do a Geological test on the property, especially since the property was a maintenance site. They will need to come up with a parking design for the curb, gutter, lighting and asphalt. The town won't tear the sheds down until they are ready to move forward. Linda is going to speak to her property manager and the library board about this proposal and how quickly they could proceed. Mayor Truett said the town will pay for the demolition of the building; it is a .58 acre parcel with an alley along the west side that could be utilized as a roadway. Linda asked if the council could put a time limit on the number of years they would have to pay rent.

Jeff suggested putting a time limit on the agreement and do a lease on the property. Linda asked if the town would consider a lease to own on the property for five years. Jeff asked Linda if they want the town to donate the property to the library. Linda replied yes, every library in Weber County has been built on donated property, communities want libraries. They picked Huntsville even though the property was smaller because it was adjacent to the elementary school. At the time the library was built there was a commitment from the town, that eventually the town would donate the property to the west for library parking. Linda understands that past council's can't bind future councils. The library board would like to get something worked out in regards to additional parking. Karen doesn't think it would be logical to do improvements on property that the library doesn't own. The estimated cost for putting in the parking area is \$125,000. Linda understands to situation the town is in. Linda suggested that the library lease to own the property for five years and then they would own it and rent payments would stop. If the rent paid is equal to the cost of that size parcel then the library would then expect to own the property.

CM Allen clarified that with a lease to own agreement, would that mean the library owns the property outright, but if the library was to close down, the property would then revert back to the town. Linda replied that this is something that will need to be worked out, but she agreed that if the building was ever sold, someone else shouldn't benefit from the towns generosity. Linda is working on ideas to keep the library here. Mr. Engstrom suggested letting Linda and Karen make a presentation to the library board and see what the board thinks, and make a proposal to the town.

Karen said they have a 3 million dollar collection at the library and the issue is that they can easily equip another building. Linda would argue to mothball the building, and reopen it when there was a high population in the valley. Linda will take this information back to the library board, and come back to report at the next council meeting in September. Obviously the county wants the library to stay as well; they have replaced cement and have put a lot of money into their cinema center. Karen said the best thing for the library is for the community is to use the library more.

Discussion and/or action on Agreement for Animal Control Services:

Mayor Truett mentioned that Mr. Engstrom has reviewed the Inter-local Agreement between Huntsville Town and Animal control Services, the fee is going up \$15 for the second half of the year. **CM Allen made a motion to adopt the agreement for Animal Control Services.**

CM Ferre' seconded. CM Allen asked if there are two fees, one to animal control and one to the shelter. The Mayor replied yes. Mayor Truett asked Mr. Engstrom if the contract specifies that the town will no longer pay for cats or poultry. Mr. Engstrom will clarify this. The motion is subject to the amendment. All votes aye. Motion passed.

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

Emergency Awareness Plan:

Mayor Truett has called an Emergency Awareness meeting for September 13th @ 6:00 p.m. at the Huntsville Town Hall. Bishop's from the Huntsville 1st and 2nd Ward, the Community Church, Fire Department, Sheriff's Department, and the Ogden Valley CERT members, and Town Council will be invited to attend. The Mayor's hope is to get an emergency plan in place.

Department Reports:

Mayor Truett reported that he got a call from Father David from the Monastery. A couple of Abbots visited the Monastery and they are going to recommend that no more Monks be taken on at the Huntsville Monastery, they are going to look at shutting it down. Mayor Truett wrote a letter from the town to give to Father David expressing the town's support of the Monastery. Mayor Truett spoke with State Representative Gage Froerer, Senators Bennett and Hatch, and the Governor and asked them to write letters in support of the Monastery. Father Davis is going to Rome this November and can hand delivery the letters. The average age of the Monks is 83: the Monastery has been in the Ogden Valley since 1947. Mayor Truett would like to talk to the monks about the water, and negotiate for a higher percentage of water shares.

Mayor Truett asked CM Clapperton if he met with Cathy Stoker in regards to the list of people in town who do not have secondary water. CM Clapperton said he has a list but it's not current. He recalled there 20 people were on that list. He will get with Cathy to get an updated list. If they have culinary water they should have secondary water.

Mayor Truett mentioned that he had an idea to build a group of old fashioned shops along a pathway on the school property, leaving the middle as green space. There could be a quilt shop, an ice cream shop, candy shop, handmade crafts, an art shop etc. Jeff Hyde would be great to pull something like this together. The shops could generate income for the town. CM Ferre' said he is worried about that type of idea, the town has had an ice cream shop before and a craft shop and they didn't do well. CM Clapperton liked the idea. Jack Davis suggested calling it Old Town Huntsville.

***Council Member Ferre':**

Department Reports:

CM Ferre' reported that he attended the Weber County Animal Control Advisory Committee meeting today. HB57 was passed last year it says the animal shelter has to keep animals 5 days instead of 3 days and because of that they are now open on Saturday's and there is access on Sunday. On the third quarter billing they will be billing for litter mates, in the past a cat with four kittens was a \$40 charge for the cat and the kittens were free, the animal shelter will now be charging \$40 per cat. The fees will be the same for dogs. Each city will be charged up to the budget at the end of the years. There will be new pricing starting in January. The shelter is hurting for money.

CM Ferre' reported that the alley between the Rendezvous Lodge and the Shooting Star has been patched.

***Council Member Allen:**

Discussion and/or action on proposed Resolution to set cemetery plot fees: (See Attachment #2)
CM Allen wants to table this item until next meeting. CM Allen wants to get a little more info on this issue. She would like to raise plot fees for out of town residents and leave the fee the same for in-town residents. CM Clapperton would also like to change the resolution so plots are non-transferrable, plots would have to be sold back to the town. CM Allen said out of town people need to pay more for their plots because they aren't paying taxes to the town to sustain the cemetery. The town can buy plots back for the price they paid for them and then resell them at the current rate. There have been a few people ask town residents to buy plots for them and then turn the plots over to them, so they can save money. CM Allen said the fee for changing a name on the plot certificate needs to be raised substantially.

CM Allen spoke with Great Basin Engineering and they will move forward with placing the brass markers in the new section of the cemetery. The town needs to determine the headstone requirements for the new section.

CM Allen reported that the Town Council held an Emergency meeting on August 11th, 2011, to discuss Bill and Joanne Bailey's request for a building permit. The Planning Commission denied their request due to the fact that they didn't meet setbacks on the west side of their property. The Town Council also denied their request because they didn't comply with the zoning ordinances. So, the Appeals Authority called a meeting and after some lengthy discussion the Appeals Authority gave permission to the Bailey's to build their garage.

CM Allen reported that Wes Welch still has not renewed his business license: he has received 3 written notices, two phone calls, and a personal visit in regards to his license. He is running a business and is having guests stay overnight in his bed and breakfast. Mr. Engstrom will mail him a cease and desist letter.

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

***Council Member Clapperton:**

Department Reports:

CM Clapperton had nothing to report.

New Business:

Mayor Truett reported on the Fast Pass event that was held Tuesday afternoon. The town was guaranteed a minimum of \$2,000. Any extra donations would depend on how their personal experience in town was in regards to their welcome, the lunch, and citizen turn out. At the presentation they gave the town the check for \$2,000, someone matched that \$2,000, and someone handed the Mayor another \$1,000 in cash, and there were two \$1,000 scholarships given to the town to give to a student from Huntsville. It cost the town \$1,200 for the lunch, so the town cleared about \$3,800. CM Allen thanked everyone who came and supported this event. It was the individual car

drivers that made the donations, they commented on how nice it was to see the American flags along First Street and all the kids holding posters.

Citizen Comments:

There was none.

Approval of Work Session minutes for meeting held July 21st, 2011:

CM Allen made a motion to approve the Work Session minutes for July 21st, 2011, as prepared. CM Ferre' seconded. All votes aye. Minutes were approved.

Approval of Town Council minutes for meeting held July 21st, 2011:

CM Ferre' made a motion to approve the TC minutes for meeting held on July 21st, 2011, as prepared. CM Allen seconded. All votes aye. Minutes were approved.

Approval of Town Council minutes for meeting held August 4th, 2011:

CM Ferre' made a motion to approve the TC minutes for meeting held on August 4th, 2011, as prepared. CM Clapperton seconded. All votes aye. Minutes were approved.

Approval of Work Session #1 minutes from meeting held August 4th, 2011:

CM Allen made a motion to approve the work session minutes for meeting held August 4th, 2011, as prepared. CM Clapperton seconded. All votes aye. Minutes were approved.

Approval of Bills for July, 2011:

CM Clapperton made a motion to approve the Bills for July, 2011. CM Ferre' seconded. All votes aye. Motion passed. Bills were approved.

Meeting adjourned at 9:05 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor