

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, June 2nd, 2011

7:00 p.m.

Huntsville Town Hall

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

Citizens: Sgt. Ryon Hadley (WCSO) Jody Bailey (WCSO) Dave Pilkington
Anita Stewart Leta Bailey Samantha Sylvia
Starr Primm Dawson Hedges Ron Gault
Diane Nelson Brandon Bills Brian Cowan
Lucille Bailey Dave Torgersen (Sunrise Engineering)

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

The pledge was led by Anita Stewart.

Opening Ceremony was led by Dave Torgersen.

Public Comments:

Anita Stewart stated that she is representing Rockwell Relay. This year they are planning a ladies only relay bike event starting at Snowbasin and ending in Provo. There are eight legs in the relay with the first leg starting at Snowbasin going over the dam and ending at Huntsville Park. This is their first time doing this particular event and they don't anticipate a large number of entries. There will be directional signage placed on three feet high orange candle stick safety cones. They are estimating 150-250 cyclists. It is a non-supported ride which means that no food or drinks will be provided. That means each team will have a support vehicle that will follow the riders. Anita guessed there would be about 60-70 support vehicles. Two weeks prior to the event registration will be closed. Mayor Truett suggested, if the town approved this event, roping off 200 S. on the north side of the park between 7500 E. and 7400 E. Anita agreed that this would be ideal for the exchange area. Mayor Truett mentioned that the hope is that the town will own the school property soon. There will be no parking on any of the grass areas. There is also the possibility of using the LDS church parking lot. Anita has been working with W.C.S.O. and is working through their special event permitting process. Their plan is to have cars travel down 500 S. and bikers will use First Street. CM Clapperton asked if this is a timed race. They will be timing some of the riders but not all.

The event will be held July 9th. Gail mentioned that both pavilions are reserved so they will need to bring in port-a-potties. Sgt. Hadley mentioned that this will be addressed in the permitting process. Mayor Truett liked having the cars separate from the bikers. CM Allen asked if this is a charity event or a money maker. Anita replied that Rockwell Relay is a for-profit family owned company but they do have a charitable sponsor "Team Give" who does neurological research for children. CM Sorensen asked what portions of the proceeds are donated. Anita replied 10% of proceeds go to this foundation. Anita would like this to be an annual event. Mayor Truett stated that typically the Town asks for a donation that goes towards maintaining the park. CM Sorensen mentioned that it seems like every weekend there is an event held in the valley, these events impact our residents. This event should cover about a two hour time block. The bikers leave Snowbasin at 8:00 a.m. There will be two people in Huntsville manning the exchange. The event is called the Ladies Pamperfest, they will provide pampering such as: mini massages or manicures at a couple of the stops. Mayor Truett asked for a \$250 donation. Anita agreed to the fee. **CM Sorensen made a motion to allow the Pamperfest ladies only bike relay to be held July 9th from 8:30-10:30 a.m. for a donation of \$250.** CM Ferre' seconded. All votes aye. Motion passed.

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

Dave Pilkington reported on the culinary water plant, he is the new culinary plant operator. Dave has taken the Monday-Friday daily checks where he records data and levels. There have been a few power outages which have made things interesting for him. Dave is planning on attending some certification training. Dave said the water system is a very impressive and efficient system. Mayor Truett stated that he is happy to have Dave working for the town.

***Mayor Truett:**

Sheriff's Dept. presentation:

Mayor Truett stated that Sheriff Mike Burch and Corporal Jodi Bailey have been bringing the inmates to Huntsville to do projects in town and have assisted the town immensely. They have helped cut back trees along First Street, cut down felled trees from the micro burst, painted hydrants, worked in the cemetery, and have spent numerous hours working in the park. The group has been brought here because of Corporal Bailey. This has been a great help and asset to the town. Mayor Truett wanted to acknowledge the inmates with a certificate. Mayor Truett presented Corp. Bailey and Sheriff Burch with a plaque of appreciation. Mayor Truett thanked Jodi and appreciates her spear-heading this for the town.

Set date for Public Hearing on amended Budget for fiscal year 2010-2011:

CM Clapperton made a motion to set a public hearing for June 16th on the amended budget for the fiscal year 2010-2011. 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 Allen	<u>Yea</u>
	CM Clapperton	<u>Yea</u>		

Set date for Public Hearing on proposed Budget for fiscal year 2011-2012:

CM Clapperton made a motion to set a public hearing for June 16th on the proposed budget for the fiscal year 2011-2012. CM Ferre' seconded. All votes aye. Motion passed.

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

Discussion and/or action on Waste Water Facility Plan:

Mayor Truett stated that he invited Brian Cowan with Weber Morgan Health Department to come tonight to educate the council about septic systems. Brian said that he is happy to be here. Brian started out by saying that the health departments oversee both Weber and Morgan Counties. They have records from mid the 1960's, that's when the state started issuing septic permits, some people got permits and some didn't, so the further back the records go the less accurate they become. Brian is pretty confident that there aren't people with open pipes draining into streams and reservoirs. There could be cesspools at some of the older homes, but cesspools were banned in the 1970's. The difference between cesspools and seepage pits is the tank. With a cesspool everything you flush goes into a great big hole, with a seepage pits solids are collected in a tank and the liquid soaks down through the soil, kind of like today's septic tanks. They don't permit either of these systems anymore. They are trying to do a better job at treating effluent not just disposing of it. The health department not only permits systems they also designs them, and they evaluate property to make sure it can be supported a septic system. Brian stated that not every property will pass a perk tests or water table monitoring. A septic system needs a larger area for discharge that's why Huntsville has 3/4 acre lots. Sewer systems allow for higher density.

Brian stated that most of the properties in the valley have conventional septic systems. Clear water goes through pipes in the yard and is discharged into the soil. The soil does a pretty good job of treating effluent. Alternative systems are permitted on properties where there are soil limitations. It's like having a treatment facility in your back yard. There are ongoing inspections requirements. With a conventional system, once it's installed it is never inspected until there is a problem. With the alternative system the health department will test and issue a permit on the system once a year. The permit costs \$70 per year, inspection costs range from \$100-300 per year. Usually the fees are comparable to what the home owner on a community sewer system would pay.

Mayor Truett asked Brian how Huntsville could approach management of septic systems. Brian mentioned that the town could adopt ordinances with requirements for inspections of septic systems. The health department has a more restrictive perk rate for the Ogden Valley than in other areas; this is designed to protect ground water aquifers. The EPA has put together some guidance documents for onsite septic system management, these are available online. Mayor Truett asked Brian if the town adopted ordinances for inspection of septic systems, who would do the inspections? Brian replied that right now the health department uses private service providers to do their inspections. Another option would be for home owners to arrange their own inspections, or the town could create a special sewer district. CM Sorensen mentioned there are a lot of older homes in town and they probably have cesspools. Brian agreed this could be the first step for the town to create an inventory on types of septic systems being used in town.

Mr. Engstrom asked if a list of all approved septic systems by address could be provided to the town, and what would the cost be. Brian replied that if the town wanted to compile a list of septic systems, he would start with the county records to get a count of how many homes there are. Brian thought that information like this could be done for minimal or no cost.

Mayor Truett asked if Brian knew anything about the Ski Lake facilities. Brian replied that Ski Lake Estates lagoons are sound, the problem is with the lift station pump. When you have a community system and things go bad, it affects a lot of people, where on site systems only affect the property owner. CM Sorensen asked if you have a cesspool or seepage pit would you have to replace them. Brian replied that they are grandfathered and could be left in place until they fail. Mayor Truett thanked Brian from coming up tonight and sharing this information with the council.

Mayor Truett stated Huntsville Town and Weber County joined together to procure a grant for a waste water study to be conducted on the south end of the Ogden Valley the feasibility study was prepared by Sunrise Engineering. The Mayor asked Dave Torgersen to explain the options for the town to consider. Dave approached the council and agreed with what Brian said the town has a difficult decision to make in regards to a sewer system. Typically septic tanks don't get as good of treatment as a treatment plant, that's why density is limited. To summarize the report; it basically analyzed the feasibility of putting a sewer system in the community. The study was in coordination with the county and the town. One option for the town could be to move forward in coordination with the county. Dave views this option a dead end prospect; he doesn't see the county putting in and supporting a community system. Another option is that the town could move forward with a Huntsville Town only community system. This is the option the State Division of Water Quality prefers but at this point can't force it upon the town. If town moves forward as town only, the State has authorized a funding package. There will be a principle of forgiveness grant pledged to help the community with a sewer project. This would allow the town to control what is going on around the town. However, this is a substantial fee to pay.

As Brian pointed out; fees for advanced septic tanks, or replacement of existing, or building a new septic system, the fees are comparable to what you would pay as a user fee on a community sewer system. The difference is that you pay all at once instead of monthly. Another option is that the town could adopt the facilities plan, but not move forward with implementing it at this time. The plan could be used as a master plan. The down side to this would be that the town would lose out the funding package the state had allocated for the town. The State allocated their last monies for this specific project. Or the town could elect not to adopt the facilities plan and stay as it is and try to do a management system on existing septic tanks. CM Clapperton said the town could choose not to adopt the feasibility study and not adopt any sort of management plan.

Dave remarked that Ed McCauley from the State has indicated that at some point in the future the town is going to be forced into a community sewer system. Pineview Reservoir and the surrounding ground water are classified as pristine impaired water bodies. CM Clapperton asked if they would have to prove that the town is polluting the water quality of the reservoir first. Dave didn't know. The feasibility study did not show that the town septic tanks were contributing to the impairment of the reservoir. Dave said the feasibility study had nothing to do with whether or not septic tanks were impairing the water quality of the reservoir. The feasibility study was to show the costs and feasibility of actually doing a sewer system in the Huntsville area.

Dave stated that he doesn't know how possible it would be to pin point the actual impairment of the pollutants. CM Sorensen asked Dave if he knew who asked Dr. Sorensen from USU to do the study. The TMDL research and Dr. Sorensen's research appear to be contradictory.

Mayor Truett thanked Dave for all the work he did on this study, Sunrise did a good job with the study. Mayor Truett is concerned about if or when the state forces the town into a sewer system. Mayor Truett doesn't see our septic systems polluting Pineview like is being suggested. A properly maintained septic system is better than a sewer system. The Mayor is concerned about deciding the fate of Huntsville Town tonight, but the council's decision will also affect the residents in the south end of the valley. They will be forced into a sewer district without any say. The Mayor mentioned that the zoning outside of town is currently a 3 acre minimum, if a sewer system was introduced into the south end of the valley, zoning will change to smaller lots. This could change the whole feel of the valley. Mayor Truett doesn't want to see this happen. The option he likes is to adopt the feasibility plan, but do nothing. The Mayor would like to optimize the operation of existing on site systems. **CM Clapperton made a motion to not take any action at this time.**

After the TMDL study was completed the State told the Health Department to reduce the number of septic systems. But then they continued to approve additional community drain fields; this is a sensitive issue. Brian stated that in the 18 years that he has worked at the Health Dept. he hasn't seen the state tell an area that they had to do a sewer system. Diane Nelson mentioned that when a new house is constructed before a permit is issued they have to get a septic permit from the county. Outside of town the county building department does the same thing. Brian agreed that a building permit won't be issued without a septic system permit. The Health Department will not approve a new subdivision lot unless they know it will support the septic system. There was no second on the motion. The motion died.

CM Sorensen made a motion that the Town works with Weber/Morgan Health Dept. to take an inventory of septic systems in Town and explore the possibilities of a management plan. CM Ferre' seconded. Opened for discussion. Mayor Truett likes the idea of exploring grant opportunities that would help elderly people update their septic systems by replacing seepage pits or cesspools. All votes aye. Motion passed.

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

CM Clapperton made a motion to take no action on the feasibility study at this time. 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 Allen	<u>Yea</u>
	CM Clapperton	<u>Yea</u>		

Mayor Truett asked Dave where Sunrise Engineering is with their grant applications for the Town on the distribution section of the water plant. Dave replied that the tricky part with the grant application

is that water rates are based on 1.75% of the median adjusted gross income. This would mean that the town's water bill would have to be about \$65 to \$70 per month before a grant would be considered. The median adjusted gross income for Huntsville in 2009 was \$49,500. This number is based off of tax information for the Huntsville area. Sunrise submitted a funding application to the Div. of Water Quality to see if they would offer any grant, Dave hasn't heard back from them yet. Dave indicated that the Div. of Water Quality will offer the town, for the study portion, a 5-year, 0% interest loan, for the treatment plant study and community master plan, a grant for \$40,000.

Discussion and/or action on Inter-Local Agreement with Sheriff's Dept: (See Attachment #1)

CM Sorensen made a motion to approve the Inter-Local Agreement with the W.C.

Sheriff's Dept. CM Ferre' seconded. All votes aye. Motion passed.

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

Mayor Truett reported that he received a letter from W.C. Sheriff's office stating that UCAN had a desire to purchase Huntsville's cell tower and building; they intended to relocate the building and tower to their Eden site. After viewing the site, UCAN had numerous concerns about moving the structure. Their main concerns were the possible damage to landscaping at existing site and the cost to move the building. The minimum cost to move the building would be \$10,000. This cost is much higher than anticipated. Do to these unforeseen issues and expenses they will abandon the idea of purchasing the cell tower and building.

Set date for Public Hearing on Small Cities and Town Funding:

Mayor Truett reported that Huntsville was awarded a \$261,000 land acquisition CDBG grant. An appraiser will be hired to look at Cory Thompson's property. **CM Sorensen made a motion to hold a public hearing on June 16 to discuss projects to be applied for with the CDBG grant.** CM Allen seconded. All votes aye. Motion passed.

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

Discussion and/or action on Fast Pass:

Mayor Truett mentioned that there is an organization called the Fast Pass which drives 60 very high end sports cars across Utah for about two weeks. They stop at different communities and make generous donations to each community. The Fast Pass will be in Huntsville on August 16 from 11-2:00 p.m. They guarantee a minimum donation of \$2,000. Last year all participating parks received checks for \$8,000. The town will need to publicize this event as well as provide a lunch for 130 people. This is a great opportunity for the town. They came through Huntsville a couple of years ago and they were disappointed with the turn out, the town will need to advertise this aggressively, maybe provide a police escort into town.

Ogden Marathon donation:

Mayor Truett reported that the town received a check for \$500 from the Ogden Gold Foundation, for writing a letter in support of the Ogden Marathon. This donation will go towards the park.

Discussion and/or action on purchase of Valley School property:

Mayor Truett stated that the council has been working on the purchase of the Valley School property for a couple of years now. First the school board wanted to hold the property, and then they wanted to do a land swap. The school board has been yanking the town council around for quite a while. Mayor Truett spoke with Gage Froerer about two months ago and told him that they can keep the property and the town will control the property with zoning. The school board has finally agreed to sale the 5 ½ acres of property to the town. The town hired a MAI appraiser; the appraisal came back at \$385,000 in the condition it is now. When the land trade was brought up they agreed on \$350,000. Jeff Holt talked them down to \$325,000. So the town has the opportunity to purchase 5 ½ acres of property for \$325,000. Mayor Truett spoke with Zion’s Bank about getting pre-approved for a loan. One option that was presented was an interest only loan for two years, which would give the town time to figure out what to do with the property. The school board wants an answer tonight in regards to whether the town is going to move forward with the purchase of the property or not.

CM Sorensen made a motion to purchase the Valley School property with funding through Zion’s Bank. CM Ferre’ seconded. CM Sorensen commented that the worst case scenario would be that the town has six residential lots to sale. Having Jeff Holt as the chairman on this project has been very beneficial to the town. Jeff has spent countless hours on this transaction. All votes aye. Motion passed.

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

Discussion and/or action on proposed Public Meeting policy and procedures: (See Attach. #2)
This item was tabled until June 16th.

Department reports:

CM Clapperton is the liaison for mosquito abatement. Mayor Truett would like CM Clapperton to contact Kent Clawson about dates and times when they have scheduled to come up to Huntsville, this information could be put in the newsletter. CM Ferre’ mentioned that if you are planning a party, you can call them and they will come up and spray for you.

***Council Member Allen:**

Discussion and/or action on amendment to building permit application:

CM Allen stated that she called Diane Nelson to ask her some questions about building permits due to some recent questions that have come up and Diane offered to attend tonight’s meeting. On the building permit application that is on the Town’s website there is not a section for hourly wages for the building inspector. Diane explained that the State authorizes jurisdiction’s to charge up to 65% of the building permit fee for a plan review. Huntsville only charges \$50 per hour for a plan review. Jake Songer compared the plan review fee from another Rex Harris’ permit of a remodel/addition and thought Jake’s new home should be in line with that fee. The fee can exceed the 65% if you can

document additional time spent reviewing plans such as: a four story commercial plan. If plans have to be sent out for peer review by a structural engineer there will be additional costs. The Mayor mentioned that people are starting to draw their own house plans and they don't have engineering backgrounds, this makes it very difficult and takes more time to review the plans. A lot of extra time is spent explaining and teaching someone what needs to be done and how to do it. The State requires things be done a certain way. Diane recommended adding wording that states there is a minimum building permit fee of \$150, not to exceed 65% of the building permit fee, unless documented additional fees. The building permit paper work is issued State wide; no changes can be made to that application. The change will be added to the separate page that lists all fees such as: Fire Dept fees, Impact fees and connection fees, etc.

Ron asked Diane to explain the situation with the requested portable class rooms for the Ogden Valley Community Church. Diane reported that State law will require them to hire a general contractor; it's a commercial building and will impact more than one family. The church members can help with the work but it has to be over seen by a general contractor and an electrician. They will also have to meet setback requirements. They are looking at wood structures that are square boxes, not the traditional metal classrooms you see at schools. They still need to provide more information.

Discussion and/or action on cemetery:

CM Allen mentioned that on Memorial Day there were some signs made and placed around the cemetery to inform people on when flowers would be removed. CM Allen would like to order some real signs that could be used each year. The wording will be "Flowers will be removed one week after Memorial Day. Greg Roylance mentioned that people drive through the cemetery thinking they are headed to an additional beach area. CM Allen would also like to order "Beach access this way" or "No beach access" signage to be placed on cemetery gates. Mayor Truett suggested having the Forest Service take care of this.

CM Ferre' asked about the map of the cemetery, it got moved due to the placement of the new Veteran's Monument, the plan was just to move it off to the side of where it was originally. Cathy Stoker has an electronic version; this could be added to the town website as well. The cemetery looked great, between the inmates and Greg's work it looks wonderful.

Report on Veteran's Monument: (See Attachment #3)

CM Allen thanked the council for all their help with the program for the Veteran's Monument. There is still \$3,300 that needs to be raised. CM Allen has turned the fund raising back over to the original committee members. Jeff Wolfe, the artist, has agreed to give the Town until November 1st to pay off the statue. CM Sorensen thanked CM Allen for all she has done with the fund raising and planning on this project. CM Allen plans to mail out thank you's to all the participants who made the program a huge success.

***Council Member Ferre':**

Department Reports: (See Attachment #4)

CM Ferre' passed out a copy of the 4th of July's schedule of events. The schedule will be in the Ogden Valley News the middle of June. There were a few minor changes made to the schedule.

CM Ferre' reported that all the pot holes in town should be filled and in good shape.

CM Ferre' mentioned that on 7500 E. and 150 N. as you go down into the cul-de-sac area, there is a problem with the snow removal. They have no place to put the snow. The snow has been pushed into the corner and it ruins a sandbox area every year. Wayne Hadley suggested having the two adjoining property owners agree to allow the fence to be opened and then they could push the snow through the gate into the field. CM Ferre' will talk to the two property owners to get permission to do this. A verbal agreement should be ok.

CM Ferre' will be working on getting some crack sealing done and also wants to get bids for an overlay of 7000 E. CM Ferre' received a bid for \$1,000 to overlay the alley between the Shooting Star and the Rendezvous Lodge.

***Council Member Sorensen:**

Park updates:

CM Sorensen mentioned that since the micro burst hit, he has been trying to help people around town get their trees and stumps hauled away. Wayne Hadley and Kenton Peterson have been helping with this. Steve Bruner has been on the tractor spraying weeds on the side of the roads and the landfill.

***Council Member Clapperton:**

Big foot update:

CM Clapperton stated that Dave Carver asked to put an advertising "Big Foot" sign on our welcome to Huntsville sign. CM Clapperton gave him permission to do so. Dave was also asking about parking on the school property. That should work as long as the town marks non-parking areas off.

Water treatment plant operator update:

CM Clapperton stated that he is in contact with Dave Pilkington, the new water plant operator, almost every day. Dave is enthusiastic about his new job and is willing to learn.

Discussion and/or action on water plant repairs:

CM Clapperton has an invoice for \$700 from Ken Orton for repairs at the water plant. The invoice says replacement of pipe on chlorine feed system. Dee Jette must have asked Ken to do this repair. **Mayor Truett made a motion for preliminary approval for the expenditure for repairs at the culinary treatment plant, pending clarification on the repairs.** 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 Allen	<u>Yea</u>
	CM Clapperton	<u>Yea</u>		

Citizen Comments:

Mr. Engstrom was asked to comment on the toll booth situation. Mr. Engstrom stated that the AL&L toll booth is located on Huntsville Town property. AL&L collects sales tax for everyone that goes through their booth. This sales tax has been going to W.C. Mr. Engstrom is in the process of getting this corrected, the sales tax should be coming to the town.

New Business:

There was none.

Approval of Work Session minutes for Waste Water Report meeting held Feb. 9th, 2011:
CM Sorensen made a motion to approve the minutes of the Work Session meeting held February 9th, as prepared. CM Ferre' seconded. Minutes were approved.

Approval of Work Session minutes for meeting held April 21st, 2011:
CM Allen made a motion to approve the minutes of the Work Session meeting held April 21st, as prepared. CM Sorensen seconded. Minutes were approved.

Approval of Town Council Minutes for meeting held May 5th, 2011:
CM Clapperton made a motion to approve the minutes of the Town Council meeting held May 5th, as amended. CM Allen seconded. Minutes were approved.

Approval of Bills for April, 2011:
CM Clapperton made a motion to approve the bills for April, 2011, as prepared. CM Sorensen seconded. All votes aye. Bills were approved.

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

Meeting adjourned at 9:00 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor