

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, November 17th, 2011

7:30 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
Treasurer, Ramona Clapperton
Legal Council, Jerald Engstrom

Citizens: Bruce Ahlstrom Liz Poulter Jenna Holt
Ron Gault Jennifer Sorensen Jack J. Davis
Tim Hansen Rex Harris

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

The pledge was led by Ron Gault.

Opening Ceremony was led by Jenna Holt.

Jack Davis: Issues relative to location of new town maintenance sheds: (See Attachment #1)

Jack Davis said it's amazing how much goes on in Huntsville. He is here tonight to talk about the old school property. Jack read the article in the Nov. 1, 2011 issue of the Ogden Valley News about plans and issues relative to the old school property. Jack presented the Mayor and council with a letter, which he proceeded to read. Jack stated that he is happy that the property is back in the possession of Huntsville Town. He expressed his thanks to Jeff Holt, Ron Gault, Gail Ahlstrom, and the members of the Town Council for their great efforts in this matter. Jack understands that the town was awarded a CDBG grant that will cover 80% of the purchase price of the 5.1 acres of the school site. Jack was extremely disappointed to read that the town's maintenance sheds would be built on the school property. Jack would like to see the town park extended into the school property. He likes the current location of the town sheds. The present sheds are shabby and not well kept. Jack stated that to transfer the shabbiness of the town sheds to the school property seems inappropriate and totally unacceptable.

Jack commented that placing the town sheds any place on the school property would be placing them in one of the most visible spots in the entire town. Great care should be exercised in determining where the sheds shall be placed and what they look like. Jack has been informed by the clerk that the proposed location for the sheds is just west of the alley on First Street. This would place the sheds across the street from Jack's property. This is a great concern for him. He has two homes, two barns and eleven acres of property which he has carefully preserved, developed, and managed so as to have the appearance of the agricultural heritage of Huntsville.

Jack feels that having the sheds across the street from his properties will create a major reduction in property values. Jack is concerned that it will be a problem for the town to maintain the sheds and the grounds around them over a long period of time. Jack asked the council to please keep him informed, he does care about the town. Jack thanked the council for their time.

Alan Wheelwright: W.C. Pathways presentation:

Alan Wheelwright is a volunteer with Weber Pathways. Alan went over the trail system in the Ogden Valley. Their goal over the next few years is to complete the path all the way around the reservoir. This pathway is for kids, joggers, and families to get off the street, not for road bikers. This last year they received a \$250,000 RAMP grant and a matching \$50,000 grant from the State Trails Fund, which they hope will be enough to connect Eden to Huntsville. They are working with Weber County on a couple of spots to reinforce banks around the reservoir and fix guardrails. They have spend \$15,000 working with the Army Corp. of Engineers and UDOT trying to work out a solution to the problems at the First Street and Hwy 39 intersection of the pathway, it is a very dangerous corner. There will be marked trails leading through Huntsville Town south to winter's Grove Trail, and then they will extend the trail over to Anderson Cove Campground. Mayor Truett would like to see the trail get completed and have it go through the center of town. There was discussion as to the best possible path through the town, and how to deal with the dangerous corner. The council agreed that coming into town off of 7600 E. would be a good choice. Once the path is completed the usage will increase.

Motion to adjourn Regular Council meeting to hold Public Hearing:

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

ROLL:	Bruce Ahlstrom	Liz Poulter	Jenna Holt
	Ron Gault	Jennifer Sorensen	Jack J. Davis
	Tim Hansen	Rex Harris	

Public Hearing on proposed amendment to Title 10: Culinary Water: (See Attachment #2)

Mayor Truett read from the proposed amendment to Title 10: Culinary Water, to add: "The property owner is responsible for hooking to and maintenance of the water system and all infra-structure from the water meter to, and including within, all buildings on the property." This is what the town's policy has always been, but was not included in the ordinance when it was written.

Motion to adjourn Public Hearing to Re-Convene to Regular Council meeting:

CM Clapperton made a motion to close the public hearing and re-convent to the regular council meeting. CM Ferre' seconded. All votes aye. Motion passed.

Council Member Reports:

***Mayor Truett:**

Discussion and/or action on proposed Inter-local Agreement with W.C. for Survey Services:

Mr. Engstrom explained that the purpose of this agreement is for when someone is subdividing or annexation their property. The town presents their drawings to the W.C. Surveyor for a red line review to make sure they comply with town ordinances and are within the property of the petitioner. All costs are paid directly to the survey by the petitioner, so there is no cost to the town.

This is basically the same agreement the town has had with the county for the past few years. **CM Clapperton made a motion to approve the Inter-Local Agreement with W.C. for Surveying Services as presented.** 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>		

Discussion and/or action on continuation of pathway through Huntsville Town:

CM Clapperton made a motion that the Town supports the Pathway's program, with one caution that, when they apply for the RAMP grant they don't include the town as one of the petitioners requesting money for the pathway. The town might want to make application for something else. 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 Work Session on Capital Investment Plan:

Mayor Truett mentioned that we need to hold a work session to update the Capital Investment Plan. This is needed for the CDBG grant application. Mayor Truett asked the council member to come prepared with their wish lists of projects or purchases for their departments, with estimated costs for a work session to be held December 1st at 6:00 p.m.

Set date for Public Hearing on revised Capital Investment Plan:

Mayor Truett made a motion to set the date of December 1st at 7:00 p.m. For a public hearing on the revised Capital Investment Plan. 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 Allen	<u>Yea</u>
	CM Clapperton	<u>Yea</u>		

Set date for Public Hearing to consider potential projects for which funding may be applied for under the CDBG Small Cities Program Year 2012:

Mayor Truett made a motion to set the date of December 1st at 7:15 p.m. for a public hearing to consider potential projects for which funding may be applied for under the CDBG Small Cities Program Year 2012. CM Sorensen seconded. All votes aye. Motion passed. 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 awarding bid to contractor for building of town sheds: (See Attach. #4)

Mayor Truett thanked Jack Davis for coming tonight to express his opinions about the town sheds. The Mayor explained that when the town first decided to go after the school property the town was asked to work out a land trade with a 10-acre parcel of land outside of town. That didn't work out.

The school board originally didn't want to sale the property; they were going to just sit on the property until the economy swung back around. The town has been working with the school board for over 2 1/2 years. The town contacted Gage Froerer and expressed frustrations in dealing with the school board and told him the town was going to control zoning on that property and make it difficult for any developer in the future. The school board finally agreed to sale the town the property. Which is what the town wanted all along? Prior to the school board agreeing to sale the property to the town, a CDBG grant application was turned in requesting money for land acquisition so the town could build new town sheds. Originally, the thought was to purchase Cory & Kathy Thompson's lot with the big barn on it. The appraisal of the Thompson's property came back for less than what they wanted and they decided not to sale their property. The appraisal of the school property came back at \$325,000. The CDBG grant was for \$261,000 and required that the town acquired property to build town sheds on, or buy property that had a shed on it. The council felt that the school property was a good choice for the grant money. The CDBG requirement is that the town has 5 years to build town sheds on that property.

The town sheds have to be built on the school property, but the actual location on the property is still up for negotiation. Mayor Truett said he has been talking to Jeff Hyde about a gardener's village concept for the southwest corner of the property. There will be quaint little wooden shops with cobblestone pathways that will create a village atmosphere. There has been some talk about eliminating the one block section of 200 S. to create a larger park area. There has also been discussion about an assisted living center in the southeast corner, but nothing has been finalized. The property across the street from the library is still under question. The new sheds will not have anything stored outside the shop doors. To access the shops you will turn south off of First Street into the alley and turn right into the garage doors that will face east and west. There will be doors on both sides of the building, making drive through bays. The front of the building will have a timber and rock facade. There will be landscaping and sidewalks to help it cosmetically blend in. The building will be set back 45 feet off of First Street. With all the other plans related to the school property, it is pertinent that the sheds look nice and blend in with the area.

Mayor Truett asked Mr. Engstrom if there was some type of agreement that could be typed up that could relay to adjoining property owners that the town has no desire to have items stored outside the shed. Mr. Engstrom said a restrictive covenant can be recorded on the property. Property owners could always enforce a restrictive covenant.

Mayor Truett stated that he received four bids for the construction of the maintenance sheds. The bid for 60 X 50 feet shed, with three drives through bays, concrete floors, an office area, and insulated, came to \$118,762.00 from Cory Building Systems. Roper Buildings turned in a bid for A 40 X 80 foot shed at \$92,000.00. The council would like to have an asphalt pit in the shed for changing oil, which would be an additional \$4,000. There will also be an additional 10 feet of concrete apron around the outside of the shed, they will also frame in the office and the bathroom will be plumbed for a total of \$115,850.00. Ron clarified that this does not include the cost of the septic tank. Mayor Truett remarked that originally the estimate for the cost on the shed was \$120,000.00, with additional costs of \$16,000 for sand and salt storage, \$15,000 for electrical, \$10,000 for heating, and \$5,000 for asphalt on the west side of the building, all these costs would total \$166,000.

Currently the town's salt and sand is being stored at the state sheds, which is a great location for the town. **Mayor Truett made a motion to award the bid for the construction of the town maintenance sheds to Dan Scarborough with Roper Buildings.** Mr. Engstrom recommended checking to see if Dan is bonded with the State and if he has any liens against him or his company. 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>		

Council Member Clapperton:

Discussion and/or action on fireworks for 4th of July 2012:

CM Clapperton reported that he got a call from Fireworks West, for some reason China is increasing the cost of fireworks at the rate of 2% per month. Fireworks west wanted to know if Huntsville would pay for the 4th of July fireworks now instead of in February. **CM Clapperton made a motion to pay \$5,000 for the fireworks now; the town will get a better deal by doing so.** 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 proposed amendment to Title 10: Culinary Water:

CM Clapperton made a motion to adopt the amendment to Title 10: Culinary Water as presented. 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>		

Council Member Ferre':

Department Reports:

CM Ferre' asked Ramona if the town has received money from American Land and Leisure for the toll on First Street. Ramona replied yes, the town received a check for \$19,771.00. They withheld \$1,400.00 in taxes, but the town is tax exempt, so Ramona has sent them a letter requesting that money. The Mayor mentioned that the town is not only collecting a \$1 toll per car it is also collecting state sales tax from AL&L's toll booth because their toll booth is on town property.

CM Ferre' reported that on Oct. 17 he and Gary Probasco attended a winter road maintenance workshop in Brigham City. Last Saturday he had a meeting with all of the snowplow drivers and backhoe operators; there were about 12 people in attendance. They went over maintenance of the vehicles and equipment.

Council Member Allen:

Department Reports:

CM Allen reported that she spoke with Doug Allen and he is willing to dig graves. Mayor Truett would like to establish who is going to be the point of contact when a grave needs to be dug, and if that person isn't available who the next in line is. CM Ferre' will follow up on this.

CM Allen reported that she got a bid back from Great Basin for the markers for the new section of the cemetery, \$8,000. This isn't regulated by the State; it is something the town could do. The town could find someone to put the markers in for a lot less than the \$140 per hour that Great Basin wants to charge. Mayor Truett suggested having this be an Eagle Scout project.

Council Member Sorensen:

Discussion and/or action on applying for RAMP grant for soccer field on a portion of old school property: CM Sorensen mentioned that he would like to expand the town park. The survey that was conducted a few years ago showed that residents overwhelmingly supported kids sport activities in the park. The soccer field that we do have is used heavily in the spring and fall; AYSO uses the field for their regular season and their High Valley Tournament. Another field would allow for concurrent games. Soccer field dimensions are 100 X 70 yards. There has been talk about closing the road between the park and the school, which will help tie the two properties together. This will also help create additional parking. **CM Sorensen made a motion to write and submit a 2012 RAMP grant to fund improvements to portions of the old valley school site to create a multi-use field/paths/pond/and restroom facility.** 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>		

Department Reports:

CM Sorensen reported that he purchased a 22 ton hydraulic jack. It has been ordered and should be here in about 10 days.

CM Sorensen mentioned that he was able to purchase 10 pair of new ice skates that were on clearance for \$4.50 a pair. There were more skates available but they weren't marked down quite as much, He wondered if he should go back in a purchase the rest of the skates, which would be about \$150. CM Sorensen commented that last year Huntsville Barbeque rented out the skates for the town and kept the rental fee, they charged \$2 for the skate rental. Mayor Truett suggested that this year maybe the rental fee should be raised and split with the town and the town should purchase some helmets.

Citizen Comments:

There were none.

New Business:

There were none.

Approval of Town Council minutes for meeting held Oct. 6th, 2011:

CM Clapperton made a motion to approve the minutes of the Town Council meeting held October 6th, as amended. CM Ferre' seconded. Minutes were approved.

Approval of Work Session minutes for meeting held October 27th, 2011:

CM Clapperton made a motion to approve the minutes of the Work Session meeting held October 27th, as amended. CM Ferre' seconded. Minutes were approved.

Approval of Bills for September, 2011:

CM Ferre' made a motion to approve the Bills for September 2011, as prepared. CM Sorensen seconded. Bills were approved.

Approval of Bills for October, 2011:

CM Ferre' made a motion to approve the bills for October, 2011, as prepared. CM Clapperton 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 Allen seconded. All votes aye.

Meeting adjourned at 10:00 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor