

WORK SESSION – Wednesday, October 2, 2024

Minutes of the Huntsville Town Council Work Session held at the Huntsville Mercantile, 7390 East, 200 S. 6:30 p.m.

The work session was scheduled to discuss Huntsville Town Economic Planning

Attending: TC Members Bruce Ahlstrom and Artie Powell, Mayor Sorensen, Nikki Wolthuis – Clerk, Melissa Knowles-Treasurer, Beckki Endicott- Clerk, Allen Endicott- PC Chair, Ron Gault-Huntsville Water Board Chair, John Henderson- PC member, Kevin Anderson, Bill White, Jeff Keeney, Tommy Christie, Jake Songer, John Bond-Weber County Treasurer, Gage Froerer- WC Commissioner, Stephanie Russell-WC Economic Development Director, and Lynelle Jensen.

Mayor Sorensen started the meeting by welcoming the Town Council, Planning Commission and Economic Development Committee. He also welcomed visitors from Weber County and thanked them for coming to make presentations to Huntsville Town.

Mayor Sorensen gave an overview of the budget for the Town highlighting the revenue sources including property taxes and sales tax. He explained that most people in the Town don't want growth or change and don't want property taxes to increase.

Gage Froerer introduced the visitors from Weber County and presented an overview of some different projects where Weber County has supported the Ogden Valley through the distribution of ARPA funds. He distributed handouts delineating the support he described. **(See Attachment #1)**

John Bond spoke about the tax structure in different cities. He referred to the "Share of Taxes" spreadsheet. **(See Attachment #2)** He summarized the property tax philosophy of services and tax increases or no raising taxes with no change. He suggested that if Huntsville Town didn't want to embrace changes and stay "quaint" then there would be no need to increase taxes.

Tommy Christie asked John Bond about the increases in expenses. He stated when he analyzed the expenses of Huntsville Town over the past several years, regular expenses have grown a great deal and yet the tax increases have not kept up with the increases. Mr. Bond referred to attached #2 and referenced the Mich comparisons section of the handout. He addressed added additional sales tax. He spoke about increasing energy taxes for dominion and phone bills. Limits on energy is 6% and phones is 3.5%.

In addition, John Bond reviewed other types of fees that Huntsville could potentially set up to generate income. Some examples were interlocal agreements and fees including impact fees.

Some of the questions asked to John Bond:

What do other communities do to increase taxes – do they wait and raise every 10 years or raise something every year?

As taxes get raised at the County level, why does Huntsville's allotment stay the same?

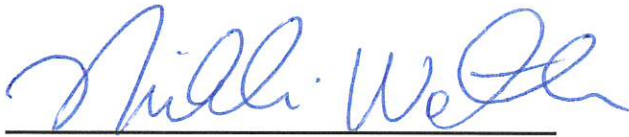
Stephanie Russell addressed the Town administrative members. She advised the members to look at the income opportunities as a whole with the costs of the communities. She offered her services to create a plan for the Town on a 3 year, 5 five- and 10-year basis.

Stephanie Russell stated that the sales tax increases could only do so much. She advised the Town would benefit from public and private partnerships. She recommended a committee be formed to meet with her. It should be a diverse committee – all ages and stages.

John Henderson thanked the Weber County staff for coming to offer their resources to Huntsville.

The mayor said good night.

Meeting ended at 7:42 P.M.



Nikki Wolthuis
Nikki Wolthuis, Huntsville Town Clerk

Weber County - American Rescue Plan Act (ARPA) Approved Projects

as of August 28, 2024

1. Various Entities' Projects	Project Title	Awarded	Percent
Ogden Nature Center	Broadband Upgrade, 966 W 12th St	32,356	
Unted Way of Northern Utah	Learning Campus renovation	75,000	
Youth Impact	New roof, Opportunity Center	200,000	
Weber Housing Authority	New homeless residence, 9th and Wall	1,000,000	
Weber/Morgan Children's Justice Center	New Building, 745 Jackson Ave	4,000,000	
Sub-Total		5,307,356	10.5%

2. Water/Sewer Projects

Ogden Valley

Weber County	Cole Canyon Water Project	50,000	
Liberty Pipeline Company	Willow Creek Well	100,000	
Green Hills Water and Sewer Service Area	Maple Well Pump to Waste	226,500	
Eden Service Area	Expanded sewer capacity	4,173,354	
Powder Mountain Water and Sewer	Pizzel Springs Phase 1	2,400,000	
Powder Mountain Water and Sewer	Lagoon Rehabilitation	1,800,000	
Wolf Creek Water and Sewer	Well	750,000	
Wolf Creek Water and Sewer	Reuse Pond	3,574,646	
Sub-Total		13,074,500	25.9%

Lower Valley

Little Mountain Service Area	Infiltration Fix	250,000	
Little Mountain Service Area	Lagoon Upgrades	300,000	
Taylor-West Weber Water District	3300 South project	350,000	
Weber Basin Water Conservancy District	12th Street Pipeline	823,000	
Bona Vista Water Improvement District	HotSpring Tank	1,500,000	
Uintah City	Bybee Water Tank Replacement	1,750,000	
Sub-Total		4,973,000	9.8%

3. Weber County Government

Revenue Replacement	Provisions of General Government	27,188,469	53.8%
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Grand Total **\$ 50,543,325** **100%**

Huntsville Presentation by John Bond, Weber County Treasurer
10/2/2024

Could Huntsville Town's revenue forecast be assisted using any one or a combination of the following:

1. **Tax Increase:** Increasing Huntsville's budget through a property tax increase (example of taxes for a \$500,000 house, county-wide)
2. **Sales Taxes:** Sales Tax (by adding .20% 'City or Town Option Sales Tax'), Restaurant, Transient Room, Leased Vehicle, Telecommunications (increase Telecommunication tax from 2.00% to 3.5%) and Energy (add Energy tax, up to 6.00%)
3. **Other Sources:** Debt (Borrow using 'sales tax' as collateral or 'general obligation – GO Bond' that is voted on by public), Grants, Impact Fees, Fees for Services
4. **Interlocal Agreements:** Discuss options with Weber County or the possible new Ogden Valley City or Ogden Valley Park District: seasonal snow plowing (500 South), Ogden Valley Park District (\$11,000), push snow banks back off street, code enforcement, building inspection, plan review (agreed upon priorities/standards of practice/codes)
5. **Future Annexations:** If the Ogden Valley City initiative doesn't pass (possible sales tax growth)

What are other cities doing:

1. Talk with **Uintah City** representatives whose population (1,445) and land area (1.3 square miles) is most similar to Huntsville Town. How does Valley Nursery impact their community (sales tax generation and traffic)?
 2. Talk with representatives from **West Haven** and **Marriott/Slaterville** who have managed growth without a 'city' property tax.
- Resort Communities Tax (RR): 59-12-401
 - Municipal Energy Tax (ET): 10-1-304
 - Municipal Telecom Tax* (TL): 10-1-403 (Huntsville currently imposes it at 2.00%; it can go up to 3.50%)
 - Municipal Transient Room: Already activated
 - City or Town Option Tax: 59-12-2103

Idyllic: extremely happy, peaceful, or picturesque, "an attractive hotel in an idyllic setting"

Share of Taxes
for 2023
Based on a house
value of \$500,000

	City Tax	School	County	Sewer, Water, Fire			various secondary		TV	Total	Without Water
				Other	Water	Water	Water	Water			
Plain City	67.38	1,535.88	578.07	322.87	379.60				2,883.80	2,504.20	
Marriott/Slaterville	0.00	1,535.88	578.07	493.60					2,607.55	2,607.55	
Uintah	79.29	1,535.88	578.07	442.02					2,635.26	2,635.26	
Uninc (Ogden Valley)	47.30	1,535.88	578.07	490.54	481.26	24.00			3,157.05	2,675.79	
West Haven	0.00	1,535.88	578.07	660.84	250.31				3,025.10	2,774.79	
Huntsville	188.51	1,535.88	578.07	449.02		24.00			2,775.48	2,775.48	
Riverdale	402.33	1,535.88	578.07	269.24					2,785.52	2,785.52	
Roy	426.53	1,535.88	578.07	268.96	256.74				3,066.18	2,809.44	
Farr West	97.35	1,535.88	578.07	635.54	327.18				3,174.02	2,846.84	
Hooper	79.20	1,535.88	578.07	660.84					2,853.99	2,853.99	
Washington Terrace	495.55	1,535.88	578.07	269.24	163.95				3,042.69	2,878.74	
Pleasant View City	216.15	1,535.88	578.07	568.17	222.10				3,120.37	2,898.27	
North Ogden	329.45	1,535.88	578.07	568.17	234.42				3,245.99	3,011.57	
South Ogden	687.50	1,535.88	578.07	269.24	365.45				3,436.14	3,070.69	
Harrisville	412.50	1,535.88	578.07	600.07	263.43				3,389.95	3,126.52	
Ogden	615.73	1,929.13	578.07	328.09	333.80				3,784.82	3,451.02	

Various Locations

Uninc (Uintah Highland)	47.30	1,535.88	578.07	702.09	224.10				3,087.44	2,863.34
Uninc (West Weber)	47.30	1,535.88	578.07	521.75					2,683.00	2,683.00
Uninc (Ogden Valley)	47.30	1,535.88	578.07	490.54	481.26	24.00			3,157.05	2,675.79

General Sales Tax
October 2024

Sales Tax	Transient Leased Vehicle		
	Restaurant	Room Tax	Tourism
State of Utah	4.85%	4.85%	4.85%
Local	1.00%	1.00%	1.00%
UTA (Mass Transit)	0.25%	0.25%	0.25%
UTA (Supplemental State)	0.05%	0.05%	0.05%
UTA (rail) (County Option Transp.)	0.25%	0.25%	0.25%
County Option	0.25%	0.25%	0.25%
County/Transportation (Add'l Mass)	0.25%	0.25%	0.25%
Transportation Infrastructure	0.25%	0.25%	0.25%
RAMP	0.10%	0.10%	0.10%
Weber County	1.00%	4.25%	7.00%
State of Utah	0.00%	0.32%	2.50%
Total:	7.25%	8.25%	11.82%

The Tourism 7% is split:
4% is 70% to County; *30% Population;
3% goes to County

*Note: The 30% Population share is co-mingled with all counties that have this tax, then allocated to those counties based on population.

Cities with additional tax:

Sales Tax	Restaurant	Transient Room Tax	Leased Vehicle Tourism
Marriott/Slaterville (added)		1.00%	
Total:	7.25%	8.25%	12.82%
Ogden City (added)		1.00%	
Total:	7.25%	8.25%	12.82%
Riverdale City (added)	0.20%	0.20%	0.20%
Total:	7.45%	8.45%	13.02%
Uintah (added)		1.00%	
Total:	7.25%	8.25%	12.82%
West Haven (added)		1.00%	
Total:	7.25%	8.25%	12.82%
Falcon Hill - Riverdale (added)	0.20%	0.20%	3.18%
Total:	7.45%	8.45%	15.00%
Falcon Hill - Roy		3.18%	
Total:	7.25%	8.25%	15.00%
Farr West (added)		1.00%	
Total:	7.25%	8.25%	12.82%
Huntsville (added)		1.00%	
Total:	7.25%	8.25%	12.82%

Transient Room Tax background:

4.25%	U.C.A. 59-12-301 (county)
1.00%	U.C.A. 59-12-3A-352 (city)
0.50%	U.C.A. 59-12-3A-353 (city - additional)
	U.C.A. 17-31-2 (uses of TRT)

County-wide
Food Sales Tax
as of 10/1/2024

Sales Tax	
State of Utah	1.75%
Local	1.00%
UTA	0.00%
UTA (rail)	0.00%
County Option	0.25%
RAMP	0.00%
Weber County	0.00%
State of Utah	0.00%
Total:	3.00%

Miscellaneous comparisons:
of sales taxes in Utah:

Weber County	Davis County	Salt Lake County	Utah County	Utah's Highest rate MIDA Sundance-SLC	Utah's Lowest rate Several Cities/Co.'s
State of Utah	4.85%	4.85%	4.85%	4.85%	4.85%
Local	1.00%	1.00%	1.00%	1.00%	1.00%
Mass Transit (UTA)	0.25%	0.30%	0.25%	0.30%	
Supplemental (UTA)	0.05%				
Additional Mass Transit (UTA-rail)	0.25%	0.25%		0.25%	
Mass Tran Fixed Guideway			0.30%		
County Airport, Hwy, Public Transit			0.25%		
County Option	0.25%	0.25%	0.25%	0.25%	0.25%
County Option Transportation	0.25%	0.25%		0.25%	
Transportation Infrastructure	0.25%	0.25%	0.25%	0.25%	0.25%
Resort Community				1.60%	
County Public Transit			0.20%		
Correctional Facility				0.50%	
Botanical, Cultural, Zoo (RAMP)	0.10%	0.10%			0.10%
Total:	7.25%	7.15%	7.35%	9.35%	6.35%