

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, March 20, 2025, 6:00 p.m.

Huntsville Town Hall, 7474 E. 200 South, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Sandy Hunter	Council Member	Present
Lewis Johnson	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Jeff Keeney, Jodi Richardson, Sarge Tovar, Lonny Bailey, Hilary Evans, Mark Evans, Santos Arroyo, Ron Gault, Judy Gault, Jarrod Morris, Liz Poulter, Rick Bailey, Rex Harris, Briana Bingham, Liberty Bingham, Mark Goodson **Zoom: Blaine Vernon**

1 Mayor Richard Sorensen called the meeting to order.

There is a full quorum present.

2-Pledge of Allegiance led by Sarge Tovar

3-Opening Ceremony given by Lewis Johnson

4-Public Comments:

Rex Harris- Rex is the building manager for the new Town Hall. He said that he had written a letter (**See Attachment #1**) in response to the letter written by Hilary Evans and other citizens. He was not going to read the letter in that meeting, but it would be included in the meeting minutes.

Sandy Hunter-She stated that before this meeting she sent her response in an email to the six people who signed the letter read by Hilary Evans at the last meeting. In her email she wrote that the letter contained false accusations, misquotes and accusations of malfeasance. She wants to say on the public record that she refutes those allegations.

Lonny Bailey- Lonny proposed a couple of ideas. One of them was about someday turning the green waste facility into a cemetery. The Huntsville cemetery is filling up and perhaps that ground could be used for that purpose. Also, UDOT needs a place to put their dirt from the road project. They could dump it at the green waste facility. Huntsville could open their facility to others looking for a location to dump their dirt.

Lonny expressed the need at the current cemetery to move the dirt pile closer to the shed. In its current location it's too wet and hard to work with when backfilling a grave. He asked the Town Council to consider building a lean-to off the south side of the shed to keep the dirt piles dry.

Hilary Evans- Hilary wanted to talk about the letter (**See Attachment #2**) that she had written and read in the previous Town Council meeting. She explained that her letter was based on comments from a dozen people. If some comments were inaccurate, it was a mistake. At the time they read the letter at the meeting they thought their information was accurate. She explained that she has a Master of Public Administration degree. Her letter was not just to point fingers but to do her civic duty in bringing important things to the attention of the Town Council. She stated that even though they did not always agree they could still have respect for one another.

Liz Poulter- Liz suggested the dirt that might be dumped at the green waste facility be used instead to build a berm along the hwy on the east of Town to cut down on noise pollution.

Michael “Sarge” Tovar- Sarge announced an Easter celebration at the Legion on April 19th. He asked the Town Council how high their pole would be so he could order the right size flag.

Bill White- Bill expressed his confidence that even though it wasn’t looking possible he thought that Huntsville Town could still sublease their Weber Basin water shares. He spoke to officials from Weber Basin recently and said there was some flexibility in what they could do with them. He also expressed his thanks to the Town Council for all of their work and hoped that the Town’s members could have good feelings towards one another.

Briana Bingham- Briana came later in the meeting and was given a chance to speak. Briana’s name was on the letter that Hilary read at the previous Town Council meeting. Briana expressed her appreciation for the Town Councilmembers and hoped that they could put any negative feelings aside and move forward. She also wondered if they could use the Town Hall to practice soccer since the soccer fields were too wet and the weather didn’t allow them to practice outside. Rex Harris explained that the windows would make it hard for soccer practice but that they could figure out how to protect the glass.

Mayor Sorensen- He expressed his feelings about some of the comments in the letter from Hilary Evans and friends that he felt were inaccurate. He stated that there was no malfeasance or misuse of funds, and that Star Primm was not rebuffed at the meeting when she came to express her feelings about the new building being used for pickleball.

6. Maintenance Updates: Blaine Vernon

He gave a summary of projects he has been working around town including tree trimming, fixing sod and working on the park bathrooms

7. Sheriff’s Report

There was no report and no sheriff in attendance. Mayor Sorensen explained that Lt. Cowley would no longer be representing Huntsville Town because he had been given other duties elsewhere in the department.

8. Discussion and/or action on the Children's Business Fair event at Huntsville Park on May 14, 2025 (See Attachment #3)

Jarrold Morris, Valley resident and one of the organizers of the event explained that the fair is an event for children who are learning how to run a business. He hoped that the community would come out to support them. Every year they have more and more kids sign up for the event. TCM Sandy Hunter stated that she would spread the word about the fair through the Town Newsletter. **TCM Sandy Hunter motioned to approve the Children's Business Fair in Huntsville Park for May 14th, 2025, and that they would waive the fee to reserve the park but charge a refundable cleaning fee of \$250. TCM Bruce Ahlstrom seconded the motion. All ayes. Motion passed.**

9. Discussion and/or action on approval of Maintenance Truck Purchase (See Attachment #4)

Mayor Sorensen explained that Huntsville Town hadn't bought a new truck in 30 years and that the current trucks in use were pretty old. He invited Rick Bailey, a valley resident and representative of Young Automotive, to give a presentation on a truck that the Town could purchase to help with general maintenance and snowplowing. He explained the features of the truck and gave a cost breakdown of purchasing versus leasing the truck. When the Town's purchasing policy of getting different bids was mentioned, he explained the government discount and how the state does the bidding for the Town. The Town Council discussed the advantages of the more cost-effective way of leasing rather than purchasing. Because of the recent tariffs set by the federal government on products that would make the truck more expensive in the near future the Town Council discussed the importance of purchasing it sooner rather than later. Rick explained that the price of the truck would not go down.

TCM Ahlstrom motioned to table the truck purchase until they could talk to Town Treasurer Melissa Knowles about the budget. They could hold a meeting on the following Thursday, March 27th at 9:00 am to approve the purchase. TCM Powell seconded the motion. All votes ayes. Motion passed.

10. Discussion and/or action on Culinary Water System Status Updates (Attachment #5)

Ron Gault, Water Board Chair spoke about the status of the culinary water system. He explained that this has been a bad year for the distribution lines. Huntsville is losing more water than it is using. On 1800 S. there have been 6 leaks in the past 8 months. The water budget has been depleted thanks to the "Great Water Leak" He discussed what they could do to build up the reserve fund once again. He proposed a rate hike but said that if they charged \$10 extra a month it would only pay for half of one leak. He suggested taking out a loan. TCM Johnson suggested a major adjustment on the water bill would be better than taking out a loan. Ron explained that the leaks are happening in the welds that join two pipes. The pipe was originally put on top of rocky soil instead of sand and the rocks wear down the pipes. Mayor Sorensen stated that they have blown through 2/3 of the emergency fund.

11. Discussion and/or action on approval of Abandoning Huntsville Town's Weber Basin Water Shares

TCM Lewis Johnson explained that he met with Weber Basin Water officials and learned that since Huntsville Town is leasing the water shares from Weber Basin, they cannot be the landlord over them. Huntsville can only use the water shares in the Huntsville Town culinary water service area. They can be reassigned or reallocated through the state. **Mayor Sorensen motioned to authorize TCM Lewis Johnson to do more research and talk to Bill White about the possibility of subleasing the shares. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

12. Discussion and/or action on approval of Minutes for Town Council Meeting February 20, 2025 (Attachment #6)

A couple of minor changes were suggested. **TCM Sandy Hunter motioned to approve Minutes for Town Council Meeting February 20, 2025 with the changes. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

10. Discussion and/or action on approval of Minutes for Work Session February 20, 2025 (See Attachment #7)

TCM Ahlstrom motioned to approve Minutes for Work Session February 20, 2025. TCM Sandy Hunter seconded the motion. All votes ayes. Motion passed.

11. Discussion and/or action on approval of lease of Town properties (See Attachment #8)

Mark Goodson, local artist presented his ideas on what he could do if he rented the historic Town Hall building. He wanted to make it his new art studio. He had measured and found that he could fit more of his paintings on the wall than he thought he could. In order for him to use the building he would like to replace the floor and make a few other changes. He presented pictures of the rotted-out floor and gave ideas on which kind of flooring would look good. He quoted a price of \$6,400 for the cost of materials and labor

Mark explained that although other businesses have come and gone in Huntsville over the years he has stayed in business in Huntsville Town for 13 years. If he rents from the town, they will be getting rent money and sales tax revenue. If they want, they could do a long-term lease to guarantee that the building would be filled long term.

Blaine Vernon, Huntsville Maintenance Supervisor, also had an idea for one of the historic buildings. He wanted to turn the building into a community coop where many people could sell their goods. He had a presentation on what it would look like and feel like. There could also be a little cafe out front.

Mayor Sorensen explained that there were some interested in renting the buildings for their office space. TCM Sandy Hunter wanted retail instead of office space so the town could earn revenue. She suggested the more variety the better. She also suggested they advertise it in the

paper to give more people a chance. She wanted to try different ideas before they lock into a 5–10-year lease on one business. TCM Powell was interested in a one-page formal business proposal that they could evaluate. Mayor Sorensen felt that a 3–5-year lease would be ideal. Mark Goodson explained that his idea for a long-term lease was to help the Town, but he doesn't need to lease for that long. The TC did not make a motion. They would discuss this item further in a closed session after the regular meeting.

Department Updates

No updates

TCM Powell motioned to approve the February Bills. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.

TCM Sandy Hunter motioned to adjourn the regular meeting and go into a closed session to discuss real estate decisions. TCM Ahlstrom seconded the motion. All votes Ayes.

Meeting adjourned for closed session at 9:16 pm.

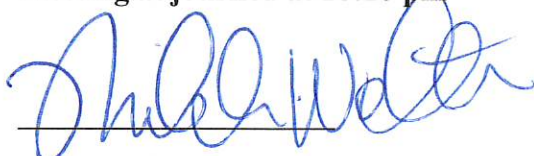
At 10:07 pm the Town Council reconvened their open meeting.

TCM Artie Powell motioned to approve renting the historic building at 7381 E. 200 S. owned by the Town to Mark Goodson. The Town would also advertise the lease of the other building currently housing the Huntsville History Center in the near future. TCM Sandy Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 5-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Lewis Johnson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Sandy Hunter motioned to adjourn the meeting. TCM Powell seconded the motion. All votes ayes. Motion passed.

Meeting adjourned at 10:10 pm



Nikki Wolthuis, Town Clerk

Response to the letter read by Hillary Evans to the Huntsville Town Council on February 20, 2025.

Written by Rex Harris, submitted to the Huntsville Town Council to be placed in the minutes of the March 20, 2025 Town Council meeting.

SUMMARY

I will start by trying to summarize the contents of the letter. What are the points being made and what are the desired outcomes of the author.

From the reading of the letter, it appears that the contents, as a whole, are being presented by one individual, Hillary Evans. Some of the individuals who have their names listed at the bottom, may have particular interest in parts of the content, but do not support in whole, the entire letter. This has been made apparent, that when questioned about particulars in the letter, some of the individuals admitted that they either weren't in total support of everything said or had not read the entire letter. Others may have simply signed as a show of solidarity with their spouses. Regardless, their names are listed, and have had full opportunity to recant their names being listed on the letter but have not. Therefore, the conclusion would be that they all equally bear responsibility for its content.

The tone of the letter comes across as harsh. In today's society, it seems, that the path to 'winning' a dispute is that the angrier that you are and the more 'evil' that you can make your opponent look, the stronger your argument is. This to me hinders a person's ability to make influence and foster change for the better. With that being said it is important to cut to the heart of the arguments.

The original letter is intended to let the Town Council know that they are unhappy with the results of the Community Center/Town Hall. The final paragraphs outline some potential options for moving forward. In reality, it is just the final option that is preferred, as stated by the author. It appears that the other options are thrown out there for dramatic effect. That one solution is to allow for the community center to be used for more options than pickleball and offered at a reasonable price.

The town is in agreement with both of those points, and stated such to the ladies, who attended and whose names are on the letter, in a meeting on February 20, 2025. This meeting was held prior to the Town Council meeting held that evening where this letter was read into public record.

With the town being in agreement with the solution presented, it would have appeared that common ground, from which the particulars of how to implement that solution, were laid and a path moving forward could be established. With the letter being presented for public record, unchanged, even after the admission by the author that some of the points may have been in error because of lack of information, could have at least been modified or corrected the letter but did not. Because of this, it opens the door to the appearance of other ulterior motives that seem to be punitive in nature may be at play. I have made the attempt to analyze much of the letter, to clarify the town's positions, and to correct misinformation where possible. Though those annotations may not shed full light on the full motive of the writer, it may shed some additional light on some underlying issues.

LETTER ANALYSIS

Paragraph one, line 7

The letter was signed by six individuals. The casual comment of others contributing information to this letter is not a factual basis for others in support of your letter. The signatures at the end is the only basis for support.

1. Paragraph two, Line 1.

The appearance of willfully misleading is not supported by any evidence, and is my opinion in being a part of the committee, misleading and inaccurate. The committee, worked through many issues, understanding that there was no cheap or viable solution to be everything to everyone. The basis for my suggestion to the group that was ultimately agreed upon by consensus was that you could try accommodate everything and fail to make anything work as a good solution to generate revenue. Or, you can decide what is the highest and best use to be successful to maximize use. The question is what is there a demand for? The ideal surface for any of the major contenders, pickle ball, basketball, volleyball, futsal, running, etc. all have different surfaces that are ideal for that particular sport. If you want people to pay money to use a floor it needs to be better than what they have readily available for free. Placing a hardwood basketball floor for a floor that does not meet a standard for size for basketball, not only would be really expensive, but there really did not appear that there would be a high enough demand to generate much revenue from basketball. The most viable option was to build a pickleball surface (which definitely has a demand) and allow other uses to be done as long as it does not detract from what is going to be the most effective revenue generator.

2. Paragraph two, Line 3.

The facility is in fact a multi-use facility and can accommodate all the uses from the RAMP grant application and more.

3. Paragraph two, Line 4.

The facility can accommodate many uses. If it is legal, ethical, or does not cause damage to the building was our guiding principle. If it makes sense and is the best use of funds to meet the goals of being able to be self-sustaining financially, then efforts should be made to accommodate. Those are the tough decisions that have to be made by town officials. Sometimes that might not meet everyone's wishes, but some prudent decisions have to be made. The decisions made are not in opposition to the RAMP grant agreement. Also, RAMP does not have a problem with how the funds have been used.

4. Paragraph two, Line 7.

Wendy McKay, who wrote the RAMP application, told the building committee that she had been in contact with the RAMP officials. She said that they did not have issue with how the building was being built. It was only in the end when there was a complaint that there was a knee jerk reaction that something went wrong. When they were told the whole story, they again said that they were ok with what had been done. If RAMP had told us to modify the RAMP agreement we would have gladly done it. To date, RAMP has not submitted anything in writing to the town that they believe the town has not met their obligations under the RAMP agreement. Bottom line, if we had made the modification as suggested, that RAMP would not have had any issue with what has been done. Ramp spends a lot of money for pickleball facilities within the county. We had many generous donors and we have not received any complaints from those who donated.

5. Paragraph 2, line 13

Rex Harris never said that the original concrete floor was ruined. In fact, the contractor built the floor just as we told them to. At the time of bid, there had not been a final decision on how to finish the floor, so it was decided to finish it with a smooth finish, much like you see in big box stores. This would be the

starting point to work from for all types of surfaces that we were considering building.

Wendy McKay, wanted to do a simple etching of the surface and then concrete stain the floor, thinking that it would serve the best use. She felt like it could be done cheaply and that she could do it herself because she had experience with it. Knowing it could be disastrous if it did not work right, we ran multiple tests on the floor underneath the stage to test how well stain could work to place sport lines, base color, and surface consistency. All of our tests failed as we were not able to get the stain to hold properly. At first we did not realize why it was not working but came to realize that the method that we tried was not an effective way to stain and that there would need to be much more extensive use of grinding and etching to make it work, which we did not have the expertise to do, and the chances for failure in the grinding process had extreme risks. Ultimately, the use of grinding that was used for the PB surface would have not worked for the simple staining of the floor because it did not give a consistent grind over the whole surface but worked well with the procedure that was used for the PB surface because it used multiple layers of acrylic paint with different sizes of sand that flattens out the surface. Also, the staining procedure would have had problems in how to deal with the saw cut lines that could not be sufficiently hidden with the opaqueness of the stain and would have looked terrible. Ultimately, I believe we made the right decision on how to deal with the surface. We only spent about \$10k to put it in. All of the other sport surfaces would have been much more expensive. The floor would not have been appropriate to be left as the smooth surface that we started with. It would have been dangerous and very slippery.

6. Paragraph 2, Line 20

Even if pickleball were a 'fad', once the demand is gone, then you change your focus on what is the demand. Even if it were a very

short-lived fad, which I don't think it is by any indication from RAMP which continues to spend the largest portion of their money allotted toward sports venues on PB courts. Again if the need changes in the future, we just need to be flexible and change the use as the demand dictates making wise financial decisions.

7. Paragraph 2, line 22

Though the council has been debating what uses they intend to allow, my stance has never been to be exclusionary. I do believe that exclusionary practices are unethical. I have never loudly advocated about excluding non-pickleball users. As stated above my belief is that if it is legal, ethical, or does not cause damage to the building, then I am ok with the practice. There are additional expenses to making a lot of other uses viable because we have dry-wall and a lot of glass windows that need to be protected. I am ok with basketballs and volleyballs not damaging the floor surface, but they could certainly damage a lot of other things regardless if the PB surface were there. I was kind of surprised to find out that Ogden City is placing gritted acrylic surfaces on all of their outdoor surfaces. This really does not make it ideal for a lot of sports, but Ogden seems fine with it. It will destroy leather basketballs and volleyballs really quickly, and I would be hard pressed to find that there is any demand to pay for playing on that type of a surface. Ultimately, we are not in the position of Ogden to subsidize our facilities using tax dollars. The town of Huntsville does not have the ability to generate that type of money and must rely on the building to support itself. Hence it may not be the choice that certain people want, but they have not been able to come up with a financial plan that would viably support their narrowly focused desires.

Whether Pickleball is a fad or not, it was decided that it was the most viable option to support the community center financially. If the demand shifts in the future, the town will simply shift their

emphasis to the needs of the community. Once, it becomes a good business and operating decision to do so, the floor configuration can be modified. Yes, we believe that the Community Center and the town will be here for many years, possibly outliving its current configuration, but the town will adapt as conditions warrant. That is what has happened in Huntsville in the over 150 years that people have been living in this community. The Town has needed to change and grow over time to help keep it viable and a desirable place to live. Many times, leaders with foresight and a look at the 'big picture, have made choices that may have been unpopular to some but in the long run have proven to be wise choices. Some examples of this is the town incorporation, the building of the culinary system, the building of the secondary water system, the moving of the cemetery, the relocation of the roads into the town, the original planting of the trees in the park, the decision to snowplow the roads, the move from all of the prior town halls, the building of the Compass Rose Lodge, the building of the tennis courts/basketball courts, the ice rink, the building of the stage on the park, and the list goes on.

The Town Council has been discussing the pros and cons of the use of weddings in the facility. I do still maintain that I have ethical issues in restricting a class of individuals. I have never 'strongly advocated for the exclusion 'of non-pickleball players. As stated, to maintain the most efficient use of the building there needs to be controls on how the building operates. This is true regardless of the current uses and configurations. The building will be suited better for some uses over others. This is not intended to be discriminatory, but decisions ultimately are made to provide the best experience possible for uses while trying to maintain efficient use. All uses cannot be accommodated perfectly. For instance, it would difficult to provide a swimming pool and a bowling alley in the same space. This example seems obviously facetious, but as you

narrow in on the most efficient use of space, some things just cannot be accommodated, as well as others when trying to make best use of the space.

The argument that by my own argument that it would be unethical for me not to perfectly accommodate all uses on equal terms is not a sustainable argument. To compare the exclusion of weddings to the exclusion of other uses is simply not a valid comparison. To put those two situations on equal terms you would have to say, that I am excluding a demographic group from using a provided use. For example, if we were to exclude teenagers from playing pickleball (a provided use) as opposed to not allowing horseshoes to be played on the floor (a non-provided use). To exclude teenagers would be discriminatory, but to exclude horseshoes would be an operational decision.

8. Paragraph three, line one

We are actively encouraging people of Weber County, and the State of Utah to benefit from this facility. That is what we are required to do under our RAMP funds agreement. We have made special offers for pricing that would most likely be used by those who live close to the facility and would be able to use it more often than those that live far away or may only use the building on a less frequent basis. Unfortunately, to the belief of some, we should not make this an exclusive club which caters to a very few selected individuals that would consider this as their right to exclusivity. The building business model is to provide to a wide range of age groups and interests that will provide the best overall use for the residents of Huntsville. When it is suggested that we want 'our families' to use it, are they really suggesting for a small number or 'select' group to have exclusive rights to it. There is a wider group to consider than a simple few families, and as required for use of the funds we have received, try to provide to a broader base of individuals.

9. Paragraph three, line 4.

Once the unpublished survey for another organization is made public, we then can discuss the merits of it. To extrapolate unfinished data and then present it for public record is not appropriate and should not have bearing. At this point it is simply hearsay. Once it is made public, then it would be appropriate to discuss it more fully. The use of the facility for pickleball was established in the very development of the concept for the building. It was included in the RAMP agreement. There was no bait and switch. It was always an intended use. The popularity is common knowledge within the State of Utah. The majority of RAMP funds being used for sports facilities are going to Pickleball facilities. I can understand that not everyone is in agreement of that, but there is no denying the rise and growth and popularity of the sport. Many people who have been hesitant about the sport because it is new and unfamiliar to them, have quickly grown to love it as they have been introduced. Of course, this facility is not exclusively for pickleball. The facility can accommodate many sports, and can hosts many non-sporting events. Again, this is an issue of deciding the best functionality and efficiency of the facility. The use of the facility may not be agreeable to some, but it has been a long process of discussing, seeking input from residents, and working through a facility plan that is sustainable and workable for the community. It is almost impossible to meet everyone's desire, but simply because it does not fully meet some individual's expectations does not mean that there is criminal wrong doing or unethical behavior of the decision makers who have been duly elected by the citizens of Huntsville.

10. Paragraph 4, line one

The council has not been privy to private conversations and hence cannot comment directly to what may have occurred in those conversations. It is important to note, that the Town Council has no desire to divide the town upon religious

boundaries. This facility is open to all. If the activity is legal, ethical, or does not cause damage to the building, then those who desire to rent it for private use can without further restrictions.

11. Paragraph 5, line one

Pricing was set based on market surveys for other facilities, both public and private. The pricing structure was set to the very lowest of all pricing that was attained for facilities within the general area. The council has been clear that they want to be fair in pricing, but do not want to undercut other local businesses, or rely on the citizens of Huntsville to supplement the cost of actually running the facility. Other cities are able to subsidize their facilities because they have a large enough tax base to do so without being a burden to their citizens. Huntsville, because of its size would need to place a much heavier tax burden on its citizens if it decided to subsidize the costs of the facility. They do not want to place the burden on its citizens to subsidize other people's (often non-resident) private use of the facility. The pricing structure has been developed so that all uses have the same basis for establishing its rates so that there are justifiable reasons why all the uses have the costs that are affixed to their use. There have been groups that still say that the costs are too high, but when questioned what they feel the appropriate amount is, they have not delivered any numbers. We are open to that discussion on the justification of pricing that others feel are appropriate. To simply say that the pricing is 'prohibitively expensive to the vast majority of residents' does little to further their argument if they cannot support that comment without evidence to substantiate the argument. Provide the evidence and then we can have a meaningful discussion.

12. Paragraph 5, line 4

It is true that pickleball has become the base use for development of the pricing structure. It is anticipated that the majority of the

revenue generated from the building will be from the use of pickleball. That has proven true so far. So, it is understandable that the majority of the time the configuration of the building will be for that use. Many of the other uses such as food gatherings, tables and chairs, etc. would be additional costs to the cheapest base configuration. The reason for costs for chairs for 'grandma's birthday party 'is actually to save 'grandma 'money. Since the baseline cost was used from the pickleball configuration, that baseline does not include any chairs, tables, carpet, etc. that would be needed to host those events. The town could choose to try and come up with an average costs for any given event by assuming a set number of chairs, tables, carpet, etc. Even if the town guesses right, half the time the estimate would be high and half the time the estimate would be low. It would not be fair to 'grandma' to charge her a set rate that may be high because she used less tables and chairs than the magical set rate. To itemize the costs will allow 'grandma 'to decide what the right number will be so that she will not be overcharged. Here again, this is a business decision, the town can decide that it is not worth the time to give people that benefit, and just hit them with a safe, higher rate to simplify things and to guarantee that they did not underprice. The key to all of this is the town's important need to be able to justify what they are charging. It is in the best interest of the town to be fair and equitable to all.

13. Paragraph 6, line 2

The town has always been aware that there will be costs associated with maintaining this building. It was no secret that the money raised to build the building, was in fact just that, to build the building. Once the building is built, there are not grants that can be used for the operation of the building. The town could continue to solicit donations, but the town in good faith, knew that once the building was built that it would be their responsibility to keep the building operational. That is the very reason why the concept of the building grew from just having office space for the

town staff and a place to hold council meetings, but included a community center. It was considered a win-win. The first win was to have a facility that the town could use to provide free access to town functions, of which they hope to be able to provide many, to its citizens. The second win is since this space would sit empty much of the other time, the town could provide the facility for private use for a cost. The revenue from those private uses could offset the cost of maintaining the building. The overall big picture win for the town was that they were able to build a very beautiful and functional building that they would never have been able to do from the standard operating budget of a small town. What an amazing success story this has been to be able to build this facility from wise management, and to get to this point where the citizens of the town have such an amazing building to hold town events in a comfortable environment. As well, this building provides a resource to host private events in. This is so much more than the town ever had before. I am saddened that there are individuals who are not recognizing the blessing that this is. Yes, they want more. They expect more, and see this as being able to provide them with even greater benefits (as a right) that they never had before this building existed. The council is working the best they can to make this a usable space for all, while being good fiduciaries in making sure that the resource is self-sustainable.

It was estimated and anticipated that the operation and maintenance costs of the building would be around \$3,000 a month. This was hoped to be a conservative estimate. Because this building was built using a design-build method, the exact configuration of heating and cooling systems was not known until after award. The contractor was given design criteria, priced it, and then provided a design that met the functionality criteria given to them. They chose to build the building with 6 furnaces and 6 air conditioning units to meet our criteria. They gave the town a good price to do it, and what they provided the town exceeded the

requirements that we gave them. Another win-win. They gave us more for a cheaper price. Because of this, the town has not known exactly what the heating and cooling costs would be on this system. The town made the best estimates possible.

Those O&M costs are not the only costs that the town needs to account for. There are the costs associated with the full completion of the building. There are things such as a council rostrum, sound system, landscaping, etc. that are still real time expenditures to consider. There is a capital improvement fund that needs to be in place for when things wear out or need to be replaced, also costs associated with the town holding and putting on their own events with the building. These costs need to be established by the council and funds set aside to cover those expenditures. These amounts can be quite high. Just to give a little insight, if a capital fund is established at 1% of the building value, the number can be 10's of thousands of dollars.

It was also estimated that the potential revenue was estimated to be about \$3,000 per month. There was no exact science to determine that. It was mainly a gut feel as to what the appetite would be to rent the facility. To date, that number is in the 'ball park' of revenue generated to date so far.

From this discussion, it has shown that the town has made good judgement calls on the operation decisions for the build. It is a fine line between costs and revenue. With the earlier estimate of \$3,000 for O&M costs and \$3,000 for revenue, it will be difficult for the town to establish the amount of money needed to fund the other funds needed to run the building. It could potentially take with that outlook, decades to be operating in the black. One promising thing is that upon the establishment of early utility costs, that the town may be able to adjust down the cost needed for O&M to a number under \$3,000. The town will do everything in its power to keep costs low. The other positive thing is, that some of the costs still needed to be covered can be offset with grants

and donations and other sustainable revenue sources. If the town is about to bring operation expenses to be fully solvent within 3-5 years, it would be viewed as a major success. Most homes operate on 30-year loans. The town has not needed to take out any loans and if they can reach that level of solvency in 3-5 years that would be wonderful. It will take smart business decision making, which I am confident that the town has been making wise decisions.

14. Paragraph 6, line 6

If there has been any faith placed in the opinions of Rex Harris or any other person, it has come from the council weighing decisions based on research, time and effort developing strategies, documentation to back up decisions, expertise, and proven track records.

15. Paragraph 7, line one

The recommended fee schedule as mentioned about has been established based on market survey as submitted to the town council. It is interesting that the \$300 cleaning deposit is mentioned, which is only used (in that amount) for a mega event (an event that requires 24-hour minimum booking time), all other events are smaller, with the vast majority of anticipated bookings (those for under 6 hours) require no cleaning deposit. Most of the other cities that rent their facilities for large events require much more of a deposit than this with some requiring almost the same amount in a deposit as the overall rental cost. It is not hard to see that if the facility were totally trashed that a \$300 deposit may not come close to covering the cost nor potentially would not act as much of a deterrent against damage if the actual rental costs were in the thousands of dollars. It could be viewed that this deposit is very generous.

When viewed to other fee schedules based on size and use, the fee schedule is in line with other similar facilities. If this is not the case there would have to be hard evidence to show the contrary.

16. Paragraph 8, line 4

No town resident has had their tax burden increased by the building of this facility. For residents to simply believe that they have a 'right' to anything as presented in this letter simply because they are a tax payer does not hold up on that argument alone. All the other tax payers in Weber County have contributed to the funds for which RAMP is funded. Now, it can be debated that there could be other arguments in support of their arguments, but they have not present other arguments. Rex Harris has never said that residents do not have a right to debate the use of town funds. All arguments are welcomed, they just need to be supported by data, information, and sound arguments. Rex Harris never stated that the price structure has to be set high. His only comments were that the council had given direction that the pricing had to be fair and equitable and defensible. His comments were that based on the pricing structure proposed that it appeared that the pricing structure was meeting the requirements as established by the council.

17. Paragraph 8, line 6

Mayor Sorensen has recused himself from voting on any issue involving the fee structure for the facility. He has disclosed that he has a potential conflict of interest in the matter. There is no one involved on the building committee or Town council that is not aware of his situation. The key is always full disclosure, of which he has done. He has been very professional in not swaying individuals in regard to his conflicts.

If there is a lack of understanding from the author of this letter about the requirements and obligations that the town has in regards to revenue generation and fiduciary responsibilities. The town, as needed, can have their attorney, the league of Cities and Towns,

or other city operation experts speak on the town obligations and requirements.

18. Paragraph 8, line 12

Rex Harris does not have a problem with basketball as a use in the building. His comments that any use should be able to be justified based on their ability to be self-sustaining. It does not make prudent sense to spend a lot of money for a use that will not be used. Rex Harris is ok with uses that can demonstrate a demand. For instance, if a group wanting basketball can demonstrate a commitment to rental expenditures, like what has been done with pickleball. There are at this time 7 leagues that have committed to and paid in advance for 10 weeks of league play. If other uses can do the same to justify the expenses, he has no problem with committing to those types of expenditures. He is willing to listen to proposals for how that can be done.

19. Paragraph 9, line 1

The rules established for the building are common sense directives, that in many of the cases would not change whether there was pickleball or any other use.

20. Paragraph 9, line 5

At no point has Rex Harris said that the contractor ruined the concrete floor. The contractor did in fact, build a concrete floor just as the contract required. At the time of bid there was not a final decision of the town as what type of surface would be utilized in the final building. It was decided that a smooth finish would be the best condition of the floor, seeing that it would allow for the most viable solutions for the finished floor. The town did not have to pay an extra \$10,000 because the contractor did anything wrong with the floor. All of the surfaces that were included in the RAMP grant application would have require additional preparation work to provide the ideal surface for that use. Most likely the pickleball

surface that was ultimately built was the cheapest of all the surfaces that needed to be built for optimal usage of any of the considered uses. To place a hardwood surface for either basketball or volleyball (optimal surfaces) could have easily pushed the cost to as much as 8x the cost if not more, than what was ultimately spent on the pickleball surface. There would also have been additional charges to protect the walls and windows to handle the use of the balls used in those sports. Any use of the facility, regardless of use, must have protections against damage.

21. Paragraph 10, Line 1

Decisions were not made in secret. The decision and approval for rates, surface of the concrete floor, and expenditure decisions were all done in Town Hall Council meetings. Everyone is invited to town meetings and anyone can review records of past council discussions. I am not sure what the statement means about a solution looking for a problem. The bottom line is this a wonderful facility that the council has made solid decisions on how to make it function without becoming a burden to the town residents. The town has more than two-part time employees. The pandemic or other non-sensical reasons were not used to determine its size or use.

I am not quite sure what the author is advocating. On one hand the author is expressing frustration that this building was even built, and that its size out paces the town's ability to afford. Yet then later complains that they want to use it at little or no cost and there should not be any special concern to protect the investment from damage or questionable use. The reality is that the town has a financial plan outlined to pay for the building and has established policies to protect its investment.

22. Paragraph 11, Line 1

The town staff and council have been able to utilize information and transmit information to the general public. Information in regards

to predicted future costs have been demonstrated as to how they were produced. Predictions for costs have been almost spot on. When the author asked about costs on another non-related topic, the marathon, staff members needed to review that information as it was not an item that was on the agenda to discuss. The town has been very transparent and always open to discussions with town members to discuss decisions. Simply by disagreeing with decisions made does not make it a non-transparent process. The town leadership being willing to have a meeting with the author shows the town's willingness to be transparent.

23. Paragraph 12, Line1

There is no evidence of misuse of public funds. Just because you have a disagreement with decisions made does not make it misuse. The town has met the obligations of the RAMP agreement. If RAMP feels otherwise they have had plenty of time to indicate to the town in writing if they had any issues or concerns.

24. Paragraph 12 Line 5

I feel bad hearing that Star Primm felt like she was 'summarily rebuffed' by the town council when she came to the council meeting and spoke during the public comment period. To my observation, she was treated very respectfully. Normally, the 3 minutes that individuals are given to speak are intended for them to voice their opinions and concerns. She was able to do that without interruption. Because the comment period is not an agenda item with a topic, it could be considered to be inappropriate for the council to have open discussion on the issues presented in her comments. Normal procedure would be to thank her for her comments and to tell her that the information would be taken into

advisement. The council would then appropriately add a future agenda item for later discussion. Going beyond the obligation that the town allows for a person to talk for 3-minutes, the mayor was very kind and asked follow up questions. I believe he showed great respect. If the intent of Star was for the council to debate or discuss at that time information that was presented, then it would not be fair to other residents to not be apprised in advance of the discussion that the council may have on the subject. As mentioned, that agenda item would be appropriately added to a future meeting.

25. Paragraph 12, Line 10

The town believed that they had been in full communication with RAMP in regards to use of the RAMP funding. Wendy McKay who wrote the grant application and worked with RAMP on the agreement gave the building committee, and hence the town council, every indication that she had been in contact with RAMP and that they were ok with the direction. It was a surprise to the building committee and the council that there appeared to be a concern with RAMP after a phone call was made to them by Star Primm. Once the town explained the situation and what had been done, RAMP has indicated to the town that they are ok with the town's use of the RAMP funds. Everything on the list of the application can be accommodated in the use of the building. There was not illegal activity that has taken place. RAMP will not blacklist the town and RAMP will not be asking for the town to repay any money. As stated above, Kevin Burns, Chairman of the RAMP Committee believes that this project was successful and that he likes the outcome of the project. If there had been any official problem with how RAMP believed that the town was not meeting its obligations, they would have indicated to the town in writing of their issues. There have not been any such letters directed to the town indicating any problems. I believe once Shelly Hallacy and Kevin Burns had all the information presented

to them regarding the construction of the facility and the use of RAMP dollars, whatever initial concerns that might have existed have gone away.

26. Paragraph 13, Line 1

The simple solution to all of this is for the building to function as designed. Allow for uses that are legal, ethical, and will not damage the building. The town will work with residents to provide for as many activities that are feasibly, prudently, and financially possible. The author and her constituents can work with the town to restore trust, and demonstrate that there is a demand for uses that will require extra financial commitments from the town.. The town has limited financial resources, but wants to be a team player in helping to meet the needs of its citizens. Trust and mutual respect are important to be successful in this endeavor.

February 19, 2025

Dear Huntsville Mayor and Town Council Members,

For the last couple of years, we watched the new town hall construction. We recognize all the efforts and time put into it by many people. We read emails from Huntsville Town about funding for the building and use of the building. We noticed the town's ability to function effectively for extended periods of time in the tiny, original town hall and library after the old town hall was sold. We heard the town's multiple requests for small and large donations to fill funding and labor gaps in order to finish the building. Now, a number of town residents have come together to consolidate our concerns about the new town hall and its management in this letter. While some have signed their names to the letter, others have not, but still have contributed valuable input. Our concerns fall into the following categories: physical use, pricing, non-competition declarations, management, decision making processes, a lack of concrete information from the town, misuse of government funds, and solutions.

First, it appears that the town and its committee willfully misled residents about how the new town hall will be used. The Town's application for RAMP Grant funds specified that the hall would be a multi-use "facility...for pickleball, basketball, volleyball, Zumba, futsal, and more (Huntsville Town Community Recreation Center application summary)!" At some point, someone decided to substantially alter the use of this building. This reduction in usage is in direct opposition to the language presented in the RAMP grant application and RAMP has confirmed that no written modifications were ever submitted by the Town. This is standard, required practice for every government grant. This restriction of use further fails to meet the spirit and letter of the RAMP funding by catering to old, rich people (pickleball demographics). These policies do not meet the usage promised in numerous Town emails requesting donations from residents. When was this decision to make the flooring pickleball specific? Who, exactly, was responsible for that decision? Town residents were not informed. What was the extra cost entailed by that decision? If, as Rex Harris has stated, the original concrete floor was ruined by water and exposure to the elements, why did the town not hold the contractor accountable and liable for a breach of contract instead of changing the entire floor type? When bids were obtained for replacement flooring, why was only pickleball considered and not a multi-use gym floor? The vast majority of people across the nation play indoor sports on common gym floors. Why was it not presented to the town for comment and consideration? Rex Harris talked at length at last week's work meeting about pickleball being the newest, fastest growing game in the country. The word for that is "fad." In reality, Huntsville has been here for more than 100 years and will continue to be here long after the pickleball fad ends. The Council seems to be unanimously agreed that weddings will not be allowed in the building, though large parties will (though it can be reasonably argued that there is no functional difference between a 200 person family reunion and a 200 person wedding). At the last work meeting of the council, Rex Harris expressed concern that excluding weddings may not be ethical, however, he is loudly advocating for excluding all non-pickleball players. By his own argument, wouldn't that also be unethical?

Why are we actively marketing and encouraging people from out of town to come use our facility when residents would prefer to have our own families use it to benefit our seniors, middle-aged, and children? While we should not prohibit others from using it, we certainly do not need to beg, solicit, canvass, and woo others to come to our town hall. Furthermore, while collecting and tabulating a recent, as yet unpublished survey from Ogden Valley residents, Briana Bingham learned that the first priority desire was an indoor, town recreation center for youth. When the Council and its committee says that the majority want pickleball, we would like to know how you know that. Was a survey done? If so, how were the questions worded? Huntsville is much more than pickleball.

In private conversations, some people who play pickleball have commented that everyone else can use the LDS church gym. This, however, is problematic for two reasons. One, it unnecessarily divides Huntsville residents along religious lines. While everyone is welcome, many non-LDS people do not feel welcome and do not have access to it without going through a member. Two, at any point the LDS church can limit access and church keys. It is the government's duty to provide access to all residents, not private entities.

Second, the pricing rate for use of the new town hall is prohibitively expensive for the vast majority of residents. It divides the Town's residents by rich and poor by pricing almost all uses beyond what a middle-class family can afford. Additionally, every use other than pickleball incurs extra fees. Do you need chairs for Grandma's birthday party? That will cost \$2 each for chairs we take out of the closet and set up ourselves. Does the carpet that we should not even need have to be rolled out? That will cost you. Do you need access to the kitchen? Extra! Is there a fee to set up the pickleball nets? No. Everything is based on and around pickleball. Why are the rate schedules for the entire building based on pickleball? The math and itemized list behind these "actual costs" need to be public. Are user fees covering the entire building or just the portion being used? If it is the whole building, the other sections should be on a different line-item expenditure. Are pickleball fees being used to offset a larger town hall expense rather than the cost of just the court? This was supposed to be a community center—a place where the town could gather and enjoy varied events.

The entire council, mayor, and Rex Harris have suggested that usage fees must cover all maintenance and utility costs. We are appalled to learn that at no point in the last 5 years, did any of these people recognize or perceive that we could not afford to turn on the lights in this splendid edifice. At last week's work meeting, Sandy Hunter commented that we had to pay around \$3000 for utilities. That seems excessive for the building size, however, no one could produce any hard numbers. Ms. Hunter and several others mentioned that they trusted Rex Harris and should just accept all his recommendations. We would much prefer that you demand and examine as much information as possible to make the best decisions as possible.

The recommended fee schedule is excessive in many ways, including the \$300 deposit. As much as we would like it, the proposed two-tier fee schedule is clearly prohibited by verbiage in the RAMP grant. The proposed fee schedule is not commensurate with other community

centers in the area—in some cases the fees are double, according to the town's own research. The council's argument that everyone will benefit from other activities does not hold up under scrutiny, either. While a movie night at the town hall sounds charming, this is a prescribed not a chosen use. At last week's work meeting of the town council, Rex Harris commented and several council members agreed that as residents, we had no right to request changes in use of town hall because none of the money to build it came from town coffers. In reality, funds came from county and state grants and the sale of old town hall, which can only be obtained from our taxes. Furthermore, any penny the town pays for utilities or maintenance of town hall only comes from our pockets—through taxes or usage fees. Government has no money of its own—only the people's. In short, we feel that you sold us a bill of goods as a free to low-cost place to gather. In reality, it will not be readily available to many families in Huntsville.

Third, many people have significant concerns regarding non-compete clauses. While we are not aware of any in writing, the entire town council, mayor, Wendy McKay, and Rex Harris have openly stated on the record in town meetings that they want the price structure to be as high or higher than other private venues so that we don't undercut private businesses, like the mayor's Mercantile or Compass Rose Lodge. It is true that Richard Sorensen has deigned not to vote on town hall use as he has a blatant conflict of interest, however, he has not recused himself from deliberations that will set parameters on which the council votes. This is in spite of the fact that the council also reports that the auditor repeatedly tells them that the fees charged can ONLY be used to cover actual expenses incurred from events held there. Usage fees beyond actual costs are illegal. Sandy Hunter used her 3 minutes of comment time at last week's meeting to state that she wants to charge comparable amounts for town hall use to commercial enterprises instead of charging according to actual expenses as dictated by law. She specifically said that rates should be raised so as to be non-competitive for local businesses. Rex Harris complained that he did not want basketball hoops because they do not generate enough revenue and said, "This has to make business sense." He also explained, "We chose pickleball for the greatest revenue." Huntsville Town is not a business. By law, this facility CANNOT generate revenue. As a designated 501(c)3, a government cannot profit from its services; it can only cover its costs. These disturbing conversations among the council, mayor, and Rex Harris amount to a de facto clause and the Supreme Court has ruled repeatedly that de facto laws can be held illegal, just as codified laws can. There is no such thing as an anti-competition clause between government and business. Governments are funded entirely by taxpayers and are required to provide equitable use to all. (Aside from the illegality of the issue, it is also unnecessary; people in the demographic that are shopping for the Mercantile or Compass Rose Lodge are an entirely different demographic from the ones interested in utilizing a town hall.)

Fourth, the management of town hall has given us pause. Rules of use are based on the principle that we cannot do anything that might damage the building and specifically the pickleball floor. Of course, no one is advocating that anyone be allowed to vandalize or knowingly ruin town property, but rather than demand the contractor indemnify the town for a ruined concrete floor, the town paid an extra \$10,000 (?) for a pickleball floor that materially and fundamentally impinges on our ability to use the space. Want to hold a community painting class? Sorry, no

red, blue, or purple paint. Wouldn't a pottery group be fun? No, it might damage the carpet that was not supposed to be there. So sorry, but a dance might hurt the floor.

Fifth, the decision-making process for final construction and use of town hall was done secretly and with only very limited input from a few influential residents. This massive town hall that could fit all 600 residents inside its walls is a solution in search of a problem. We built a monumental \$2 million building so that our two part-time employees did not have to stagger their schedules in case of another world-wide pandemic and the council would not have to use the perfectly situated public library for meetings. The building was expanded and the use altered without reference to public funding or town residents.

Sixth, the lack of solid information that the council, mayor, and Rex Harris could provide was startling. We are a bit gobsmacked that the council could not provide a single, concrete number about operating/utility costs for the building, marathon proceeds, fundraising, predicted costs, expenditures, or other basic town budget information at last week's meeting. Anyone committed to a transparent, aboveboard process would be willing and able to produce this data quickly and understand its importance.

Seventh, we see abundant evidence of misuse of public funds. At the last Town Council work meeting, Richard Sorensen expressed his frustration that someone contacted RAMP to point out their malfeasance in use of those funds. He was dismayed that people had not simply talked to the Mayor and Council. In fact, people did speak passionately about their concerns to the Council, notably Star Primm, who is on the record at a town council meeting expressing her dissatisfaction with recommended town hall use and pricing. She was summarily rebuffed and dismissed. Misuse of public funds is illegal and should always be reported. Under no circumstances can these grant funds be re-directed without a written request to the funder by the recipient of the funds and a corresponding written modification of the contract allowing the changes by the funder. Unfortunately, this is precisely what the town council did with its RAMP (Weber County) grant. The application listed no less than five sports to be played in the recreation center adding, "and MORE!" for emphasis. The singular proposed use is now pickleball. This is a marked, measurable, and material departure from the proposal. No written adjustment was submitted to the county. This is illegal. RAMP would have every legal right to demand repayment of the \$640,000 given to Huntsville. Given that the town cannot afford to maintain this building, it is safe to assume they cannot repay those funds. The most likely scenario is that RAMP simply blacklists Huntsville and we can never obtain their funds again. This regrettable position may not hurt the current town council and mayor, but would absolutely harm their successors and all the residents. We benefit from RAMP grants in multiple ways, including the bike trail around the valley. At the last meeting of the town council, however, Lewis Johnson exclaimed, "I don't care if we never get another cent from RAMP!" The council is apparently willing to forfeit all future funding simply to keep pickleball—and pickleball only—while ignoring our commitment to use the facility as promised when we accepted the funds.

We have identified several solutions for the various problems surrounding the new town hall. First, tear out the pickleball floor and install a regular gym floor. Second, tear out the pickleball floor and pour a concrete floor properly. Third, submit to a thorough audit of the town's use of RAMP funds and an investigation from the State Auditor's Office. These solutions present a series of difficulties; all expose the residents to significant financial burden. If RAMP or other government funders confirmed misuse of funds, they could claw back the misappropriated money. Simply repaying the \$640,000 to RAMP would cost every single resident \$1067. A family of five would owe \$5333. If flooring is replaced, that cost would be passed on to the taxpayers and town hall users, increasing prices even more. If life were fair, the town council, mayor, and special committee would be required to pay to remediate these issues out of their own pockets. We all know that is not the case and most solutions will fall to our friends and families in Huntsville to pay out of their tax dollars. We prefer a fourth option: open the pickleball floor and the rest of the building at a reasonable cost to all of us for any reasonable use, recognizing that other cities (such as Ogden) use this same surface for their outdoor, multi-use courts and that there is no need to arbitrarily restrict our use of town hall in order to bow to the cult of pickleball.

In conclusion, we thank the people who have spent much time and effort on the new town hall. This letter details distinct and unambiguous concerns about town hall's physical use, pricing, non-competition declarations, management, decision making processes, a lack of concrete information from the town, misuse of government funds, as well as possible solutions. As things stand, however, town hall divides our friends along religious, financial, and recreation lines. We did not build a community center; we misused public funds to build a lavish pickleball court that we cannot heat without raising taxes. It is a beautiful albatross around every Huntsville neck that we cannot afford because it competes with the mayor's business. The proposed policies, prices, and programs have been radically and substantially altered without proper procedure or care for residents. The Mayor and Town Council built this new town hall because they could—without ever asking if they should. This town hall is a little like a home for the town. A family may build or renovate a home, but that home is for the parents AND children, those who sit quietly and watch a movie AND those who drive matchbox cars on the coffee table. It is not fair to expect or demand that home be kept pristine and shining for only one or two family members. While everyone takes care of the home, it is fair to recognize that the entire family gets to use the home, live in the home, learn in the home, and be welcome in the home, regardless of the inevitable wear and tear that happens when a youngster learns to drink from a cup, a shaky, elderly hand upsets a pot, or teenager tromps through with a parade of friends.

Please let us all use this house.

Sincerely,

Hillary Evans	Briana Bingham
Mark Evans	Lee Primm
Star Primm	Blake Bingham

HUNTSVILLE TOWN

P.O. BOX 267
HUNTSVILLE, UT 84317
(801) 745-3420

Special Event Application

Activities held on Town streets or Town property are defined as "special events" when they are an athletic, entertainment, or political activity held for profit, nonprofit, or charitable purposes with the anticipated number of participants plus spectators exceeding 150, or any event/gathering requiring alteration of Town traffic/closing of a Town street.

This application will be reviewed by the Town Council. The Council will make a determination on granting the request based on the impact of the event on traffic, security, welfare, convenience, health and safety of the public, and the plans of the applicant to mitigate these concerns. No permit will be granted with evidence of insurance listing the Town as an additional insured. If a permit is granted, the Town makes no guarantees and assumes no liability for the safety of participants or spectators of special events. The event may also require coordination with any of the applicable agencies: Weber-Morgan Health Department, Weber County Sheriff Department, local Fire District, other Weber County recreational services that may be impacted.

Fees for Special Events are based on the number of people attending and participating in the event.
150-300 people: \$1000 for park rental with a \$250 refundable cleaning fee
301-500 people: \$2000 for park rental with a \$500 refundable cleaning fee
501-700 people: \$3500 for park rental with a \$750 refundable cleaning fee
700 and above will be determined by the Town Council

YOUR INFORMATION:

Name of Applicant: Jamie Hilton Group/Function: Valley Childrens Business Fair
Address: 6261 E 1900 N City: Eden Zip Code: 84310
Home/Cell Phone: 269-492-2318 Email Address: Jamie.L.Hilton@gmail.com

EVENT INFORMATION:

Name of Event: Valley Childrens Business Fair
Event Description: Kids in the valley open up a pop up shop for 3hrs to get experience in being an entrepreneur.
Is your event public or private? public
Event Date: May 14, 2025 Event Times: 4pm - 7pm
Time of operation: 10am until 9pm
(Include start of set-up through the end of take down)
Estimated number of people participating: ~450
(500+ requires mass gathering permit through Weber County)

Facilities Required by Huntsville Town: Huntsville Park

Please answer the following questions. If your answer is "yes" to some of the questions, you will need to provide additional information as indicated:

1. Have you applied previously to hold this event in Huntsville Town? YES
If "yes," please complete Special Event Application Section A only. If "no", please complete the rest of this page.
2. Is your event a multiple day event?
If yes, please complete Special Event Application Section B
3. Will there be a cost for admission and/or vendor sales?
If yes, please complete Special Event Application Section C
4. Are you filming on public property?
If yes, please complete Special Event Application Section D
5. Will this event require Huntsville Town Services?
If yes, please attach list of those services (ie, Police, Sanitation, power, water, etc.)
6. Will this event use, cross or close any public roads, sidewalks or trails?
If yes, please attach a map with a proposed barricade plan. If State or County roads are involved, please attach proof of proper permitting, or provide details.
7. Does the event include a run, walk, race, or parade route?
If yes, please attach a map with the proposed route
8. Will food be served at this event?
If yes, please contact Weber-Morgan Health Department
9. Will you be bringing in, setting up or staking any special equipment?
If yes, please attach a description of the special equipment
10. Do you anticipate any parking problems?
If yes, please attach a parking plan.

If you answered "yes" to question 2 (multi-day event), question 3 (charging admission and/or vendor sales) and/or question 4 (filming on public property), you must provide a certificate of insurance with your application.

I agree that I and the organizers of this event will abide by all laws, rules and policies applicable to this event and will follow any instructions of the Huntsville Town Staff and Weber County Sheriff. I also acknowledge that completion and submission of this form or any other related forms does not guarantee final approval of my event. I have also read the attached policies and procedures that are applicable to my event.

SIGNATURE [Signature]

DATE 2/18/20

Section A (Previously Held Event)

When was your event last held in Huntsville Town?

May 2024

Describe any changes or additional needs for your event this year?

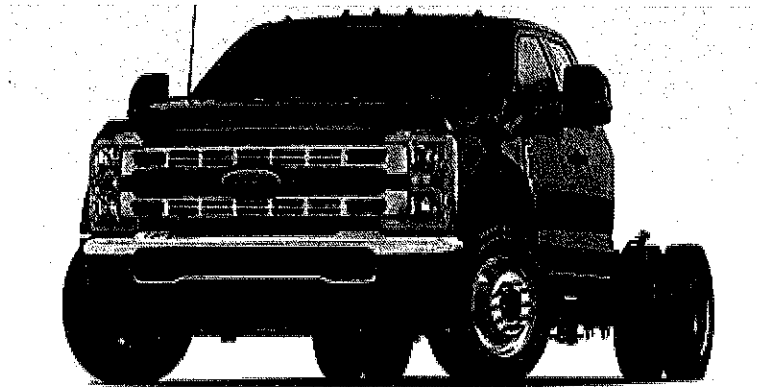
Same as last year. Our family would get to the park around 10 am and get flags hung and tables set. Then the kid entrepreneurs would start set up at 3pm. The event would run from 4-7pm and take down/clean up usually has us all done by 8pm.



Young Automotive Group

Attachment #4
TC Meeting 3-20-2025

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA





Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✔ Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$61,305.00
Total Options	\$11,160.00
Vehicle Subtotal	\$72,465.00
Destination Charge	\$1,995.00
Grand Total	\$74,460.00

Government Order Price Chassis: **\$66,557.44**

-Upfit Quote JEM00870 (9ft dump w/ backpack): \$19,534.56

-Upfit Quote JEM00871(11ft dump) : \$17,255.65

Total including JEM00870: **\$86,092.00**

Total Including JEM00871: **\$83,813.09**

State Contract MA3800

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
X5H	2025 Ford Super Duty F-550 DRW XL 4WD SuperCab 192" WB 84" CA	\$61,305.00

COLORS

CODE	DESCRIPTION
Z1	Oxford White

ENGINE

CODE	DESCRIPTION	MSRP
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 -inc: Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking, 4.10 Axle Ratio, 250 Amp Alternator, Dual 68 AH/65 AGM Battery	\$10,495.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
44G	Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral idle, SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road (STD)	\$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
660A	Order Code 660A	\$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
X41	4.10 Axle Ratio	\$0.00

TIRES

CODE	DESCRIPTION	MSRP
TGJ	Tires: 225/70Rx19.5G BSW A/P (STD)	\$0.00

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
Z1	Oxford White	\$0.00

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✓ Complete)

SEAT TYPE

CODE	DESCRIPTION	MSRP
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar	\$0.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	MSRP
86M	Dual 68 AH/65 AGM Battery	Inc.
67E	250 Amp Alternator	\$0.00
473	Snow Plow Prep Package -inc: pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations), Note 1: Restrictions apply; see supplemental reference or body builders layout book for details, Note 2: Also allows for the attachment of a winch, Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engine, Adding (67B) 410 amp dual alternators for diesel engine is highly recommended for max power output	\$250.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
872	Rear View Camera & Prep Kit -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions	\$415.00

Options Total	\$11,160.00
---------------	-------------

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✔ Complete)

Standard Equipment

Mechanical

Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)

Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral idle, SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road (STD)

4.88 Axle Ratio (STD)

50-State Emissions System

Transmission w/Oil Cooler

Electronic Transfer Case

Part-Time Four-Wheel Drive

68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection

190 Amp Alternator

Towing Equipment -inc: Trailer Sway Control

Trailer Wiring Harness

10530# Maximum Payload

GVWR: 18,000 lbs Payload Package

HD Shock Absorbers

Front And Rear Anti-Roll Bars

Firm Suspension

Hydraulic Power-Assist Steering

40 Gal. Fuel Tank

Single Stainless Steel Exhaust

Dual Rear Wheels

Auto Locking Hubs

Front Suspension w/Coil Springs

Solid Axle Rear Suspension w/Leaf Springs

4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Upfitter Switches

Exterior

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included

Tires: 225/70R19.5G BSW A/P (STD)

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✓ Complete)

Exterior

Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
Manual Extendable Trailer Style Mirrors
Fixed Rear Window
Light Tinted Glass
Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards
Black Grille
Reverse Opening Rear Doors
Autolamp Auto On/Off Reflector Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cab Clearance Lights
Perimeter/Approach Lights

Entertainment

Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
Radio: AM/FM Stereo w/MP3 Player -inc: 6 speakers
Fixed Antenna
SYNC 4 Communication & Entertainment System -inc: enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink and 1 smart-charging USB port
2 LCD Monitors In The Front

Interior

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✔ Complete)

Interior

Power Rear Windows
FordPass Connect 5G Mobile Hotspot Internet Access
Rear Cupholder
Compass
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Cruise Control w/Steering Wheel Controls
Manual Air Conditioning
HVAC -inc: Underseat Ducts
Illuminated Locking Glove Box
Interior Trim -inc: Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
Full Overhead Console w/Storage and 2 12V DC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Smart Device Remote Engine Start
Instrument Panel Covered Bin and Dashboard Storage
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Driver Information Center
Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
Seats w/Vinyl Back Material

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



Young Automotive Group

[Fleet] 2025 Ford Super Duty F-550 DRW (X5H) XL 4WD SuperCab 192" WB 84" CA (✓ Complete)

Interior

Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
Perimeter Alarm
Securilock Anti-Theft Ignition (pats) Immobilizer
2 12V DC Power Outlets
Air Filtration

Safety-Mechanical

Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Pre-Collision Assist with Automatic Emergency Braking (AEB)
Lane Departure Warning
Collision Mitigation-Front
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Outboard Front Lap And Shoulder Safety Belts -Inc: Height Adjusters
Safety Canopy System Curtain 1st And 2nd Row Airbags

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 24452. Data Updated: Jan 13, 2025 6:43:00 PM PST.



March 19, 2025

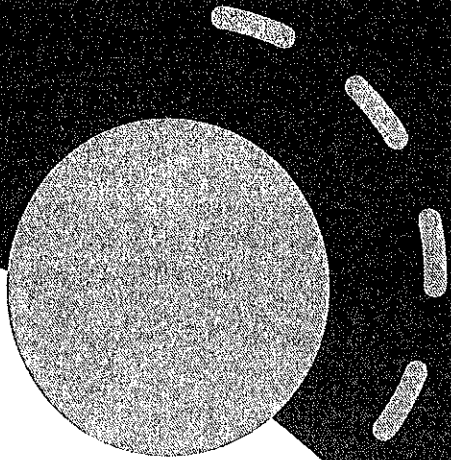
Huntsville Town
Blaine
7309 E 200 S Street
Huntsville, UT 84317

Open-End Lease					Unlimited Miles
2025 Ford F-550 SD XL Super Cab 4X4 (CA60-84) Standard					
Monthly Term	Payment	Tax	Total		Termination Value
<input type="checkbox"/> 36	\$34,048.00	\$0.00	\$34,048.00	Annual	\$1.00
<input type="checkbox"/> 48	\$26,344.98	\$0.00	\$26,344.98	Annual	\$1.00
<input type="checkbox"/> 60	\$21,736.07	\$0.00	\$21,736.07	Annual	\$1.00
<input type="checkbox"/> 72	\$18,674.19	\$0.00	\$18,674.19	Annual	\$1.00

Includes a 11' DUMP BODY and PLOW SET-UP Quote From Young Truck and Trailer \$29308.59
F-550 Chassis 4X4 84" CA truck purchased at State Bid Pricing
Truck set up to be used Summers and Winters (Tweaner Truck)

Leasing quotes are based on current effective rates and manufacturer pricing for budgeting purposes only and are subject to change. Subject to credit approval.

Please contact Rick Bailey at rickbailey@thebancorp.com for additional information.



HUNTSVILLE TOWN CULINARY WATER REVIEW

March 20, 2025

Agenda

- Distribution Line Status
- Dealing with the Leaks
- Budget Concerns – Potential Actions

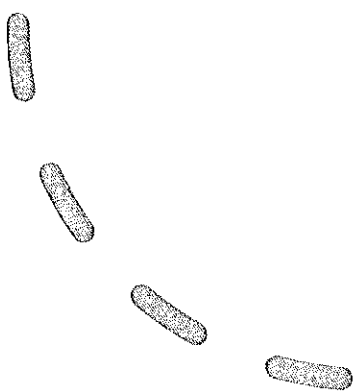


Distribution Line Status

- 2024 and now 2025 have been bad years for water distribution line issues

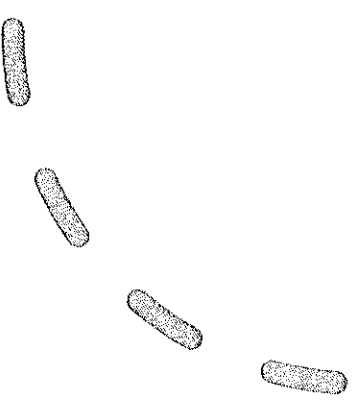
- New flow meters have allowed accurate calculation of water losses

• Jan Distribution	3,694,029 g	Feb Distribution	>3,000,000 g
• Jan Usage	<u>-1,169,997 g</u>	Feb usage	<u>-1,082,340 g</u>
• Losses	2,525,032 g.		>1,917,660 g



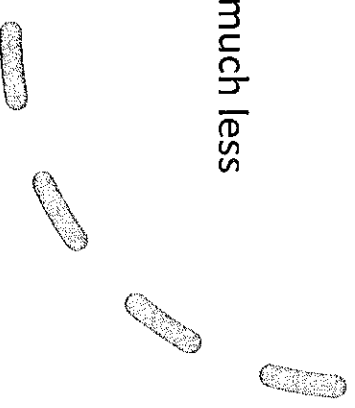
Where is That Water Going!

- Weather and soil conditions are making detection very difficult
 - Snow makes visual detection nearly impossible
 - Rocky soil allows leaking water to go straight down
- One leak discovered on Wednesday by Sonic detection team



What Can We Do About It?

- Continue to fix leaks as we find them. Hope the frequency will subside
- Replace the piping
 - Go through a phased schedule, focusing on the areas suspected to be the most troublesome
 - Replacement pipe costs >\$20 ft then the cost to remove and replace existing pipe
- Consider a partial resleeving operation
 - Costs >\$100 ft, but installation costs are much less



Potential Option: Sleeving with a Flexible Pipe Reliner

APPLICATION

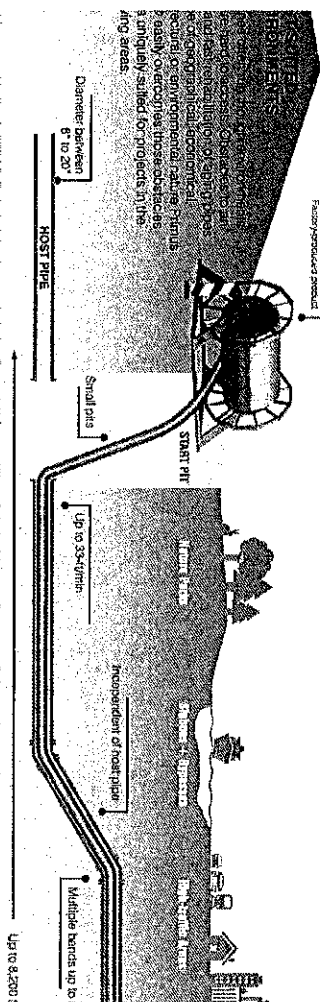
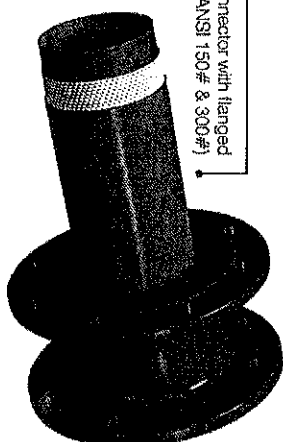
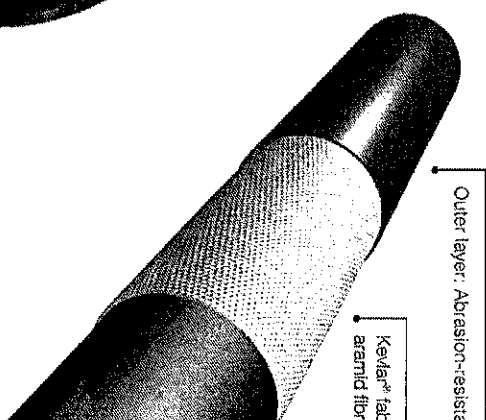
Pipeline rehabilitation made easy

Primus Line™ is an advanced trenchless rehabilitation technology designed for pressure pipelines carrying water, gas, and oil. This innovative solution utilizes a flexible high-pressure pipe and a specialized connection system, offering a cost-effective and efficient alternative to traditional pipeline replacement methods.

Primus Line™ supports sustainable infrastructure management by reducing material consumption, limiting excavation-related disturbances, and extending the life of existing assets. The reduced downtime and quick installation process translate into significant cost savings for operators.

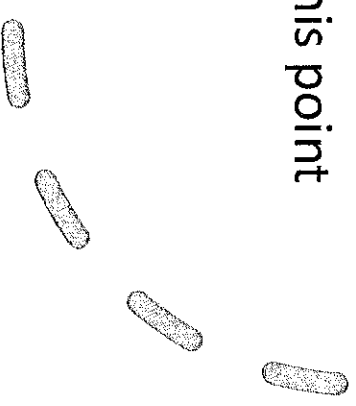
With its advanced materials, trenchless installation, and optimized flow characteristics, it ensures long-term performance while minimizing operational disruptions.

FEATURES



Budget Concerns

- In addition to the one-time huge expenditure for the Great Leak, we're spending monthly repair costs that are above our budgeted set aside
- The trend is not promising at this point



Options addressing Budget Concerns

- Raise water rates
 - ~330 connections
 - \$10/mo raise = extra \$3300/mo
 - Less than one average distribution line repair
 - To be meaningful, would need to be >\$20/mo
- Take Out a Loan
 - Upgrade the distribution system
 - Complete the tasks on the 'to-do' list
- Regardless of what we do: I've started an awareness campaign
 - Articles in the monthly water bill
 - A culinary water section on the Town website

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, February 20, 2025, 6:00 p.m.
Huntsville Town Hall, 7474 E. 200 South, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Sandy Hunter	Council Member	Present
Lewis Johnson	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Lt. Garth Cowley, Dakota Hyde, Jeff Hyde, Beckki Endicott- Clerk, Shannon Smith- Clerk, Jeff Keeney, Jodi Richardson, Star Primm, Lily Primm, Tommy Christie, Hilary Evans, Larry Bettum, Aimee Erickson, Briana Bingham, Liberty Bingham, and Blake Bingham

1 Mayor Richard Sorensen called the meeting to order.
There is a full quorum present.

2-Pledge of Allegiance led by Jeff Keeney

3-Opening Ceremony given by Artie Powell

4-Public Comments:

Jodi Richardson- She wanted to inform the Town Council that a DWR officer stopped by her home recently to tell her that some turkeys had been found shot near her home. She had not heard any shots fired but was concerned that anyone was shooting nearby.

Hilary Evans- Ms. Evans read a letter (**See Attachment #1**) that she said was written using comments from several of her neighbors.

Mayor Sorensen explained that there was a meeting earlier that day (between himself, TCM Ahlstrom, Building Manager Rex Harris, Beckki Endicott, clerk, and Hilary Evans, Briana Bingham, and Star Primm) to discuss the concerns of the group. In that meeting they formed a community events committee that Star Primm, Hilary Evans, and Briana Bingham would be on to plan events for the building. He asked Ms. Evans if the meeting that was held earlier in the day solved any of the concerns brought up in the letter she just read.

Hilary Evans expressed appreciation for the meeting and said that many of the concerns had been resolved. One issue that was resolved was that they were allowed to use the pickleball courts in the community center for more than just pickleball and they could walk on the floor which they thought they couldn't do. She still wanted to see the data on how the pickleball surface was chosen. She also wanted to see the data on operating costs related to the price of the

rental of a pickleball court, which is \$16/hour. Lastly, she wanted to make sure it was codified that the building was to have many uses and not just pickleball.

Star Primm- felt that the earlier meeting was very productive, and she expressed appreciation for being heard. She said that the committee could consist of people young and old and in and out of Town. She gave examples of what events they could have in the building including a plein air art competition, children's theatre classes, Battle of the Bands, community movie nights, Farmer's Markets, community yard sale, fundraising dinners and dances, chili cook off, Bingo and Bunco and other games, and a cooking club. She expressed appreciation for the Town Council listening to her ideas. She felt that the Community Center should feel like a home where everyone was welcome.

Briana Bingham- She said that after the meeting earlier in the day they have more clarity. The information they had about the uses of building came from the last work session only and they had missed out on some previous meetings that could have given them more clarity. She would like to hear more concrete numbers given by the Town Council in future meetings. In the work session the previous week, "ballpark numbers" were given about operating costs and it was concerning for them. She appreciated the meeting with the mayor earlier in the day and was confident that the building was not just going to be used for pickleball.

Beckki Endicott explained that they are still working out how to coordinate all the activities that will be held in the building and that the Town Council has always desired to have community events held there.

5-Sheriff's Report –No report this time.

6. Discussion and/or action on approval of Huntsville Pathway MOU (Attachment #2)

Dakota Hyde explained that there was a restaurant that wanted to rent the Hyde's bldg. For them to obtain one of the two liquor licenses allowed for restaurants in Town, they needed the pedestrian access to the restaurant be 300 feet from the closest border to churches, schools and libraries. One way to solve this is to put in a walkway behind the Aldous Cabin, going from the restaurant to 200 S. The Hyde's would pay for the walkway. The MOU spells out who is paying for it and who will maintain it through the years. Huntsville Town attorney, Bill Morris will look at the MOU in the next week when he returns from vacation.

TCM Powell motioned to approve the MOU contingent upon attorney Bill Morris' review. TCM Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 5-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Lewis Johnson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

7. Discussion and/or action on approval of Resolution 2025-02-20A Community Center Fees (Attachment #3)

Mayor Sorensen recused himself from the conversation.

TCM Powell suggested some clerical changes to the resolution including rewording of the final paragraph.

Members of the audience wondered if the Community Center be rented out for a couple of hours instead of 6 hours, whether people who rent the Community center could set out their own tables and chairs and roll out the carpet to get a discount on the rental, and if the community center could come with 50 chairs first before charging for additional chairs? It was expressed that it was hard to pay additional for everything.

Beckki Endicott explained that other community centers in the area charge per chair and table and that's why Huntsville Town decided to do that.

TCM Johnson echoed what Beckki explained earlier, that they need to start somewhere. They can't cover every single use that the building will have. They can adjust as they go.

Jodi Richardson expressed her observation that once a business or entity sets fees they aren't usually reduced.

TCM Johnson explained that the Town cannot make a profit like a business can. Shannon Smith, clerk, explained that the auditor will call us out for that. She stated that Town Treasurer, Melissa Knowles has line items for the building, and it is reviewed quarterly. Beckki Endicott, clerk, also explained that the Town Council approves the bills every month. The Town has policies in place for purchases.

TCM Sandy Hunter suggested they charge \$2 per chair after 25 given with the rental in the Community Center. TCM Powell suggested a time period of 10 days to give back the refundable deposit.

Star Primm asked if the Town Council would consider an alternate flooring surface once the pickleball floor wears out? TCM Hunter stated that yes, that could be considered.

TCM Ahlstrom motioned to approve Resolution 2025-02-20A Community Center Fees with the amendments. TCM Sandy Hunter seconded the motion. Roll call vote. Votes reflected below. Motion passed 4-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen			X	
CM Bruce Ahlstrom	X			
CM Lewis Johnson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

7. Discussion and/or action on approval of Resolution 2025-02-20B Community Center Rules (Attachment #4)

TCM Powell had several clerical edits and due to time constraints, the Town Council opted to table the issue until the next meeting. **TCM Ahlstrom motioned to table Resolution 2025-02-20B. TCM Powell seconded the motion. All votes ayes. Motion passed.**

9. Discussion and/or action on approval of Minutes for Town Council Meeting February 6, 2025(Attachment #5)

TCM Powell pointed out an error stating that he was not present for the meeting. The error was noted and changed. **TCM Hunter motioned to approve Minutes for Town Council Meeting February 6, 2025. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

10. Discussion and/or action on approval of Minutes for Work Session February 12, 2025 (See Attachment #6)

TCM Powell pointed out a clerical error in the comments. The error was noted and fixed. **TCM Hunter motioned to approve Minutes for Work Session February 12, 2025. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

11. Discussion and/or action on approval of tax monies and bills given to OVPSA and continued participation in OVPSA (See Attachment #7)

The budget (**Attachment #8**) for the OVPSA was approved at their meeting the previous night. They approved giving Huntsville Town \$103,000 for the Huntsville Park. TCM Powell stated that the OVPSA hasn't been following the rules, and they don't have a good track record, but the new board members are moving in the right direction, and they are more supportive of Huntsville Town. **Mayor Richard Sorensen motioned to approve sending tax monies to OVPSA and continue to stay in the OVPSA. TCM Powell seconded the motion. Roll call vote. Votes reflected below. Motion passed 5-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Lewis Johnson	X			
CM Sandy Hunter	X			

Department Updates:

Mayor Sorensen: He explained that there would not be a Closed Session that night. He stated that the Town had two historic buildings they wanted to rent out and there were three interested parties. He favored retail because it could bring tax revenue to the Town. Because of the septic issues it couldn't support a business making food there. The Town is not interested in selling the buildings though some have asked.

He mentioned that there was a reorganization of the office employees. Beckki Endicott will now be the Office Manager. Nikki Wolthuis will be Deputy Clerk.

TCM Lewis Johnson: He attended a meeting the previous evening and learned about the round-about they are putting in at the intersection of Hwy 39 and 1st Street. He hoped he wasn't overstepping his bounds, but he told UDOT that Huntsville did not want any interior structures. They hope to be finished with the roundabout by the 4th of July.

He visited Weber Basin to research Huntsville Town water shares they are leasing. He found that the shares are designated as culinary shares so they can't be subleased. They can abandon the shares or stop the contract. They will put it on a future agenda.

TCM Ahlstrom: spoke about what he learned at the Weber County Emergency Preparedness meeting. Ogden Valley is in a wildfire zone. Some who received Huntsville Town's thank you letters for help in the "Great Water Leak" mentioned their thanks for ~~that card~~ *the letters*.

TCM Powell motioned to adjourn the regular meeting. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.

Meeting adjourned at 8:33 p.m.

Nikki Wolthuis, Town Clerk

WORK SESSION – Thursday, February 20, 2025

Minutes of the Huntsville Town Council Work Session held at the Huntsville Town Hall 7474 E. 200 S., 4:00 p.m.

The work session was scheduled to discuss Huntsville Town Alleyways

Attending: TC Members Bruce Ahlstrom, Artie Powell, Mayor Richard Sorensen, Sandy Hunter and Lewis Johnson, Nikki Wolthuis–Clerk, Beckki Endicott- Clerk, Shannon Smith- Clerk, Planning Commission Members- Steve Songer, Suzanne Ferre, Liz Poulter, John Henderson and Jeff Larsen, and residents Tommy Christie, and Mark Evans.

Mayor Sorensen turned the time over to Steve Songer for a presentation. Steve had sent an email to PC and TC members in January about solving the alleyway issue. **(See Attachment #1)** He presented a map of all the problem alleyways in Town. Various alleyways were blocked off by buildings or trees. Some had been closed off with fences. One had wetlands in the middle of it. Others had been added to private property by property owners at some point. He explained the history of each of the problem alleyways and talked about what may have happened to each.

TCM Sandy Hunter suggested they follow a process. First, they make a list of blocks and blocked alleyways. Then they find out which property owners are affected. Next, the Town could start removing trees blocking the alleyways. The property owners would have to remove permanent structures. Mayor Sorensen suggested they do an official survey before they take action. Artie Powell suggested they act on what the Town residents want to do. He wondered if the residents would be willing to do what needed to be done to open the alleyways.

The TC and PC talked about various solutions. Each PC and TC member was given a chance to speak and offer their opinions and suggestions.

PC Alternate **John Henderson**- He suggested they do a blanket survey over the whole Town. That way each property owner would be treated the same. They will know the Town is taking it seriously if there's a survey.

PC Member **Suzanne Ferre**- She was confident that this problem could be solved. People will want to be good neighbors and work it out. She liked the idea of sending out a letter to all residents to begin with.

PC Member **Liz Poulter**-She would start with the problem areas first. She felt like this issue was worth pursuing.

TCM **Lewis Johnson**- He stated that the alleyway problem was an issue of access. He suggested focusing on which alleyways are not accessible and work with property owners to clear them out. He would begin with permanent structures like outbuildings and then trees.

He also pointed out that when someone buys a property the plat shows the easement so any argument that a property is any different does not hold.

TCM **Artie Powell**- He stated that they need to do some research on the properties and also find out the cost of a survey. He could foresee lawsuits from people who won't want to take down fences and structures to open the alleyways.

PC Member **Jeff Larsen**- He advised that they make sure the public is informed before taking any actions and to not cut any trees down before they know for sure where the property line is.

TCM **Sandy Hunter**- She felt that if there's an easement on the records, people should have the right to use it to access their property. She doesn't like that some have taken over property that's not their own. She recognized that some alleyways would be easier to open up than others. Solving it now instead of waiting until another time is important.

PC Member **Steve Songer**- He liked how Lewis simplified the problem as being about access. He's against a Town-wide survey and believes they should just start with the problem areas. Complications with each alleyway could be dealt with on a case-by-case basis.

TCM **Bruce Ahlstrom**- He thought it was going to take some time. He liked the idea of doing some surveys. He wondered if there were rules about what could be put in alleyways such as gravel and asphalt. He also suggested that if they remove trees that they get a professional to do it.

Mayor **Richard Sorensen**- He's torn on the alleyway issue. He questioned why it has to be solved now. He stated that it's not going to be easy and he's concerned about the cost. He favored surveying the problem areas first. He wanted to make sure they weighed the costs because they just recently spent several hundred thousand dollars on the "Great Water Leak" in Huntsville Town's culinary water system.

Mayor Sorensen suggested that a plan of action for the alleyways be put on the next Town Council agenda for approval.

Mayor Sorensen motioned to adjourn the Work Session. There were no objections. Motion passed.

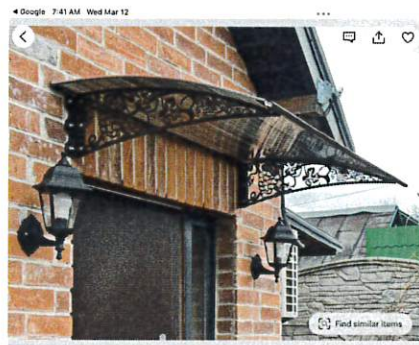
Meeting adjourned at 5:30 P.M.

Nikki Wolthuis, Huntsville Town Clerk

Mark Goodson

Photos of wood floor in Huntsville Historic Building





8:18 AM Wed Mar 12

www.homedepot.com

UP TO 50% OFF Select Furniture, Roomware & Decor Shop Now

Credit Services

Ogden 10PM 84404 What can we help ... Shop All Services DIY Log In Cart

Based on your search:

Vintage Farm Antique Timbers Hickory 3/4 in. T x 2-1/4 in. W Smooth Solid Hardwood Flooring (20 sq.ft./ctn)

by Bruce

★★★★★ (93)

- Real domestic hickory solid hardwood flooring with rustic look
- Durable rail down install on/above grade
- Distinct graining, knots and matte patina bring vintage appeal

Need a closer look?
Order Sample for \$2.99

Covers 20 sq. ft.
\$4.96 /sq. ft.
(\$99.12 /carton)

Pickup at Ogden Delivering to 84404

Ship to Store	Delivery
Mar 19 - Mar 24 148 available FREE	Friday, Mar 14 148 available FREE

[Add to Cart](#)

[View Full Product Details](#)