

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Tuesday June 24, 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	Excused
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Deputy Clerk	Present

Citizens: Sarge Tovar, Jeab Ammar, Liz Poulter, Jeff Keeney, Marshall McGonegal, Lt. Butler, Sheriff Arbon, Tommy Christie, Kaitlin Poulter, Grant Stanley, Clark Wangsgard, Lisa Woolsey, Matt Lowe, Melissa Knowles- Town Treasurer, Beckki Endicott- Town Clerk

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

2-Pledge of Allegiance led by Marshall McGonegal

3-Opening Ceremony given by Artie Powell

4-Public Comments:

Matthew McKay- wanted to make sure it was ok to remove volunteer trees on Steve Starks' property on 100 S. TCM Sandy Hunter, who is also a member of the Huntsville Tree Board gave him the ok. She suggested Matthew talk to Steve or Jake Songer to get ideas for what trees to plant and he already had planned to walk the property with Jake Songer.

Sarge Tovar - He reported that the Memorial Day ceremony at the cemetery went great. For the 4th of July they ordered harnesses so American Legion members could carry their flags as part of the honor guard in the parade.

5. Sheriff's Presentation

Sheriff Arbon gave a presentation regarding the state of the Sheriff's Office. He gave data on the amount of deputies the county has and where and when they serve. He covered important topics including the expectations of the public and expectations of victims, crime numbers across the county and state, and acceptable numbers of officers per 1,000 people. He discussed the challenges of covering the whole valley because of the time it takes to drive from one end to the other. He discussed the difficulty in getting more officers to work for the county. At the end he answered a few questions from the council and citizens.

6. Discussion and/or action on approval of Minutes for Town Council Meeting June 5, 2025

(See Attachment #1)

TCM Sandy Hunter made some corrections.

TCM Sandy Hunter motioned to approve Minutes for Town Council Meeting June 5, 2025 as amended. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on Minutes for Work Session June 5, 2025 (See Attachment #2)

TCM Powell made some corrections. TCM Sandy Hunter motioned to approve Minutes for Work Session June 5, 2025 as amended. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.

8. Discussion and/or action on approval of Business License for Aluminum Art (See Attachment #3)

TCM Powell motioned to approve the business license for Aluminum Art. TCM Sandy Hunter seconded the motion. All votes Ayes. Motion passed.

9. Discussion and/or action on Lease of Town Property 100 S. 7400 E. (See Attachment #4).

Kaitlin Poulter and her partner Grant Stanley gave a presentation on their business idea to bring a sauna to Huntsville Town on the vacant lots north of Town Hall. The Town Council discussed whether they get sales tax from this kind of business, what the best location would be and if saunas were allowed in the C-1 zone. The TC was not interested in a long-term lease. They hadn't yet made plans for the property and didn't want anything permanent there. The TC was interested in scheduling a Work Session to discuss the sauna business during the week of July 7th. **TCM Sandy Hunter motioned to move forward on talks to lease Town property to Ogden Valley Sauna LLC . TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

10. Discussion and/or action on approval of amending the agreement with Sage for expansion of the community septic and amending responsibilities as the body politic. (See Attachment #5)

Matt Lowe explained that their subdivision, Lowe Legacy, wasn't perking and they had been in talks with the developer of Sage to ask if they could hook into their septic system. Sage had agreed to let them do this. Since Huntsville Town is the body politic on that system they were asking the Town to agree to this arrangement.

Mayor Sorensen stated that Huntsville Town was reluctant to be the body politic for the Sage Septic system when they were asked to do it years before, Since the Lowe property was not in Huntsville Town he wondered what advantage the town would have in adding their subdivision to the system.

Lisa Woolsey, representing Lowe properties stated that in other cities service is sometimes given beyond the boundaries. She gave the example from Bill Morris, Huntsville's attorney, who stated in the earlier Work Session meeting that Ogden City and its neighboring towns of Harrisville and Marriott Slaterville also have services that cross borders. TCM Powell explained that if the Sage HOA failed then a special service district could be formed to govern the system.

Mayor Sorensen addressed the costs versus benefits and stated that there would be no benefit to the town. He was still worried about what would happen if something went wrong.

Matt Lowe spoke up and stated that their family would make a donation to Huntsville Town's general fund for \$5,000 - \$10,000. He also agreed to pay attorney fees and other associated costs incurred by Huntsville to adjust the agreement and do the work to add them to the system.

TCM Ahlstrom stated that he was initially against it, but he could see benefits to Sage residents who are residents of Huntsville Town.

TCM Powell motioned to approve amending the agreement with Sage for expansion of the community septic and amending responsibilities as the body politic with the condition of the Lowes improving the system to accommodate more hookups. TCM Sandy Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 3-1.

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			

11. Discussion and/or action on approval of forgiveness for water leak bill at 285 S. 7200 E. (See Attachment #6)

Mayor Sorensen explained that the leak was from old galvanized pipes. The homeowner took care of the issue right away. They were not able to find the source of the leak for some time. He also explained that those working on Huntsville Town's water system are discovering that the strong water pressure may be too high for the old galvanized pipes in town and it could be to blame for the many leaks throughout the system. **TCM Ahlstrom motioned to forgive the water leak bill of \$1,900.23 at 285 S. 7200 E. TCM Sandy Hunter seconded the motion. Roll Call vote. Votes reflected below. Motion passed 3-1.**

TCM Powell voted against the motion because of a lack of a water leak forgiveness policy. TCM Sandy Hunter stated that she voted in favor though she also had a concern about the lack of a policy.

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		

12. Discussion and/or action on approval of purchase of snow pusher (See Attachment #7)

Beckki, Town Clerk stated that it was helpful to get a department recommendation on purchases before decisions were made.

TCM Ahlstrom motioned to approve \$5,739.00 for purchase of a snow pusher at Holland Equipment Co. 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			

13. Discussion and/or action on approval of Consolidation Application for Brent and Jeff Wangsgard (See Attachment #8)

Clark Wangsgard, father of Brent and Jeff Wangsgard, came to explain that their building lots needed to be consolidated per Huntsville Town's recommendation. TCM Hunter explained further that because the subdivision was created years ago without permission from the town, the lots would need to be consolidated first before a new subdivision could be made. The lots had been consolidated with the county prior to the meeting. The Planning Commission was in favor of this action.

TCM Sandy Hunter motioned to approve the Consolidation Application for Brent and Jeff Wangsgard. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

TCM Artie Powell wanted to state that in approving the consolidation they were not condoning the actions of the past property owner.

14. Discussion and/or action on approval of Road Repairs/Overlay at 6900 E. and 7300 E. (See Attachment #9)

TCM Ahlstrom explained that 6900 E. and 7300 E. are in the worst condition of all the streets in Huntsville. The job is for overlay and repair though one company suggested they pulverize the whole road. TCM Ahlstrom stated that although the cheapest bid was from Seal Pro he suggested they accept the bid of LaRose pavement. They have much more experience and their work is high quality.

TCM Ahlstrom motioned to approve \$40,990 for Road Repairs/Overlay done by LaRose Paving at 6900 E. and 7300 E. 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			

15. Discussion and/or action on approval of seal coat of Huntsville Roads

TCM Ahlstrom explained that Zach Jenkins of Bandit Paving had donated the road work and striping that was done in front of the Town Hall. He did not feel good about Zach donating this expensive work so he decided to hire Bandit Paving to do seal coat work on roads in town.

TCM Ahlstrom motioned to approve \$10,000.00 for seal coat work on 3 blocks of Huntsville Roads. 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			

16. Discussion on a skate park in Huntsville Town

TCM Powell passed around a brochure from a company that builds skate parks and pump tracks. He stated that Huntsville Town didn't need anymore pickle ball courts and they needed to diversify their park offerings. He pointed to the landscaping plans that were drawn up months ago and stated that there were elements of the plan that weren't needed and wouldn't be utilized. Beckki, acting as a citizen had comments and questions. Her grandson lives near the South Ogden Skate Park and she had noticed that it was very well used and clean. She was not against skate parks. She explained that motorcycles and other electric toys were used frequently in town without regulation. She wondered if a skate park would attract similar troublesome behavior.

Marshall McGonegal from OVPSA stated that skate parks police themselves.

TCM Powell spoke about possible locations of the park including on the Town Hall property or over on the south side of the tennis courts amongst the trees.

The TC looked at the master landscaping plan and discussed what they wanted behind the Town Hall. Tommy Christie wondered if a survey to understand what town residents wanted would be helpful. Marshall McGonegal stated that OVPSA had money and could help fund it.

TCM Sandy Hunter motioned to adjourn the regular meeting and begin the public hearing. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

17. Public Hearing: Amended Budget for FY25

Tommy Christie, Town resident stated that the Town needs more money.

Beckki stated that Town Treasurer Melissa Knowles had worked so hard on the budget and it should be amended.

TCM Powell stated that the tax rate went down and they needed to do a Truth in Taxation meeting to alter the rate. Melissa explained that next year they will be prepared to do that before the rate comes out.

TCM Sandy Hunter motioned to close the public hearing and open the regular meeting. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

18. Discussion and/or action on approval of the amended budget for FY25.(See Attachment #10)

Melissa explained that she had highlighted things that needed to be changed in the budget, including an increase in funds for the cemetery.

TCM Sandy Hunter motioned to approve the amended budget for FY25. TCM Powell 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			

Department Updates

Mayor Richard Sorensen- Chandlyr Shupe who planned the patriotic program this year was doing an amazing job. An upright grand piano had been donated to the community center by LaVerna Newey's family. They will use this in the program.

Chandlyr has plans for a fall festival, melodrama and a program in February as well. The town needs to rezone the new cemetery property. He spoke with Weber County Commissioners and they thought it was a good idea.

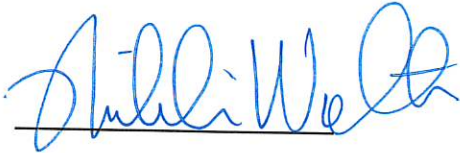
Councilmember Sandy Hunter- Powder Landing property needed to be rezoned so they could sell alcohol. They would not open it to sell alcohol to the public, just to their club members. They are R-1 and looking to rezone to RC. Ogden Boat Club is RC-1. This might work for Powder Landing too. The nearby Ogden Boat Club is ok with it. Perhaps a work session would be needed to work out the details.

Councilmember Artie Powell- There will be a 4th of July Meeting July 1st at 5:00 pm

Councilmember Bruce Ahlstrom- He met with Jared Anderson at the new cemetery. They will need to contact the neighbor to get a right-of-way. There will be a \$1,000 fee for rezoning. The new Forest Ranger has had engineers working on solving the erosion issue at the cemetery.

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

Meeting adjourned at 9:11 PM

A handwritten signature in blue ink, appearing to read "Nikki Wolthuis", written over a horizontal line.

Nikki Wolthuis, Deputy Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, June 6, 2025, 6:00 p.m.
Huntsville Town Hall, 7474 East 200 South, Huntsville, Utah

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
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Zoom: John Falls in attendance on Zoom for the action item of vacation of alleyway

Citizens: Jim Truett, Ron Gault, Melissa Knowles – Treasurer, Liam Hoyt, Jeff Keeney, Brent Butler, Carol Stoker, Jodi Richardson, Deidre Gorman, Liz Poulter, Heidi Posnein, Max Ferre', Suzanne Ferre', Terry McCullough – WC League of Women Voters

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

2-Pledge of Allegiance led by Jim Truett.

3-Opening Ceremony given by TCM Lewis Johnson.

4-Public Comments:

Liz Poulter: Liz Poulter commented she contacted the Weber County Sheriff's office regarding traffic safety at the roundabout construction site on STR 39 and 100 South. The traffic at this intersection is now a four-way stop. Liz stated that this was less confusing than the cones and flaggers.

Carol Stoker: Carol Stoker wanted to draw attention to the safety issues surrounding the 4th of July parade. She stated that she lives on a corner near the end of the parade. There is a lot of candy thrown from the floats and children running into the streets to retrieve that candy. Carol states that many times she cannot see the parade for all the kids running into the streets for limited candy. In addition, it makes a mess. TCM Sandy Hunter advised Carol to call Hilary Evans regarding the situation. TCM Hunter stated that Hilary might have some better ideas with regards to candy. TCM Artie Powell stated they are talking about having walkers during the parade pass out candy.

Blaine Vernon: Blaine Vernon commented that he is working on a parking plan for the 4th of July. TCM Hunter stated that a person who takes down the barricades after the parade is needed. Blaine Vernon also stated that they are working on logistics for the car show. Mayor Sorensen stated that Jeff Holt is also going to set up his large antique engine collection in a corner of Huntsville Park.

5-Sheriff's Report: Lt. Brent Butler stated there are a lot of new deputies who have been serving in various places in the Valley. There were 23 traffic stops last month and a vehicle burglary at

the cemetery. A near-drowning was also reported. There were extra patrols around the park last month. One assault at the beach was also responded to. Blaine Vernon asked about any extra barricades that were available for the 4th of July. Lt. Butler referred him to the roads department. Mayor Sorensen brought some suspicious activity in construction areas of Town to Lt. Butler's attention. TCM Artie Powell asked if Huntsville Park has experienced significant vandalism. TCM Artie Powell stated Eden Park is experiencing a lot of vandalism.

6-Iron Lung Event: (See Attachment #1) Beckki presented the application. Kaidon Lyman is the event organizer. The event benefits the mountain bike programs for various high schools in the area. Since the event has been in Huntsville for the past several years, Beckki suggested that much of the information is the same. Beckki explained that she had a conversation with Kaidon Lyman because the map presented by Iron Lung has the bikers go through the roundabout construction. Kaidon will redraw the map to go in and out of Huntsville on 500 South by the Post Office. Beckki stated that we charge Iron Lung for the price of a bowery for one day. Lt. Butler asked if they planned the ride the same day at the Spartan Race. Iron Lung is scheduled for July 19, 2025. Beckki confirmed the Spartan Race is July 12, 2025. The event staff will occupy a corner of the park the night before the race.

TCM Sandy Hunter motioned to approve the Iron Lung Event for Huntsville Park on July 19, 2025 waiving the special event rental fee of \$1000, but charging the bowery fee of \$170 and the refundable deposit of \$250. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

7-Public Hearing on Alley Vacation at approximately 7350 East 300 South. Mayor Sorensen gave a description of the parcel in question prior to closing the regular meeting and opening the public hearing. The portion of the alleyway that has been petitioned to vacate is the part that is adjacent to Heidi Posnein and John Falls. The whole alley is not being considered. It is the alley that is from the current fence going south into the Falls property. **TCM Sandy Hunter motioned to close the regular Town Council Meeting and open the public hearing. TCM Bruce Ahlstrom seconded the motion. All votes Aye. The regular meeting is closed. The public hearing is open.**

Public Comment on the Public Hearing for vacating the alleyway:

Jodi Richardson – Jodi asked about the purpose of vacating the alleyway. She would like to know, from the Town's perspective, what the advantage would be in vacating the alleyway.

Carol Stoker – Carol stated that alleys serve a great purpose for this Town. The alleyways serve as access for many homeowners. She is most concerned about the fire safety at the back of private property. Residents have cared for the alleys over the years. She is concerned that the closure of alleyways sets a precedent.

Blaine Vernon – Blaine stated that many secondary water lines run through the alleyways. He would like to see the Town be able to access the alley.

Liam Hoyt – Liam Hoyt is speaking on behalf of the Hoyt family. He is concerned about access to the back of the property adjacent to the part of the alley that is being considered for vacation. He gave a situation where he would like to construct a gate from a fence that would go west from

the Hoyt property into the alley. The Town Council responded that the Hoyt property would not be affected by the alley vacation. They could construct a gate. One of the Hoyt's questions was about the Johnson property and how Johnson's would access their property. TCM Artie Powell stated the Johnson's do not have access to their property at this time. The Johnson property is not adjacent to the alley. Liam stated that Johnson's would lose this ability. Again, TCM Sandy Hunter emphasized that the Johnson's property is not adjacent to the alley.

Suzanne Ferre' – Suzanne is concerned that if this alley is vacated it would set a precedent for anyone with a good argument to come and buy the Town's property. She stated that the Town is laid out with alleyways by our pioneer ancestors. Part of the charm of the town is having alleyways.

TCM Bruce Ahlstrom motioned to close the public hearing on the alleyways and reconvene the regular TC Meeting. Sandy seconded the motion. All Votes Aye. Motion passes. The public hearing was closed, and the regular meeting commenced.

8-Discussion and/or action on approval of Ordinance 2025-06-05 Alleyway Vacation at 7350 East 200 South. (Attachment #2) John Falls gave some history on this portion of the alley. He stated this part of the alley has never been open to the public. The precedent has already been set by the Town to vacate property. In addition, this alley does not lead anywhere but to private property. He also cited the White property at 7200 East and 200 South, which was sold to the White's by the Town. He believes that this action is only a benefit to the Town.

Beckki pointed to additional public comments that were received by the Town. There were comments from Laurie Allen, Brett Allen, and Alan Butters. **(Attachment #3)** They were read by TCM Sandy Hunter. There were additional comments sent to the mayor and council members from Tommie Christie and Bill White. Beckki asked the comments to be forwarded to become a part of the public record.

Heidi Posnein wanted to explain some of the history of the alley. Mayor Sorensen gave her the floor. She stated that her husband's parents bought 45 acres in Huntsville in the surrounding area where she currently lives. She stated at the time there was an alleyway on the maps but the portion that is being talked about today has always been pasture with horses. She stated the rest of the property was owned by George Pappas who turned his property into lots. John Posnein established a farm lot to reduce taxes. Heidi stated they cut bales of hay for years, and it's always been a farm lot. She insisted that the property in question only belonged to her and John Falls. TCM Artie Powell asked Heidi when John Posnein acquired the property. She stated it was the 1950's. She does not believe that this will set a precedent because this property has always been a part of her property. Heidi stated the government already took 40 acres from her family when they raised the water at Pineview.

TCM Hunter wanted to clarify that the rights-of-ways that have been vacated in prior years have been streets and not alleys. TCM Hunter expressed that the alleys are good assets in Town and in general, the Town Council does not want to vacate the alleys.

Mayor Sorensen explained that the previous vacation of 6700 East south of 100 South. He also explained the vacation of the White property. Both roads were plated and not used by the Town. Neither had been paved. The White property already had buildings on it. 6700 East did not have

any buildings, but it was not open and there was not good beach access. It ended in a very steep drop off at the lake. Mayor Sorensen stated all the properties, including the alley considered tonight was not a through way. None led to any other Town property. (**Attachment #4 & #5**)

TCM Artie Powell stated that the Town benefitted from the sale of the White property at 7200 East in the amount of \$25,000. He gave other examples of benefits to the Town which he later refers to as a negotiated settlement. (**See Attachment #6**)

TCM Ahlstrom read the public comments from Bill White which explained the purchase of the property. (**Attachment #3**)

Mayor Richard Sorensen addressed other concerns expressed by the public at the public hearing. He stated there have been fire captains that have stated they would not bring a fire truck down an alley. He also stated that the utility easements are provided for in the State Code. In this case, the secondary water line ends at the fence and takes a 90 degree turn east for service at the Johnson and Wooley (Bronson) house. TCM Lewis Johnson stated there is no formal easement for the water line.

TCM Ahlstrom has been researching the plats of Huntsville Town. (**See Attachment #7**) The oldest plat was drawn up in 1873. At that time, they plated the ideal town with roads and alleys. There weren't that many residents. There were numerous fences that blocked off drawn streets. If the argument was used that if the road was blocked off then it was not a road, then we would not have all the rights of ways we have at this current time. TCM Ahlstrom gave several examples of roads that were blocked. One example given was 200 North. TCM Ahlstrom stated that this road was probably blocked off but at some point, Huntsville Town officials decided it was a benefit to the Town to reopen the plated road. TCM Ahlstrom stated that his own family ancestors lost their farms to the reservoir. He believes that the purpose of the alleyway is to have access to the back of resident properties. He stated that if he wanted to get somewhere on the other side of the alley, he probably would take a road to and from.

TCM Artie Powell stated the access would not change for Heidi Posnein or John Falls. TCM Powell went into his own arguments in favor of vacating the alley. He prepared notes for the Town Council that have been included in the record as **Attachment #6**. In addition, he notes that there is another benefit to the Town. John Falls has petitioned the Town to consolidate four of the lots that are adjacent to the alley. He states this is an advantage because it eliminates a flag lot. The Town Council Members discussed the limited configurations of frontage if the four lots are consolidated and the flag lot eliminated.

TCM Sandy Hunter stated she believed this alley to be a different alley, because it is an alley that does not go from one public street to another public street. The alley leads only to private property. TCM Hunter discussed the court case of the 1960s that determined the previous plated street of 400 south that was determined to belong to the Posnein's. She does not want to see a precedent set for vacating alleyways, but she believes the functionality of this alley is different than the typical alley in Huntsville Town.

Mayor Sorensen wanted a point of order. He stated that the Town Council has received legal counsel that Huntsville could not sell rights of way or streets. TCM Artie Powell disagreed with Mayor Sorensen, which is why he sent him legal notes regarding monetary settlements.

(Attachment #6) TCM Artie Powell stated John Falls has offered a sizable donation to the Town Hall, which could also be a benefit to the Town.

TCM Lewis Johnson wanted to make a statement. He stated he did not anticipate his home being in the middle of this petition. TCM Johnson wanted to make sure that Heidi Posnein knew that he does not oppose her. TCM Johnson stated that Heidi has been the best neighbor and friend that anyone could have. He does not oppose her. His family has never had access to the alley. Access to the alley is not an issue. TCM Johnson stated that he holds Heidi in the highest esteem and believes that she is a treasure to this Town. As a member of the Town Council, TCM Johnson announced that he will not vote on this issue. He is abstaining from this vote.

Suzanne Ferre' commended the Town Council for taking on such a hard problem. She appreciates the service that TC has provided. She commented that the neighborhood loves Heidi Posnein. Suzanne appreciates the time that has been put into the research on this issue. She thanked the TC.

TCM Artie Powell made a motion, given the uniqueness of the alley, the history and the ownership that has existed, he makes a motion that the grant the petition and vacate this portion of the alleyway based on several conditions:

- 1) That a utility easement be maintained along the north line of the property, from the current gate on alley east to the Wooley property.**
- 2) That a utility easement be maintained from the gate south to where Heidi Posnein's property is located.**
- 3) The petitioners provide an official survey with the vacated alley.**

Beckki questioned whether the survey was already filed. She confirmed she received the survey with the property description of the alley. TCM Powell asked about a survey that showed the alley was vacated to the property owners. Beckki confirmed she did not have a survey that showed a new description of the property if the alley was vacated.

Mayor Sorensen recognized Liam Hoyt to make a comment. Liam Hoyt stated he would like to call into question a conflict of interest with TCM Artie Powell. TCM Artie Powell stated he did not have a financial or economic conflict on this issue. Liam Hoyt stated that TCM Powell's grandchildren have an economic interest in this issue. John Fall's children are TCM Artie Powell's grandchildren. TCM Artie Powell stated that his grandchildren may have an economic interest, but he does not have direct interest, and his daughter does not have any financial or economic interest. TCM Powell's daughter is not a part of any wills or trust that are held by John Falls. TCM Powell acknowledges there is a connection, but he doesn't believe there to be a conflict of interest. Deidre Gorman believes there is a conflict of interest. Mayor Sorensen recognized the comments. She stated she remembered that D. Bell was a part of the Town Council at the time when he petitioned for a vacation. She believed D. Bell being a voting member of the Town Council was a conflict of interest at the time. She advised TCM Artie Powell that he was too close to this issue.

TCM Sandy Hunter seconded the motion.

TCM Artie Powell announced that he does not believe that he has a conflict of interest. He states he has more personal reasons to oppose John Falls in this petition than anyone else. However, **TCM Artie Powell will recuse himself from this vote.**

Beckki reminded the TC that there had been a motion and a second. There needed to be a vote. **TCM Artie Powell withdrew his motion. TC Sandy Hunter withdrew her second of the motion.**

TCM Sandy Hunter motioned to approve Ordinance 2025-06-05 Alleyway Vacation at 7350 East and 200 South with the changes in the ordinance to reflect there will be maintenance of a utility easement that is currently at the gate of the alleyway that runs east to the Wooley property and to have a new utility easement that runs from the current gate south to the parcel which includes Heidi Posneil's house (parcel #240110051) along the new boundary line. A new survey of the new boundary lines will be provided by the petitioner.

Mayor Sorensen offered a substitute motion which amended TCM Sandy Hunter's motion and added another utility easement for the Johnson property and stipulated that all four parcels belonging to John Falls be consolidated, parcels 240110049, 240110008, 240230018, and 240230029 with half the vacated alley. TCM Johnson opposed the adjustment to benefit his property. Mayor Sorensen accepted TCM Johnson's amendment to exclude any utility easement for the Johnson property.

TCM Sandy Hunter seconded the substituted motion by Mayor Sorensen.

Roll Call Vote. TCM Lewis Johnson, abstained. TCM Artie Powell, recused. TCM Bruce Ahlstrom, No. TCM Sandy Hunter, Aye. Mayor Richard Sorensen, Aye. Motion passed. Votes are reflected below.

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

9-Discussion and/or action on approval of the Minutes for Town Council meeting May 15, 2025.

(Attachment #8) TCM Ahlstrom clarified something he said in the meeting. He corrected paragraph five to read, "a \$50 fine per person would almost be like paid parking." TCM Powell pointed out that his name was misspelled under "Department Reports." He also asked that "Rich Wilder" be added to the names of the people who worked on the Huntsville sign at the park.

TCM Sandy Hunter motioned to approve Minutes for Town Council Meeting May 15, 2025 as amended. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

10-Discussion and/or action on approval of Minutes for Work Session May 15, 2025 (See Attachment #9) TCM Powell motioned to approve Minutes for Work Session May 15, 2025. TCM Sandy Hunter seconded the motion. All votes Ayes. Motion passed.

11-Discussion and/or action on approval of Minutes for Town Council Meeting May 17, 2025. (See Attachment #10). TCM Sandy Hunter motioned to approve Minutes for Town Council Meeting May 17, 2025. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

TCM Sandy Hunter motioned to close the regular meeting and open the public hearing on the budget and Consolidated Fee Schedule. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

12-Public Hearing: Amended Budget for Fiscal Year 2025, Proposed Budget for Fiscal year 2026, and Consolidated Fee Schedule.

No comments.

TCM Sandy Hunter motioned to close the public hearing and open the regular meeting. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

13-Discussion and/or action on approval of amended Budget for FY25.(See Attachment #11)

Town Treasurer, Melissa Knowles, told the TC that they needed to find a way to create more revenue for the Town. She reviewed the revenue sources from the past year that included building permit fees, taxes, pickleball fees, and money from the OVPSA. She then reviewed the expenses including the Sheriff contract, road repairs, general maintenance, and park costs including fixing the Aldous Cabin. The TC spoke about a RAMP Grant that could help cover the costs of the cabin repairs. Huntsville will pay some on the Mini hoe this coming year. The TC spoke about the water rate study concluding shortly. Blaine Vernon, town maintenance supervisor, spoke about the importance of making sure there's enough money in the budget to take care of what they have.

TCM Ahlstrom motioned to approve the Amended Budget for FY25. 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			

14-Discussion and/or action on approval of Proposed budget for FY26. (See Attachment #12) TCM Ahlstrom motioned to approve the proposed the budget for FY26. 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			
CM Artie Powell	X			

15-Discussion and/or action on acceptance of the Utah State Tax Rate. (See Attachment #13)
Melissa stated that she had not yet received the Utah State Tax Rate. She asked the auditor if they could approve it without knowing what it was and they said yes. **TCM Powell stated that he felt uncomfortable approving the tax rate without knowing what it was. He motioned to table approving the Utah State Tax Rate and to hold a special meeting to approve the rate later once they know what it is. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

16-Discussion and/or action on approval of Resolution 2025-6-5-B: Consolidated Fee Schedule. (See Attachment #14) Beckki Endicott explained some of the fees on the list including water connection fees. Blaine Vernon explained the increase in fees for fire hydrant usage by outside companies. The increase mirrored what other cities were charging and reflected actual costs. TCM Powell made some small grammatical and spelling corrections.
TCM Powell motioned to approve Resolution 2025-6-5-B Consolidated Fee Schedule. 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			

17-Discussion and/or action on approval of Ordinance 2025-5-15: Parking Fine Increase. (See Attachment #15)

Beckki explained that this ordinance was approved at the previous TC Meeting but it was incorrectly listed as a resolution and approved as a resolution. For this reason, it was back on the agenda for approval under the correct title. Artie suggested some clerical edits. **Mayor Sorensen motioned to approve Ordinance 2025-5-15 Parking Fine Increase. TCM Sandy Hunter seconded the motion.**

TCM Hunter wanted to discuss the issue further because she thought that the \$150 fine was too high. Jodi Richardson, citizen, spoke up saying that some of the "no parking signs" in town were faded and hard to read while driving. The TC asked Lt. Butler what he thought about the increased parking fine. He is the hearing officer over parking tickets in the valley. He spoke about some of the hard situations that exist such as a family who lives far away and can't find a spot to park at the dam. They end up choosing to get a ticket instead of just going home. Other times different family members might get parking tickets in the same car and that increases the fine significantly. The TC debated back and forth on whether to increase the fine to \$75.00 or not

at all. **TCM Sandy Hunter** withdrew her second to the motion and made a new motion to approve **Ordinance 2025-5-15 Parking Fine Increase** with some amendments. Paragraph 1A will be changed to \$75.00 and 1B to \$150. Delete paragraph 2.

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			

18-Discussion and/ or action on Resolution 2025-6-5-A; CSI Contract. (See Attachment #16)

TCM Sandy Hunter motioned to approve **Resolution 2025-6-5-A CSI Contract**.

TCM Powell had some clerical edits.

TCM Powell seconded the motion. Roll call vote. Votes reflected below. Motion passed 4-1.

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			

19-Department Updates:

Mayor Sorensen recognized Beckki and Shannon for the new donor board hanging up in the council chambers. Blaine suggested that the person who donated the road repairs in front of the building be on the donor board.

TCM Bruce Ahlstrom- said that it was Zach Jenkins who donated the road repairs and the Town wants to at least pay him for the materials.

Things are progressing at the new cemetery. The road base has been put down and sprayed to keep the dust down. A new gate needs to be put in. Lonny Bailey has been working hard on it. TCM Ahlstrom met with Ashley Klase, the new forest service ranger about the cemetery land eroding into the lake. They would like to do something about it next year. He is also working on emergency preparedness plans and a rezone to the landfill property to allow for a cemetery.

TCM Lewis Johnson- no updates.

TCM Sandy Hunter-no updates

TCM Artie Powell- got an email from a park equipment group who mainly builds skate parks. He will meet with them in the following week to find out more.

20-Approval of the Bills, May 2025.

TCM Sandy Hunter motioned to approve the bills for May 2025. TCM Bruce Ahlstrom seconded the motion. All votes Ayes. Motion passed.

Mayor Sorensen recognized that it was a tough meeting and hoped that even though they voted differently, they could remain friends. Ron Gault complimented the council on their handling of themselves and said that they showed a lot of class.

TCM Sandy Hunter motioned to adjourn the meeting. TCM Ahlstrom Bruce Ahlstrom seconded the motion. All votes Ayes.

Meeting adjourned at 9:16 p.m.

Beckki Endieott, Town Clerk

Nikki Wolthuis, Deputy Clerk

WORK SESSION – Thursday, June 5, 2025**Minutes of the Huntsville Town Council Work Session held at the Huntsville Town Hall
7474 E. 200 S., 5:00 p.m.**

The work session was scheduled to discuss items from the regular (6/5/2025) TC agenda including the alleyway vacation and the Lowe subdivision.

Attending: Mayor Richard Sorensen, TCM Sandy Hunter, TCM Bruce Ahlstrom, TCM Artie Powell, TCM Lewis Johnson, Beckki Endicott-clerk, Ron Gault, Jim Truett

Mayor Sorensen began by discussing the Lowe subdivision. He explained that in 2023 the Lowe family was interested in annexing their property that is east of the Sage Development into Huntsville Town but eventually changed their minds. Recently they had approached the town about hooking up to Sage's septic system with Huntsville Town be the body politic over it. Beckki had talked to Summer Day at the County Health Department and they discussed the need to have an additional meeting with the attorney and others, possibly a work session. Mayor Sorensen stated that it could be a risk for the town to allow the Lowes to hook up to Sage's system. Summer Day had told the Lowes that using Sage's septic system was their only option. The TC discussed if there were any advantages for the town in allowing the Lowes to hook in.

The TC spoke briefly about the CSI contract and whether Bill Morris had resolved his concerns. Mayor Sorensen stated that Bill Morris had said that they could approve it. Lt. Butler who arrived later in the meeting clarified that CSI service fees were included in the sheriff's contract and not an additional expense.

The TC discussed the alleyway vacation while looking at the map. TCM Sandy Hunter stated that the alleyway was different than others in Town because it dead ends into private property. Currently there is a gate blocking the alleyway. Ron Gault wondered if there were irrigation lines along the alleyway and TCM Johnson stated that there were lines in the alleyway that stop at the gate. TCM Powell reminded the TC that they had already approved a petition to consolidate the lots belonging to John Falls that are along the alleyway. If the alleyway is vacated it would be split in half giving each landowner an equal portion. The TC spoke about how one ^{roadway} alleyway that had been sold by the Town to a property owner in 2012 instead of vacated was a mistake. TC Johnson stated that the Town would be setting a ^{precedent} for the future if they vacate this alleyway. If there were ever two property owners on either side of an alleyway who wanted additional land they could petition the town to vacate it.

Meeting ended at 5:53 pm

Nikki Wolthuis, Huntsville Town Clerk



June 24, 2025

Mailing Address

P.O. Box 267
Huntsville, UT 84317

Phone

801.745.3420

Fax

801.745.1792

Web

www.huntsvilleutah.gov

Mayor

Richard L. Sorensen

Town Council

Artie Powell
Sandy Hunter
Lewis Johnson
Bruce Ahlstrom

Town Clerk/Recorder

Nikki Wolthuis
Beckki Endicott
Shannon Smith

Treasurer

Melissa Knowles

Attorney

Bill Morris

To: Huntsville Town Council

Submitted By: Nikki Wolthuis, Clerk

Subject: Business License for Rocky Mtn Aluminum Art LLC

Background: The business is focused on selling aluminum art statues in front of the American Legion for 14 days.

Recommendation: To approve a business license.

Motion: To approve/not approve a commercial business license for Rocky Mtn Aluminum Art LLC

Action:

Motion:

Second:

Mayor Sorensen:

Bruce Ahlstrom:

Lewis Johnson

Sandy Hunter:

Artie Powell:

Ogden Valley is the ideal location for a Traditional Nordic/Finnish Sauna, and it will benefit Valley residents as well as tourists. As the first public sauna in Ogden Valley we will draw visitors from Snowbasin, Ogden Nordic Center, Pineview, Causey, and Powder Mountain.

This Sauna is stand alone. The goal is to create a near-Private experience. We will be available for maintenance, cleaning, and support; but guests won't have to worry about interacting with an attendant. We want the Sauna to feel like it's in your backyard.

Our Sauna seats 6 people making it great for small groups, friends, and families. Saunaing is best done with friends and family. Users will be able book individual sessions, or the entire sauna for a private session.

We would like to offer access 7-days a week with 10 sessions a day; with our first availability at 6am and our last at 9:30pm. This will allow us to cater to both the early birds and the night owls. Access will be automated; users can book online. Sessions will be 1 hour and 15 minutes, with a 15 minutes buffer for cleaning and resetting for the next guests.

Our Sauna uses an electric heater to reach temperatures of 180F+. Users can create steam by ladling water onto stones to create a soft enveloping steam that raises humidity and intensifies the heat.

Using a traditional sauna and cold plunge has many health benefits including:

- Better Sleep
- Improved mood
- Cardiovascular & Respiratory Health
- Muscle Recovery and Soreness
- Joint Flexibility and Mobility


Promoting the Ogden Valley Sauna will help us draw more people to Ogden Valley, and keep visitors here longer. We would like to locate the Sauna in the heart of Huntsville to encourage visitors to come and stay.

We are looking to lease a 20' x 40' pad with both 240V and 120V power and a water connection. Here is our proposed layout, [click here](#). We would also like space to build a fence and plant some landscaping.

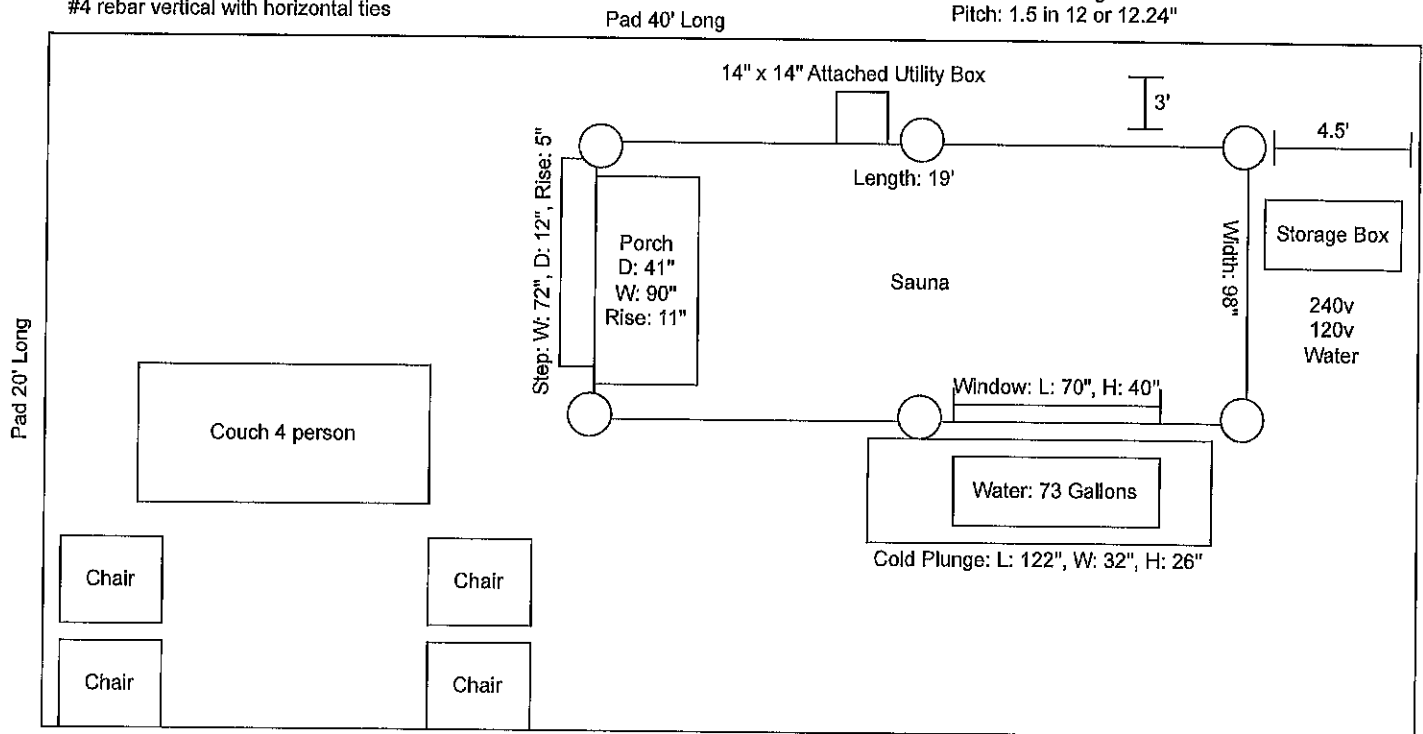
We are looking for as long as a lease the Town Council is willing to provide us, and are happy to collaborate with the city on design, landscaping, etc.

Drawn to scale. 1
Square is 2x2'

Permeable Paver
System, <https://www.truegridpaver.com/>
We will build footings to support the sauna.

Footings:
Depth: 36" 
12" x 12"
#4 rebar vertical with horizontal ties

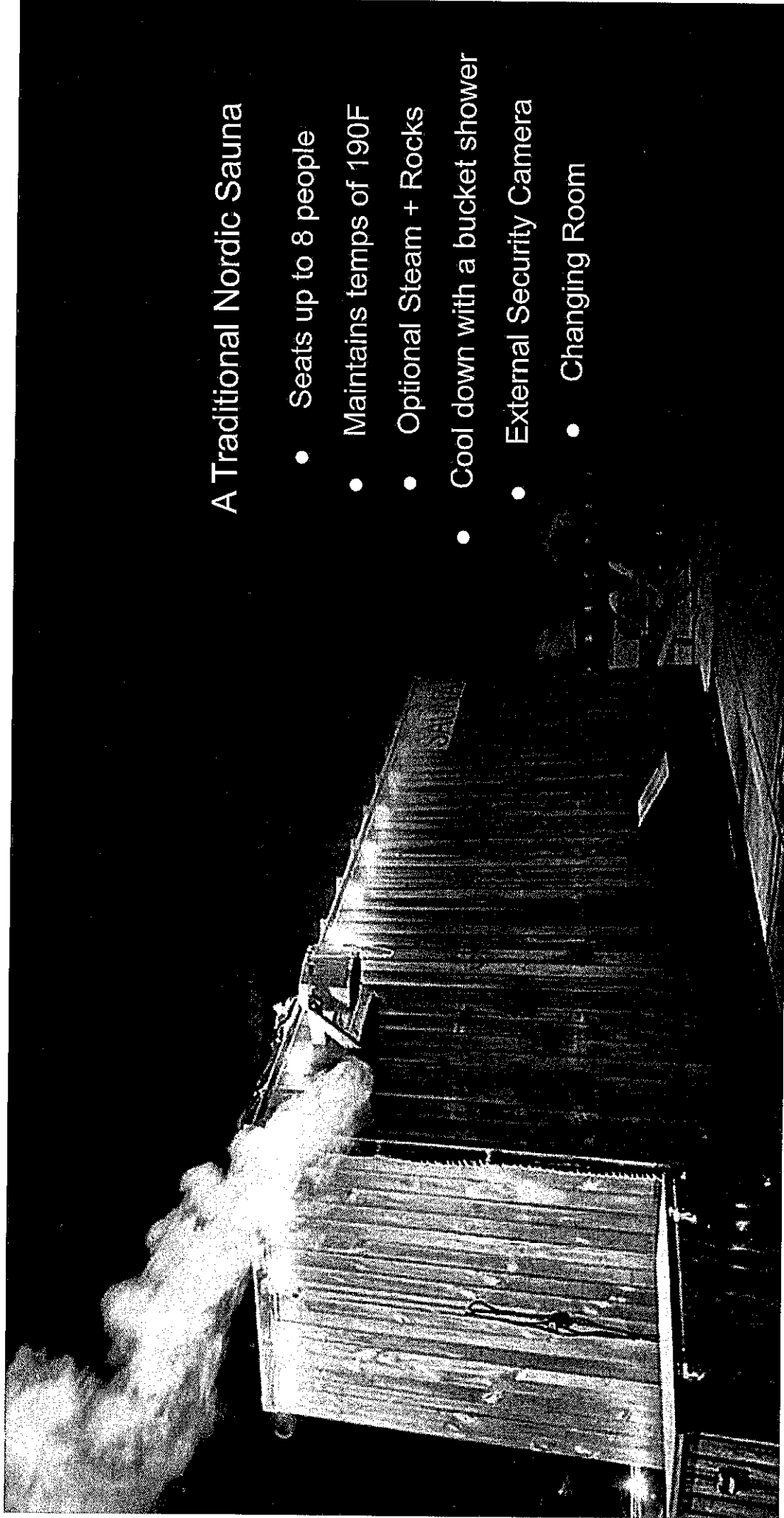
Roof Specs:
Highest: 112" High
Lowest: 100" High
Pitch: 1.5 in 12 or 12.24"





We're seeking the
opportunity to lease a
20' x 40' parcel of land near
the Huntsville pickleball
courts to create a
**near-private traditional
sauna experience.**

Kaitlin Poulter, Operations 801-814-2723 | Grant Stanley, Marketing 402-679-8398 | Rachel Stanley CPA, Accounting 402-679-8398



A Traditional Nordic Sauna

- Seats up to 8 people
- Maintains temps of 190F
- Optional Steam + Rocks
- Cool down with a bucket shower
- External Security Camera
- Changing Room

Kaitlin Poulter, Operations 801-814-2723 | Grant Stanley, Marketing 402-679-8398 | Rachel Stanley CPA, Accounting 402-679-8398

How to Use:

1. Book Online at OgdenValleySauna.com
2. Receive Door Code
3. Enter Door Code
4. Use Changing Room
5. Wash your Feet
6. Wall timer will tell you when you should cool down.

Door codes are only active during your session and expire when you s

We're looking to operate to

Serve Morning Birds & Night Owls

Our goal is to be a
community resource that
people can use as if it was
in their own backyards.

1hr 15min Sessions with 15min for resetting:

6am to 7:15am	3pm to 4:45pm
7:30am to 8:45am	5pm to 6:15pm
9am to 10:15am	6:30pm to 7:45pm
10:30am to 11:45am	8pm to 9:15pm
12pm to 1:15pm	9:30pm to 10:45pm
1:30pm to 2:45pm	

Our Sauna will pull
Skiers, Mtn Bikers,
Hikers, Campers, &
Boaters from:

- Snowbasin
- Pineview & Causey
- Powder Mountain
- Ogden Nordic
Center/North Fork
- Ogden Metro
- Church Groups



Kaitlin Poulter, Operations 801-814-2723 | Grant Stanley, Marketing 402-679-8398 | Rachel Stanley CPA, Accounting 402-679-8398



**We want to be in the heart of
Huntsville.**

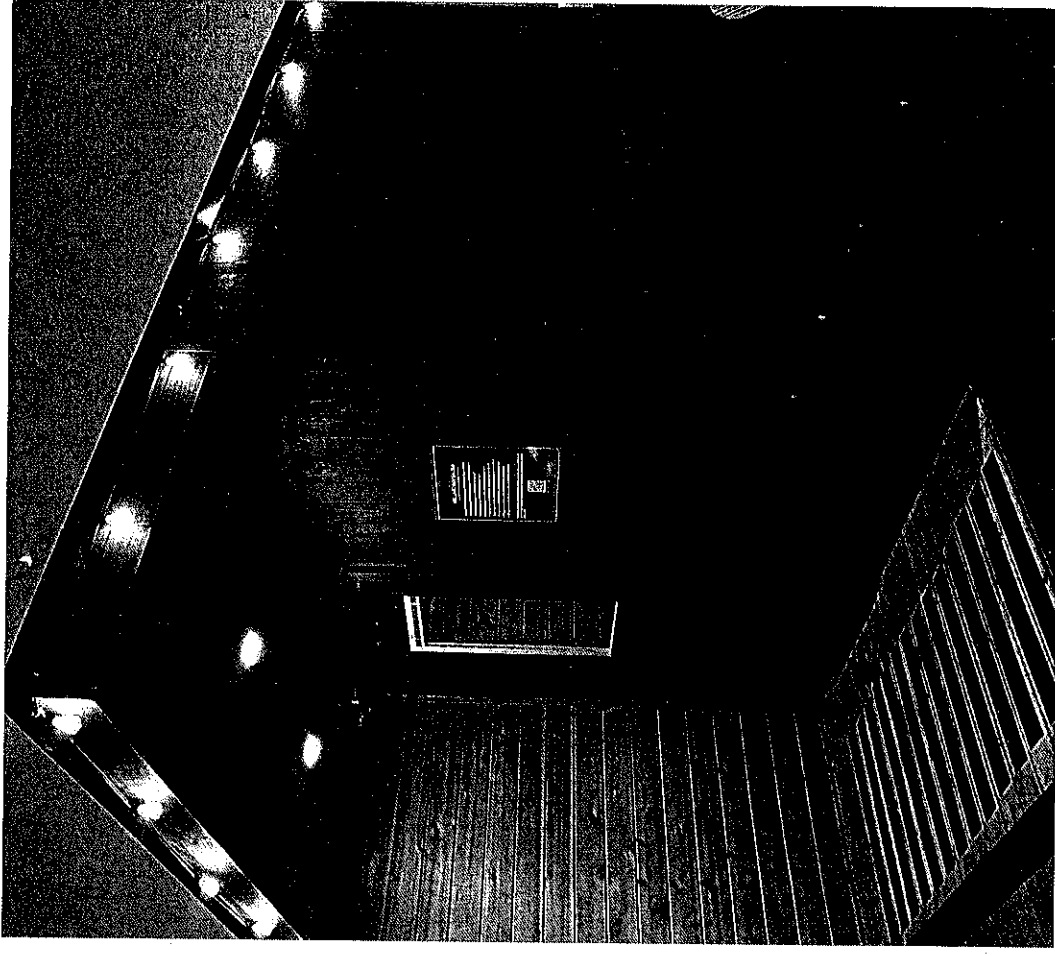
With a max capacity of 8, the Ogden Valley Sauna will generate just the right amount of foot traffic.

Plus, we know that people will travel 30+ minutes to Sauna.

We will be providing discounts for patrons of Huntsville's hotels, restaurants, and bars.

“It has been a pleasure getting to know Katilin and Grant. A sauna would be a valuable new amenity in the area that could be utilized by locals and travelers alike.”

— Dakota Hyde, Compass Rose



Kaitlin Poulter, Operations 801-814-2723 | Grant Stanley, Marketing 402-679-8398 | Rachel Stanley CPA, Accounting 402-679-8398

We're debt free and have a great team.



Kaitlin Poulter
Operations

10+ years of experience in
Retail Management



Grant Stanley
Marketing

Career Entrepreneur with a
15 person Digital Marketing
Agency

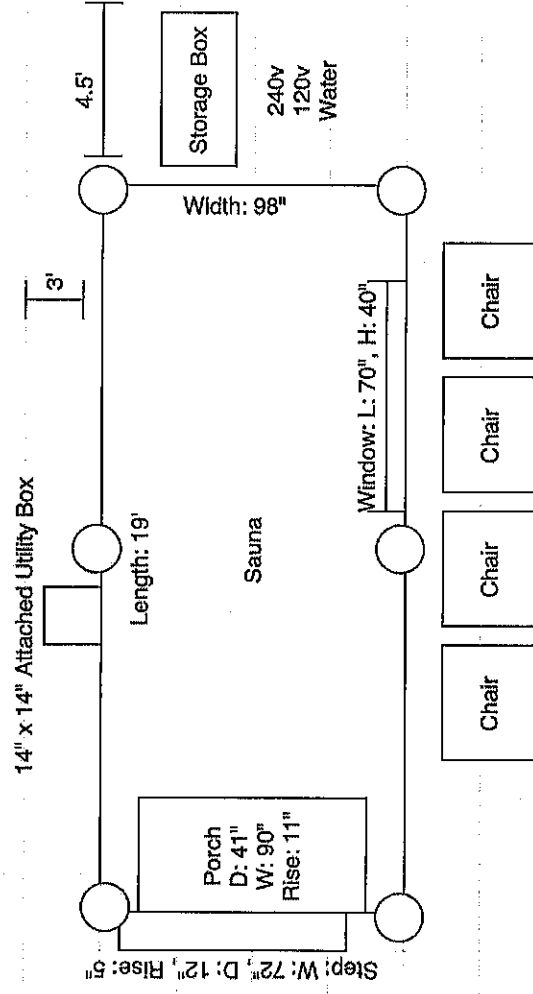


Rachel Stanley, CPA
Accounting

Finance Manager for a
group of 55+ Communities

Our Ask: 20' x 40' F with:

- 240V & 120V Electrical
- Water Connection
- Parking for 8 cars
- Modest Budget for Landscaping & Fencing



Just in Time for Ski Season!
Launching October 15, 2025

Timeline:

September 1 to 31: Transportation & Installation

October 1 to 15: Seek Peak

October 15th: Grand Opening

Dec 1: In Full Swing for Ski Season

Individual Sessions: \$35 an hour

Private Sessions: \$99 an hour

12-Session Pass: \$179

6-Session Pass: \$119

Monthly Pass: \$100 per month up to 2 sessions per week

Kaitlin Poulter, Operations 801-814-2723 | Grant Stanley, Marketing 402-679-8398 | Rachel Stanley CPA, Accounting 402-679-8398

Questions?

Grant Stanley, Marketing
402-679-8398

Kaitlin Poulter, Operations
801-814-2723

Rachel Stanley, Accounting
402-619-0084

Our Ask:

Looking to operate 6am to 11pm

Parking for 6 to 8 cars

20' x 40' pad concrete or permeable

- 240V
- 120V
- Water
- Long lease if possible

Allowance for fencing and landscaping

**TOWN OF HUNTSVILLE
RESOLUTION 2022-8-4**

**A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ADOPTING THE SEWER
MAINTENANCE AGREEMENT FOR THE SAGE DEVELOPMENT PROJECT**

WHEREAS, Huntsville Town (hereafter "Town") is a duly incorporated municipality under the laws of Utah;

WHEREAS, Utah Administrative Rule R317-1-2 under 2.2.A requires a "Body Politic" which, in relation to this Sage Development Project, is the Town to "sponsor" the Sanitary Sewer System ("Sewer") for the Association as such applies under Utah law;

WHEREAS, Developer and Town seek to enter a Sewer Maintenance Agreement ("Agreement") to outline the duties and obligations related to the management and operation of the Sewer and such is to be performed by the Association;

WHEREAS, the Town seeks to mitigate liability and exposure for operating the Sewer serving the Sage Development Project as such is the responsibility of the Home Owners' Association of the Sage Development Project under the Agreement;

WHEREAS, the Town desires to enter the attached Agreement with the Developer so that it is binding upon the Home Owners' Association of the Sage Development Project;

WHEREAS, the Town and Developer hereby finds mutual benefit under this Agreement benefitting public health and safety by outlining the responsibility for the operation and maintenance of the Sewer in the Sage Development Project;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Huntsville Town, Utah, that the Agreement set forth in the attached "A" is incorporated herein by this reference and is approved and adopted. The Town Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the Town.

PASSED AND ADOPTED by the Town Council this 18th day of August, 2022.


Mayor

ATTEST:


Town Clerk



ATTACHMENT "A"

SEWER MAINTENANCE AGREEMENT

THIS SEWER MAINTENANCE AGREEMENT ("Agreement") is made by and between Huntsville Town, a municipal corporation of the State of Utah ("*Town*"), CW The Sage, LLC, a Utah limited liability company ("*Developer*"), and The Sage Owners Association, Inc., a Utah non-profit corporation ("*Association*"). The Town, Developer, and Association may be referred to herein individually as a "*Party*" or collectively as the "*Parties*".

RECITALS:

- A. The Developer has acquired title to a 72.021-acre tract of land to be developed into a community of no more than twenty (20) single-family residential home sites in Huntsville Town known as the Sage Development Project ("*Project*").
- B. The Town has granted preliminary approval and is working toward final approval of the development proposed by the Developer.
- C. The Association has been established as a Utah non-profit corporation with the Utah Department of Commerce and will conduct the affairs of the homeowners in the development as it relates to common areas and expenses.
- D. Utah Administrative Rule R317-1-2 under 2.2.A requires a "Body Politic" which in this Project is the Town to "sponsor" the sewer system for the Association as such applies under Utah law.
- E. Developer and Town seek this Agreement to outline the duties and obligations related to the management and operation of the Sewer System to be

performed by the Association.

- F. The Sewer System, as approved by the Utah Department of Water Quality, will consist of a pressurized sewer collection system with a 3-inch diameter pipe flowing towards a central treatment plant. The treatment and disposal systems consist of large septic tanks, a treatment plant, and a pressurized effluent disposal system. Lines from individual homes to the 3-inch collection system are private.

- G. The agreement aims to set forth the rights, duties and responsibilities of the Parties relating to the sewer distribution and collection system for future maintenance and operation.

NOW, THEREFORE, the Parties hereto intending to be legally bound and in consideration of the respective undertakings made and described herein, do agree as follows:

1. **Installation of Sewer Systems.** The Developer shall be solely responsible for the entire cost, expense and supervision of the design, engineering, construction and installation of the sewer collection, treatment, and disposal system for the Project (collectively, the "*Sewer System*"). Further, the Sewer System shall be installed in substantial accordance with all applicable and approved construction drawings for the same and in accordance with Utah Rule 317-4.
2. **Agricultural Preservation Easement.** The pressurized drain fields and collection lines will be located on a parcel of property in the development of the Project which has been designated on the proposed plat as Private Common Open Space Non-Residential Lot (For Sewer Infiltration System) (the "*Non-Residential Lot*"). The Non-Residential Lot is a parcel is to be dedicated to and ultimately owned by the Association with a mutually agreed upon easement for the Town.

3. **Department of Water Quality.** Upon completion of the Sewer System construction and installation, the Developer shall be responsible to obtain an inspection and approval of the system from the Utah State Department of Environmental Quality. Once the Developer has obtained approval of the Sewer System from the State Department of Water Quality, the Developer shall provide notice thereof to the Town who shall also inspect the same for approval of any bond release by the Town to the Developer.
4. **Town Responsibilities.** Following approval of the Sewer System, the Town shall begin to provide oversight and supervision of the Sewer System through one (1) third-party professional, holding a level three wastewater certification, selected, and paid for by the Association, as determined in its sole and reasonable discretion (the "*Third-Party Inspector*"). The rights and duties of the Town relating to the Sewer System and to the Association's operation and maintenance therefore shall be governed by the State's description of the rights and responsibilities of a Body Politic as such are currently defined by Utah Law under Rule R317-1-1, and as such may be hereafter amended from time-to-time.
5. **Maintenance.** It is anticipated at this time that the ownership, control, and maintenance of the Sewer System including the collection, treatment, and disposal systems shall be vested in the Association in perpetuity. Lateral lines from the mainline to the home are the responsibility of each lot owner.
6. **Easement.** The Town shall enjoy an easement on the Association property for purposes of ingress, egress, construction, repair, piping and drainage for

secondary water and any other related access needs to conduct its inspections.

7. **Town Recommendations.** The Association agrees to be bound by the reasonable requirements and recommendations which the Town shall make to the Association in connection with the Town's agreement to act as the Body Politic for the Sewer System; provided, however, the Association will not be bound by any requirements and recommendations of the Town that violate any Utah Department of Environmental Quality and/or Weber-Morgan Health Department rules, regulations, ordinances, or other standards governing infrastructure similar to the Sewer System. Subject to the immediately preceding sentence, any cost of maintenance, upgrade, repair, or operation which is reasonably required by the Town, in its capacity as Body Politic over this system, shall be borne solely by the Association. The Town shall have no financial responsibility relating to the sewer system and shall be reimbursed for any costs associated with the sections or repairs. Town Inspections shall not occur more frequently than semi-annually (i.e., two (2) times per year) and shall be conducted by the Third-Party Inspector in accordance with all Utah Department of Environmental Quality and/or Weber-Morgan Health Department rules, regulations, ordinances, or other standards for such infrastructure. Further, the Town shall have the right to have a representative present for the Town Inspections. The Association shall be responsible for the actual cost of the Town Inspection. If the Town imposes reasonable conditions upon the Association which the Association fails to reasonably implement, the Town has the right, but not the duty, to incur the reasonable expense of implementation thereof and to recover the costs of said implementation from the

Association and to take any other action permitted by law to recover said costs; provided, however, prior to the Association being responsible to reimburse the Town. The Town shall provide the Association with documentation of the actual and reasonable costs of such implementation.

8. **Failure to Comply.** If, during a Town Inspection, the Third-Party Inspector discovers that the Association has failed to maintain the Sewer System in accordance with all Utah Department of Environmental Quality and/or Weber-Morgan Health Department rules, regulations, ordinances, or other standards for such infrastructure, then: (i) the Town shall provide written notice to the Association specifically identifying how the Association has failed to maintain the Sewer System and (ii) thereafter, the Association shall have sixty (60) days (or such other reasonable timeframe as may be required to correctly and completely remedy the identified maintenance failure). If, upon expiration of such 60-day period or extended period depending on the severity of the identified maintenance failure, the Association has failed to correctly and completely remedy the identified maintenance failure (as determined by the Third-Party Inspector in its reasonable discretion) the Town may levy a fine against the Association in the amount of Five Hundred and No/100 Dollars (\$500.00) per identified maintenance failure, which fine shall be payable to the Town within thirty (30) days of issuance.

9. **Future Sewer District.** Upon request from Town officials, the Association hereby consents to the sewer system annexing into or to otherwise become a part of any future sewer district, existing sewer district, or other body politic which

may eventually be organized by the Town or local municipality. If and when at any time in the future the leech field, drain field, or such other similar and appropriate term is bypassed or no longer used, this agreement shall be automatically terminated without the need of any additional instrument evidencing such termination.

10. **Exclusivity.** The Parties expressly acknowledge that the system contemplated herein has been designed and approved by the Department of Water Quality and the Weber-Morgan Health Department exclusively for the use of the Association, its owners, guests, invitees, and other similar third parties and shall remain as such in perpetuity. For purposes of clarity, the Sewer System contemplated herein shall not be expanded beyond the twenty (20) single-family residential home sites.
11. **Ownership.** The sewer system was designed to accommodate the connections for each lot in the Association.
12. **Waivers** No waiver of any requirements, breach or default shall constitute a waiver of any other requirement, breach, or default, whether of the same or any other covenant or conditions. No waiver, benefit, privilege, or service voluntarily given or performed by either Party shall give the other any contractual right by custom, estoppel, or otherwise.
13. **Entire Agreement.** This Agreement contains the entire agreement between the Parties. No promise, representation, warranty, or covenant not included in this Agreement shall be binding upon the Parties unless reduced to writing and signed by each Party.

14. **Amendment.** No subsequent amendment or addition to this Agreement shall be binding upon the Parties unless reduced to writing and signed by each Party.
15. **Notices.** Any notice, demand, request, consent, approval, or other communication to be given by one Party to the other shall be given by; hand delivery, confirmed overnight mail or by mailing in the United States mail, certified or registered, addressed to the applicable Party at their respective addresses. Any such notice shall be deemed to have been given (i) upon delivery, if personally delivered or delivered by any form of Federal Express\overnight delivery service, or (ii) if mailed, upon receipt. Either Party may change the address at which it desires to receive notice upon giving written notice of such request to the other Party.
16. **Successors and Assigns; Survival.** This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective successors, assigns and nominees. All covenants, representations and warranties contained herein shall survive Closing.
17. **Governing Law.** This Agreement shall be governed by, interpreted under, and enforced in accordance with, the laws of the State of Utah applicable to agreements made and to be performed wholly within the State of Utah.
18. **Execution of Other Documents; Compliance with Regulations.** The Parties hereto will do all other things and will execute all documents which are necessary for the transaction contemplated hereby to close. Furthermore, the Parties will comply at their own expense with all applicable laws and governmental regulation required for this transaction to close, including without limitation any required filings with governmental authorities.

19. **No Joint Venture.** The Parties understand, acknowledge, and agree that this Agreement shall not constitute nor be regarded as joint venture agreement and that the Parties shall not be regarded in any manner whatsoever as partners for a joint venture in connection with the Property or the transactions contemplated hereunder. The Parties are merely entering into this agreement to allow for this process to be completed in an expeditious fashion. However, the Parties are responsible for their respective tax, liability and business consequences resulting from said cooperation.
20. **Captions.** The captions of the various paragraphs of this Agreement are for convenience and ease of reference only and do not define, limit, augment or describe the scope, content, or intent of this Agreement or of any part of this Agreement.
21. **Partial Invalidity.** If any term of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
22. **Warranty of Authority.** The individuals signing this Agreement for the Parties each Grants, by their signature, that they have full authority to enter into this Agreement on behalf of the Party for whom they sign.

IN WITNESS WHEREOF, the Parties have executed this Agreement by and through their respective, duly authorized representatives as of the 18th day of August, 2022 (the "Effective Date").

TOWN:

HUNTSVILLE TOWN

By: [Signature]
Name: Richard L. Sorensen
Title: Mayor



ATTEST:

APPROVED AS TO FORM:

By: [Signature]
Name: Beckie Endicott
Title: Clerk/Recorder

By: _____
Name: _____
Title: _____

STATE OF UTAH)
COUNTY OF WEBER)

On this 25th day of August, 2022, personally appeared before me Richard Sorensen, the Mayor and authorized signer of Huntsville Town, whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed this Sewer Agreement on behalf of Huntsville Town, and who duly acknowledged to me that she / he executed the same for the purposes therein stated.

[Signature]
(Notary Public)



[Developer and Association signature and acknowledgement pages follow.]

DEVELOPER:

CW The Sage, LLC,
a Utah limited liability company

By: _____
Name: _____
Title: Authorized Representative

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the ____ day of _____, 2022, personally appeared before me
_____, who being by me duly sworn, did say that she / he is the
Authorized Representative of CW The Sage, LLC, a Utah limited liability company, and that the
within and foregoing instrument was signed on behalf of said CW The Sage, LLC with proper
authority and duly acknowledged to me that he executed the same.

(Notary Signature)

(Seal)

[Association signature and acknowledgement pages follow.]

ASSOCIATION:

The Sage Owners Association, Inc.,
a Utah non-profit corporation

By: _____
Name: _____
Title: Authorized Representative

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the ____ day of _____, 2022, personally appeared before me
_____, who being by me duly sworn, did say that she / he is the
Authorized Representative of The Sage Owners Association, Inc., a Utah non-profit corporation,
and that the within and foregoing instrument was signed on behalf of said non-profit corporation
with proper authority and duly acknowledged to me that he executed the same.

(Notary Signature)

(Seal)

Huntsville Town Water Bill Assistance Form

If you are facing financial difficulty and need assistance with your water bill, please fill out and sign this form.

Name: William White

Huntsville Town water account number: 240.03

Amount requesting forgiveness: \$1979.23

Reason for request: After being informed of a leak, I hired Bachman Plumbing to

locate & fix the leak. They replaced all of the Shower valves, sink valves, toilet tank water controls & put in a new pressure regulator. The leak was still not fixed & it cost \$1,100. They came back the next month & couldn't find it. So, I hired Curt Summers to tear up the yard and find the leak. They finished that last week and replaced a lot of the water line. The leak is finally fixed and I spent thousand to fix it.

If you would like to make payment arrangements, where you can pay the amount down monthly, without increasing late fees or interest. Please specify the monthly amount you are planning on paying until your balance is paid off. _____

Signature: William White

Date: June 9, 2025

Received By: _____

Date: _____

Approved By: _____

Date: _____



PO Box 267 * 7474 E. 200 S.
Huntsville UT 84317
Phone: (801) 745-3420
Email: waterbilling@huntsvilleutah.gov
website: huntsvilleutah.gov



Scan me to Pay online!

Alane & William White
255 S 7200 E
Huntsville UT 84317

Due Date
06/30/25

Amount Due
2,696.23

Service Address:
285 S 7200 E

Account Number
240.03

<u>Service from</u>		<u>Service to</u>		
05/01/25		05/31/25		
<u>Meter Readings</u>			<u>Description</u>	<u>Amount</u>
<u>Previous</u>	<u>Current</u>	<u>Usage</u>		
1000	1120	120	Last payment received	85.25 CR
			BALANCE	621.48
			WATER	1,472.75
			GRBG	22.00
			IRRIG	560.00
			INTWG	20.00
			AMOUNT DUE	2,696.23

Please see huntsvilleutah.gov for all July 4th info! We have the fun run, parade and Event info online.

Please return lower portion with payment.

Alane & William White
255 S 7200 E
Huntsville UT 84317

Account Number
240.03

Due Date
06/30/25

Amount Due
2,696.23

Service Address:
285 S 7200 E



"M AT YOUR DISPOSAL"

Mike Bachman Plumbing, Inc

Bill White
285 S 7200 E
Huntsville, UT 84317

(801) 518-7422
bwhite@utahwater.com

INVOICE	#53156
SERVICE DATE	Apr 16, 2025
INVOICE DATE	Apr 16, 2025
PAYMENT TERMS	Upon completion
AMOUNT DUE	\$0.00

CONTACT US

549 W 24th St
Ogden, UT 84401

(801) 627-5953
service@mikebachmanplumbing.com

Service completed by: Taylor Adam

INVOICE

Dispatch & Evaluation

1.0 \$79.95 \$79.95

We send a licensed plumber to the the job site in a fully stocked truck ready to fix your problem. This pays for our plumber's travel time, gas, the time spent getting the parts for your job and the time spent evaluating the job and for giving you a straight forward price before any work is started.
(If any sheetrock, Cabinets, fixtures. Etc. need to be removed to evaluate the job or any testing, reprogramming or manipulating need to be preformed additional charges may apply.)

Level 3 - Standard

Moen shower cartridge

1.0 \$236.00 \$236.00

Customer complained that the upstairs tub/shower valve was having problems.

I replaced the moen cartridge in it and it tested good.

Level 4 - Standard

1.0 \$355.00 \$355.00

Home didn't have pressure regulator and tested at 110psi installed PrV and it tested at 75psi.

The high pressure caused all couple toilets to run water.

Level 3 - Standard

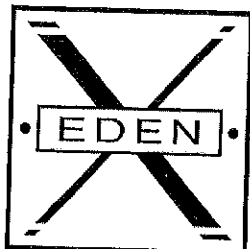
1.0 \$236.00 \$236.00

Replace toilet tank fill valve, and flapper in master bedroom, and in upstairs bathroom toilet.

Additional \$30 is charged for parts.

Subtotal	\$986.95
Job Total	\$986.95
Amount Due	\$0.00

Payment History



EDEN X, LLC
5412 EAST 2200 NORTH
PO BOX 85
EDEN, UT 84310

Invoice

Date	Invoice #
6/12/2025	5937

Bill To
BILL WHITE 285 S 7200 E HUNTSVILLE, UT 84317

Project	
P.O. No.	Terms

Item	Description	Qty	Rate	Amount
TRANSPO...	TRANSPORT EQUIPMENT TO JOB SITE		200.00	200.00
T3 - 55 Y...	DIG TO LOCATE WATER LEAK AND BACKFILL AFTER REPAIR	23	125.00	2,875.00
LABOR (...)	LABOR - BY THE HOUR - HAND SHOVEL TO FIND LEAK, REPAIR LEAK & SPRINKLERS	23	60.00	1,380.00
PIPE/PAR...	PIPE /PARTS NEEDED FOR JOB - LUMP SUM		496.94	496.94
A finance charge of 2% per month (24% apr) will be charged on past due accounts.				
Total				\$4,951.94
Phone#	E-mail	Payments/Credits		
801-746-9166	EDENEXCAVATINGLLC@GMAIL.COM	Balance Due		
				\$0.00
				\$4,951.94

WE ACCEPT VISA, MASTERCARD, DISCOVER, AND AMERICAN EXPRESS. IF YOU WOULD LIKE TO PAY WITH A CREDIT CARD THERE WILL BE AN ADDITIONAL 3.5% ADDED TO THE INVOICE TOTAL TO COVER THE CREDIT CARD FEES.

Huntsville Town Water

Customer Inquiry - Compare
240.03, Alane & William White, 285 S 7200 E

6/23/2025
Page: 1

	06/30/2025	05/31/2025	04/30/2025	03/31/2025	02/28/2025	01/31/2025	12/31/2024	11/30/2024	10/31/2024	09/30/2024	08/31/2024	07/31/2024	06/30/2024
Water	.00	1,472.75	674.25	104.75	71.00	64.25	84.50	64.25	57.50	57.50	57.50	57.50	57.50
Water usage	0	120	71	14	9	8	11	8	7	4	7	7	2
Garbage	.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00
Pressurized Irr	.00	560.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
recycling garbage	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
Interest- Irrigation	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
Interest-Water/Garb	.00	20.00	10.48	13.52	6.43	.00	.00	.00	.00	.00	.00	.00	.00
Total charges	.00	2,074.75	706.73	140.27	99.43	86.25	106.50	86.25	79.50	79.50	79.50	85.25	79.50
Previous balance	2,696.23	706.73	325.95	185.68	86.25	106.50	86.25	79.50	79.50	79.50	164.75	79.50	559.50
Payments	.00	85.25	325.95	.00	.00	106.50	86.25	79.50	79.50	79.50	164.75	.00	559.50
Adjustments	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
	2,696.23	2,696.23	706.73	325.95	185.68	86.25	106.50	86.25	79.50	79.50	79.50	164.75	79.50

**PROTECH®**

Company Address 711 WEST AVE
Rochester, NY 14611
United States

Created Date 6/6/2025
Expiration Date 7/7/2025
Quote Number 00000721

Prepared By Glenn Limburg
Email glimburg@protechcorp.com

Contact Name Blaine Vernon
Phone 484-695-0761
Email bvernon@ptd.net

Bill To Name Huntsville Town
Bill To 7474 East 200 South, PO Box 267
UT 84317
United States

Ship To Name Huntsville Town
Ship To 7474 East 200 South, PO Box 267
UT 84317
United States

Product	Product Description	Quantity	Sales Price	Total Price
RP2051	Wear Shoe-Super Duty-Series 2	2.00	\$170.00	\$340.00
SP12B	12' Sno Pusher - Backhoe	1.00	\$5,399.00	\$5,399.00

Subtotal \$5,739.00
Total Price \$5,739.00
Shipping and Handling \$2,606.40
Grand Total \$8,345.40

HOLLAND EQUIPMENT CO.



2870 WEST 2100 SOUTH - SLC, UT 84119
PHONE: (801) 972-1601 - FAX: (801) 972-6730

Estimate

Date	Estimate #
6/19/2025	082944JF

Name / Address			
HUNTSVILLE TOWN PO BOX 267 7309 EAST 200 SOUTH HUNTSVILLE, UT 84317			
Description	Qty	Price	Total
12 FT. SNO PUSHER / BACKHOE(PROTECH)	1	5,399.00	5,399.00T
HEAVY DUTY PLOWS SHOES SKID STEER/BACKHOE	2	170.00	340.00T
HW1650			
Out-of-state sale, exempt from sales tax		0.00%	0.00
		Total	\$5,739.00

HOLLANDEQ.COM

Customer Signature _____



NOTICE OF ACTION

TO: Huntsville Town Council
FROM: Huntsville Town Planning Commission
DATE: June 20, 2025
RE: Lot Consolidation Application for Jeff and Brent Wangsgard

The Huntsville Town Planning Commission held a public meeting on June 18th, 2025, to review and discuss the Parcel Consolidation application for Jeff and Brent Wangsgard. The parcels listed below were requested by the town to be consolidated. The Planning Commission made its recommendation of approval to the Town Council to consolidate parcel #'s 24-018-0049, 24-018-0050, 24-018-0051, 24-018-0054 & 24-018-0055.

A handwritten signature in black ink, appearing to read "Shannon Smith", is written over a horizontal dashed line.

Shannon Smith, Clerk

Huntsville Town

Parcel Consolidation Application

Applicant Name: Jeff Wangsgard
Applicant Mailing Address: 698 S. 7600 E Huntsville UT 84317
Email: clarkwangsgard@gmail.com Phone: 801-791-3676

Brief Description of Proposed Parcel Consolidation:

Consolidate Lots 24-018-0049
24-018-0050
24-018-0051
24-018-0054
24-018-0055

Parcel Owner's Permission for Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-018-0049 - 50-51-54-55
Parcel(s) Owner Name: JEFF - Wangsgard
Parcel(s) Owner Mailing Address: 698 S. 7600 E Huntsville UT 84317
Email: clarkwangsgard@gmail.com Phone: 801-791-3676
Parcel Owner Signature: Jeff Wangsgard Date: Apr 23-2025
Title (Authorized Agent): _____

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-018-0049 - 0050 - 0051 - 0054 - 0055
Parcel(s) Owner Name: Brent C. Wangsgard
Parcel(s) Owner Mailing Address: 689 S 7600 E Huntsville UT 84317
Email: BRENTWANGSGARD@GMAIL.COM Phone: 801-628-8918
Parcel Owner Signature: B. Wangsgard Date: 4-26-25
Title (Authorized Agent): _____

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 6/4/2024 Fees Paid: 150⁰⁰

Becki Endicott, Town Clerk

Shannon Smith

(Huntsville Town Planning Commission)

June 18th - 0630

- ☒ Recommended for Approval ☐ Recommended for Conditional Approval
☐ Recommended for Rejection ☐ Deferred

Chair Signature: _____ Date: _____

Notes/Conditions: _____

(Huntsville Town Council)

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder Date: _____

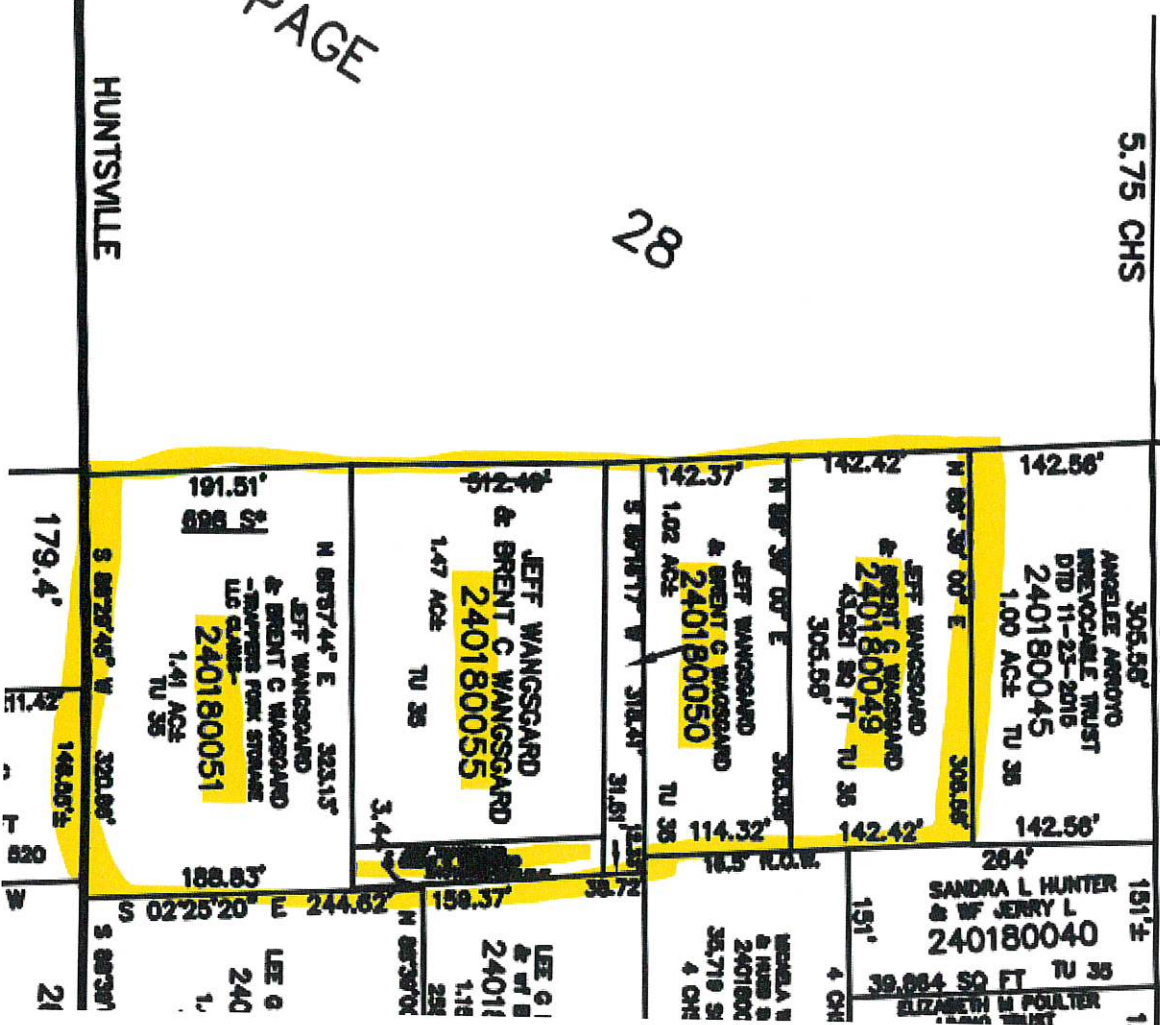
Parcel Consolidation Application Requirements:

- ☐ The parcel consolidation does not involve a recorded subdivision plat.
- ☐ The proposed parcel consolidation does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate nonconformity.
- ☐ The proposed parcel consolidation does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other site land use requirement.
- ☐ The petition to consolidate parcels must include signatures from representatives of each parcel affected by the parcel consolidation.
- ☐ If the subject parcels are zoned differently, the Huntsville Town Council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal description of the whole piece of property to be consolidated
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the proposed consolidated parcel showing all structures, fence lines, easements, driveways, and streets. Drawing must include a measurement scale.
- ☐ Parcel Consolidation Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the parcel consolidation shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

SOUTH 88°39' E 5.75 CHS ST.**600 SO. ST.



* 24 -

all Parcels shown here
To Be Combined into one
Parcel.

Clark Wanggard
Jeff Wanggard
Brent C Wanggard



ASPHALT PAVING & CONSTRUCTION

To:	Huntsville city	Contact:	Bruce Ahlstrom
Address:	PO Box 267 Huntsville, UT 84317	Phone:	(801) 791-5066
Project Name:	Huntsville Road Work-Pulverize	Fax:	
Project Location:	Huntsville, UT	Bid Number:	
		Bid Date:	6/24/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
--------	------------------	--------------------	------	------------	-------------

7300 EAST PULVERIZE

1	Pulverize Existing Asphalt With 3" Of Existing Road Base	9,665.00	SF	\$0.42	\$4,059.30
2	Remove 6" Of Soft Subgrade & Replace With 6" Of Pulverized Material (price Is Based On 25% Of Area Being Replaced)	2,400.00	SF	\$1.80	\$4,320.00
3	Fine Grade & Compact Existing Road Base, Prepare Grade For Asphalt	9,665.00	SF	\$0.23	\$2,222.95
4	Furnish Place & Compact 3" Of 1/2" APWA Asphalt With 15% Rap	9,665.00	SF	\$1.75	\$16,913.75

Total Price for above 7300 EAST PULVERIZE Items: \$27,516.00

6900 EAST PULVERIZE

1	Pulverize Existing Asphalt With 3" Of Existing Road Base	13,248.00	SF	\$0.42	\$5,564.16
2	Remove 6" Of Soft Subgrade & Replace With 6" Of Pulverized Material (price Is Based On 25% Of Area Being Replaced)	3,314.00	SF	\$1.80	\$5,965.20
3	Fine Grade & Compact Existing Road Base, Prepare Grade For Asphalt	13,248.00	SF	\$0.23	\$3,047.04
4	Furnish Place & Compact 3" Of 1/2" APWA Asphalt With 15% Rap	13,248.00	SF	\$2.30	\$30,470.40

Total Price for above 6900 EAST PULVERIZE Items: \$45,046.80

Total Bid Price: \$72,562.80

Notes:

- **Prior to work beginning, this estimate must be signed by the customer and returned to Post Construction Company**
- **Price does not include Asphalt T Patch/Overlay if required, Striping, Traffic control, Saw cutting, Soft spot repair, Compaction testing or Material testing unless noted above**
- **Price does not include permits or survey fees for quoted items unless noted above**
- **Post Construction Company will not guarantee drainage on grades with 1% or less slope**
- **Price to be billed based on measurements following job completion**

Payment Terms:

Payment terms are net **(15)** days from the date of each original Invoice. If payment is not received within such fifteen days, interest shall be charged on the outstanding principal amount at the rate of two percent per month (twenty-four percent annually), until paid in full. Where legal proceedings are instituted for recovery of all balance's due, Post Asphalt Paving & Construction shall be entitled to recover additional costs incurred, including reasonable attorney's fee. Post Asphalt Paving & Construction is hereby authorized to file a preliminary notice describing the aforesaid Customer Address pursuant to UTAH CODE ANN. 38-1a-501,1953 (as amended).



ASPHALT PAVING & CONSTRUCTION

To:	Huntsville city	Contact:	Bruce Ahlstrom
Address:	PO Box 267 Huntsville, UT 84317	Phone:	(801) 791-5066
Project Name:	Huntsville Road Work-Pulverize	Fax:	
Project Location:	Huntsville, UT	Bid Number:	
		Bid Date:	6/24/2025

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Post Construction Company

Authorized Signature: _____

Estimator: Tanner Post
(801) 690-4247 tanner@postasphalt.com

Bandit Striping LLC

p.o. box 426
Huntsville, UT 84317 US
banditstriping@gmail.com

Estimate

ADDRESS

Huntsville town
Bruce Ahlstrom

ESTIMATE

1290

DATE

06/23/2025

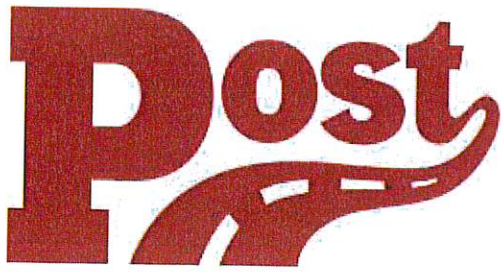
PROJECT

7300 E. and 6900 E., Hunstville

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Paving overlay	6900 E., Intersection of 200 S and 6900 E., 7300 E., Huntsville, UT. - Repair pot holes, 1 in. leveling pass to repair uneven areas (4,780 sq ft). 2 in. overlay asphalt over existing asphalt. Total Square footage=24,300 sq ft	44,552.00
TOTAL			\$44,552.00

Accepted By

Accepted Date



ASPHALT PAVING & CONSTRUCTION

To:	Huntsville city	Contact:	Bruce Ahlstrom
Address:	PO Box 267 Huntsville, UT 84317	Phone:	(801) 791-5066
		Fax:	
Project Name:	Huntsville Town Road Work	Bid Number:	
Project Location:	Huntsville, UT	Bid Date:	6/24/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
--------	------------------	--------------------	------	------------	-------------

7300 EAST

1	Saw Cut Patches & Remove 3" Of Asphalt & Haul Away	1,200.00	SF	\$1.25	\$1,500.00
2	Furnish Place & Compact 3" Of 1/2" APWA Asphalt With 15% Rap In Patches	1,200.00	SF	\$3.40	\$4,080.00
3	Clean Existing Asphalt & Apply Tack Coat And Furnish Place & Compact 2" Of 1/2" APWA Asphalt With 15% Rap	9,665.00	SF	\$1.75	\$16,913.75

Total Price for above 7300 EAST Items: \$22,493.75

6900 EAST

1	Saw Cut Patches & Remove 3" Of Asphalt & Haul Away	3,135.00	SF	\$1.25	\$3,918.75
2	Furnish Place & Compact 3" Of 1/2" APWA Asphalt With 15% Rap In Patches	3,135.00	SF	\$3.40	\$10,659.00
3	Clean Existing Asphalt & Apply Tack Coat And Furnish Place & Compact 2" Of 1/2" APWA Asphalt With 15% Rap	13,148.00	SF	\$1.75	\$23,009.00

Total Price for above 6900 EAST Items: \$37,586.75

Total Bid Price: \$60,080.50

Notes:

- **Prior to work beginning, this estimate must be signed by the customer and returned to Post Construction Company**
- **Price does not include Asphalt T Patch/Overlay if required, Striping, Traffic control, Saw cutting, Soft spot repair, Compaction testing or Material testing unless noted above**
- **Price does not include permits or survey fees for quoted items unless noted above**
- **Post Construction Company will not guarantee drainage on grades with 1% or less slope**
- **Price to be billed based on measurements following job completion**

Payment Terms:

Payment terms are net (15) days from the date of each original Invoice. If payment is not received within such fifteen days, interest shall be charged on the outstanding principal amount at the rate of two percent per month (twenty-four percent annually), until paid in full. Where legal proceedings are instituted for recovery of all balance's due, Post Asphalt Paving & Construction shall be entitled to recover additional costs incurred, including reasonable attorney's fee. Post Asphalt Paving & Construction is hereby authorized to file a preliminary notice describing the aforesaid Customer Address pursuant to UTAH CODE ANN. 38-1a-501,1953 (as amended).

LaRose Paving, Inc.
P.O. Box 12910 • Ogden, Utah 84412
801-675-5309

PROPOSAL

PAGE NO. _____

OF _____ PAGES

SPECIALISTS IN: ASPHALT PAVING • SEAL COAT • CRACK SEAL

PROPOSAL SUBMITTED TO:		PHONE: 801-745-3420	DATE: 6/10/2025
NAME: Huntsville City Corporation		JOB NAME: 2025 Road Overlays	
STREET: 7309 East 200 South		STREET: Various Locations	
CITY: Huntsville	STATE: UT 84317	CITY: Huntsville	STATE: UT

WORK TO INCLUDE:

- Clean all roadways free of dirt and debris.
- Furnish and apply asphalt pavement as needed in rough areas drainage and potholes.
- Furnish, place and compact 2"asphalt overlay to entire area.

7300 E -100 to 200 Total \$23,093.00
6900 E -100 to 200 Total \$17,897.00

40,990

Any changes from above will be discussed with owner and billed accordingly

- *Intersection to be closed during work. Traffic control included.
- *Notice on overlay streets to be given by Huntsville city.
- *Sprinklers to be shut of 24HRS during work.

We hereby propose to furnish labor and material - complete with the above specifications for the sum of _____

_____ dollars (\$ _____) with payment to be made as follows:
Net due in 30 days following date of invoice, including monthly payments equal to the evaluation of work performed in any preceding month, interest at the rate of 1 1/2% per month charged on all past due accounts. This is an annual percentage rate of 18%. Purchaser agrees to pay reasonable legal fees, if it becomes necessary to place account for collection.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimated. Contractor shall not be responsible for breakage of curb, gutter and sidewalk when existing conditions require crossing concrete. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. LaRose Paving, Inc. is not responsible for any work performed between October 15th and April 1st.

**IF THIS BID IS ACCEPTED, PLEASE
SIGN AND RETURN WHITE COPY**

Authorized Signature _____

NOTE: This proposal may be withdrawn by us if not accepted within 14 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payment will be made as outlined above.

ACCEPTED:

Signature _____

Date _____

Signature _____

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015



Phone: (801) 544-5947
Fax: (801) 416-8061
MorganPavement.com

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	HUNTSVILLE CITY	Contact:	
Address:	7309 E 200 S	Phone:	
	HUNTSVILLE, UTAH	Fax:	
Project Name:	2025 Huntsville Town - Asphalt Overlays	Bid Number:	
Project Location:	7300 East And 6900 East, Huntsville, UT	Bid Date:	4/7/2025

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Asphalt Overlay	1.00	LS	\$46,073.0000	\$46,073.00
• Clean Existing Asphalt To Be Resurfaced				
• Apply Tack Coat Using CSS-1h Asphalt Emulsion				
• Pave And Compact An Average Of 2" Of PG 58-28 1/2" Hot Mix Asphalt				
7300 East From Main To 200 South = \$26,598.00				
6900 East From Main To 200 South = \$19,475.00				

Total Bid Price: \$46,073.00

Notes:

- **Pay Terms: 50% due at signing of contract and prior to scheduling, remaining 50 % due and payable on day of work completion.**
Initial
- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Industries will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Morgan Industries assumes no risk or liability of undisclosed or unforeseen conditions of the project site, including but not limited to hazardous waste, unstable or saturated subgrade, underground utilities, water table issues.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Morgan Industries will not guarantee drainage on grades with 1% or less slope or on overlays.
- Both Parties agree that Morgan Industries is not liable for any damage of underground piping, wiring, conduit which are not visible to crews on the property that could not be located by utility locator service. (i.e. blue stakes)
- Price is valid for 30 days from date of proposal
- Due to the volatility of the oil industry, this bid may fluctuate with oil prices. Therefore this may adjust with any increase in oil/material prices.
- Morgan Industries reserves the right to use a sub-contractor on any scope of work.

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days following the due date. In the event it becomes necessary for Morgan Industries to file suit to collect any money due, hereunder or for breach thereof, the owner agrees to pay in addition to the amount due, all costs of enforcement including reasonable attorney fees. In the event of dispute between Morgan Industries and Buyer, the parties agree to arbitration through the American Arbitration Association.

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>Morgan Pavement</p> <p>Authorized Signature: _____</p> <p>Estimator: TY CARTER (801) 721-8399 tcarter@morganpavement.com</p>
--	--

SealPro
PO Box 125
HUNTSVILLE, UT 84317
+18016132011
sealproutah@gmail.com
<http://www.sealproutah.com>

Estimate



ADDRESS
Bruce Ahlstrom

SHIP TO
Bruce Ahlstrom

ESTIMATE #
1697

DATE
06/16/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Overlay 6900 E Clean area Tack Surface Overlay 2 compacted inches of HMA 58-28 asphalt	13,248	1.70	22,521.60
	Overlay 7300 E Clean area Tack Surface Overlay 2 compacted inches of HMA 58-28 asphalt	9,665	1.70	16,430.50
SUBTOTAL				38,952.10
TAX				0.00
TOTAL				\$38,952.10

Accepted By

Accepted Date

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
GENERAL FUND - REVENUE								
10-30-100	General Property Tax	114,655.76	111,909.52	120,000.00		111,000.00	112,000.00	check certified tax rate - TC approve
10-30-101	Personal Property Tax	1,256.52	1,029.79	1,500.00		1,000.00	1,000.00	
10-30-102	Prior Year Delinquent Tax	7,808.49	5,363.97	8,500.00		5,300.00	3,000.00	
10-30-103	Fee in Lieu of Property Tax	3,021.81	2,845.08	5,000.00		2,800.00	3,000.00	
10-31-100	General Sales & Use Tax	175,014.81	171,563.53	175,000.00	187,160.21	180,000.00	180,000.00	
10-31-103	Highway Transit Tax	16,883.01	16,515.92	17,000.00	18,017.37	17,000.00	18,000.00	
10-31-104	Telecommunication Tax	2,648.89	2,443.15	2,800.00	2,665.25	2,600.00	2,600.00	
10-31-105	Transient Room Tax	16,332.87	14,883.10	18,000.00	16,236.11	15,000.00	15,000.00	
10-31-106	Municipal Energy Sales Tax		3,316.12		43,200.00	3,300.00	30,000.00	Gas Only so Far: 21,600 would be \$6 on 300 hc
10-32-200	Business licenses and permits	3,266.00	2,926.50	3,800.00		2,900.00	2,900.00	
10-32-201	Other Licenses/Permits	600.00	200.00	1,000.00		0.00	0.00	
10-32-202	Excavation Permit Fee	3,525.00	3,350.00	3,000.00		3,350.00	3,000.00	
10-32-203	Building - Permits	61,372.15	132,193.85	40,000.00	53,390.07	132,000.00	100,000.00	20-25k per home, Sage is starting to sell lots
10-33-302	State Grants	0.00	0.00					
10-33-303	Local Grants (Ramp)	0.00		25,000.00		5,000.00	5,000.00	FY25 20,000 RAMP grant - moved 14,000 to cal
10-33-304	B & C Road Funds	60,038.73	67,472.14	65,000.00		67,000.00	60,000.00	find out from Steve Davis
10-34-400	Building Inspection Fees	10,637.50	1,425.75	12,000.00		1,400.00	1,400.00	
10-34-401	Building Impact Fees	0.00	0.00					
10-34-402	Zoning & Subdivision Fees	6,882.00	200.00	8,000.00		200.00	0.00	Wansgaard - fees coming into FY26 - major sut
10-34-403	Miscellaneous Fees	2,289.77	1,214.11	2,500.00		1,100.00	1,000.00	T-shirt sales
10-34-404	Landfill Fees	959.00	819.00	1,000.00		800.00	725.00	
10-34-406	First Street Toll Fee	52,710.68	69,645.07	53,000.00		69,000.00	69,000.00	possibly 70,000 for fy25
10-34-407	Pickleball Fees - Community Center		7,706.00		7,700.00	7,700.00	20,000.00	Rex thinks \$20,000 is conservative
10-34-408	Rental Fees - Community Center		849.00			300.00	1,000.00	
10-35-501	Court Fines	2,592.00	8,234.57	4,000.00		7,500.00	7,500.00	2500 in 2024; 12,000 in 2023; 14,000 in 2022
10-36-601	Interest earnings	64,537.42	40,718.75	50,000.00	46,718.75	45,000.00	40,000.00	
10-36-606	Rentals	0.00	0.00	1,000.00	4,680.00	0.00	4,500.00	Leased Property: 390/month from Mark Good
10-36-607	Contributions	0.00	175.00			175.00	0.00	Christmas Decoration Donations
10-37-703	Gain on Sale of Fixed Assets	0.00	0.00	0.00		0.00	0.00	
10-38-402	Cemetery Burial Permits	11,625.00	16,000.00	12,000.00		16,000.00	10,000.00	10-38-402 permits plus 10-38-404 plot sales r
10-38-404	Cemetery Plot Sales	11,850.00	12,125.00	12,000.00		12,125.00	10,000.00	
10-38-405	Cemetery Perpetual Care	0.00	0.00	0.00		0.00	0.00	
10-38-601	Interest Earnings-Cem Perp Care	9,226.40	0.00	0.00		0.00	0.00	
10-39-402	Park Fees	7,712.80	3,120.45	6,500.00		2,600.00	4,000.00	

Updated 6/24/25

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025 calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
10-39-404	Park Event Concession	536.47	0.00	550.00	0.00	0.00	
10-39-603	Park Donations	6,707.53	1,418.09	6,750.00	1,400.00	1,500.00	Winter Carnival
10-39-607	Park Contributions - OVPSA		6,198.78		6,000.00	80,000.00	No more from OVPSA before June 30th - See P.
TOTAL GENERAL FUND REVENUE		654,690.61	710,862.24	654,900.00	719,550.00	786,125.00	

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
GENERAL FUND EXPENDITURES								
10-40-101	Wages - Administration	95,842.36	97,590.02	80,000.00	117,108.02	110,000.00	110,000.00	
10-40-102	Payroll Tax Expense - All	7,767.98	7,465.69	6,200.00	8,958.83	8,500.00	8,500.00	
10-40-200	Administration - general	10,861.33	2,753.00	20,000.00		5,000.00	5,000.00	
10-40-201	Professional Services	33,224.75	30,571.75	37,500.00		37,500.00	37,500.00	Bill Morris, Steve Davis, Animal Control
10-40-202	Public Safety	86,980.00	118,580.00	95,000.00	121,659.00	122,000.00	141,100.00	Sheriff
10-40-203	Insurance	23,874.39	24,042.43	28,000.00	28,850.92	28,000.00	28,000.00	
10-40-204	Advertising / Public Notices							
10-40-205	Awards and Promotions	4,558.91	7,621.77	5,000.00		8,000.00	8,000.00	
10-40-209	Travel, Education, Training	2,052.41	3,056.58	2,000.00		3,100.00	3,000.00	
10-40-210	Bank Charges	51.44	104.80	150.00		150.00	150.00	
10-40-301	Utilities-Town Hall Water	912.00	1,988.64	1,800.00	2,082.89	2,200.00	4,000.00	FY26 guess based on 6 months of usage in FY25
10-40-302	Utilities-Town Hall Natural Gas	624.51	1,605.24	1,000.00	1,751.17	2,000.00	4,000.00	
10-40-303	Utilities-Town Hall Electricit	270.10	1,539.09	1,000.00	1,679.01	2,000.00	4,000.00	
10-40-304	Utilities-Town Hall Telecom	1,446.62	1,528.94	2,500.00	1,835.08	2,000.00	4,000.00	
10-40-500	Supplies/Materials	294.40	230.57	650.00		500.00	500.00	
10-40-501	Office Supplies	18,637.77	19,130.16	25,000.00		25,000.00	25,000.00	FY25 includes online bill payment caselle charge
10-40-502	Operating Supplies	3,886.89	5,885.51	4,000.00		6,000.00	6,000.00	
10-40-504	Books, Pub, Subscriptions	927.11	1,122.36	1,000.00		1,200.00	1,200.00	
10-40-601	Repair/Maintenance - Property	3,418.20	3,164.28	4,500.00		4,500.00	10,000.00	Pack Attack for Town Hall
10-40-602	Repair/Maintenance - Building	0.00	1,025.22	0.00	2,025.22	2,500.00	2,500.00	Ask Bill Morris - Building Repair Reserve
10-40-604	Repair/Maintenance - Machine & Equip	0.00	0.00	0.00		0.00	0.00	
10-46-402	State Surcharge-Building Permi	290.49	633.81	400.00		900.00	900.00	
10-46-403	Building Inspection expense	20,296.50	3,950.00	24,000.00		5,000.00	5,000.00	
10-46-404	Planning & Zoning expense	19,643.86	823.50	24,000.00		5,000.00	5,000.00	
10-47-101	Wages - Community Center	0.00	6,500.00		7,800.00	8,000.00	15,600.00	
10-47-102	Payroll Tax Expense - Community Center	0.00	497.25		745.88	600.00	1,200.00	
10-47-204	Advertising - Community Center		262.48			500.00	500.00	
10-47-210	Bank Charges - Community Center		737.48		921.85	950.00	2,500.00	\$185/month for Swift
10-47-211	Credit Card Charges - Community Center		371.36		671.36	600.00	1,500.00	
10-47-301	Utilities - Community Center Water	0.00	471.25		565.50	600.00	1,200.00	\$94.25/month
10-47-302	Utilities - Community Center Natural Gas	0.00	1,425.24		1,554.81	1,500.00	3,000.00	
10-47-303	Utilities - Community Center Electricity	0.00	1,109.05		1,330.86	1,700.00	3,000.00	
10-47-502	Operating Supplies - Community Center	0.00	1,220.72			2,000.00	6,000.00	1000 for kitchen supplies, 5000 for building
10-47-503	Food & Entertainment	0.00	0.00			0.00	1,000.00	
10-47-601	Repair/Maintenance - Community Center	0.00	0.00			0.00	0.00	Ask Bill Morris - Building Repair Reserve

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
10-48-301	Utilities - Leased Property Water	0.00	361.76	0.00	441.76	450.00	0.00	Mark Needs to get Utilities in his name
10-48-302	Utilities - Leased Property Nat Gas	0.00	167.59	0.00	209.49	250.00	0.00	
10-48-303	Utilities - Leased Property Electric	0.00	89.82	0.00	107.78	150.00	0.00	
10-48-304	Utilities - Leased Property Telecom	0.00	0.00	0.00	0.00	0.00	0.00	
10-50-301	Utilities-History Water	610.00	1,124.50	180.00	1,182.00	1,200.00	0.00	History Museum moving into Town Hall
10-50-302	Utilities-History Natural Gas	570.84	434.16	150.00	473.63	500.00	0.00	
10-50-303	Utilities-History Electricity	213.79	190.96	60.00	208.32	300.00	0.00	
10-50-304	Utilities-History Telecom	385.56	385.56	150.00	420.61	500.00	0.00	
10-50-500	Materials History Museum	510.41	134.50	500.00		500.00	500.00	
10-50-602	Repair/Maintenance - Building History Ctr	0.00	215.48	500.00		500.00	0.00	
10-50-603	Repair/Maintenance - Town Cabin	0.00	0.00	0.00		0.00	0.00	
10-54-101	Wages - Roads	16,719.20	14,242.45	23,000.00	17,090.94	18,000.00	18,000.00	
10-54-102	Payroll Tax Expense - Roads	1,279.06	1,089.54	1,800.00	1,307.45	1,500.00	1,500.00	
10-54-209	Education	500.00	0.00	100.00		0.00	3,000.00	I think Mack's CDL was only \$500
10-54-301	Utilities - Roads Water	654.00	954.00	700.00	1,040.73	1,200.00	1,200.00	
10-54-302	Utilities - Roads Natural Gas	3,287.53	1,954.25	3,600.00	2,131.91	2,500.00	2,500.00	
10-54-303	Utilities - Roads Electricity	3,576.15	3,463.02	3,300.00	3,777.84	4,000.00	4,000.00	
10-54-502	Operating Supplies - Roads	10,146.23	19,913.31	20,000.00		22,000.00	32,000.00	FY26 includes \$10,000 blade for Backhoe
10-54-505	Road Repair Material	44,971.75	91,420.00	60,000.00		92,000.00	80,000.00	FY25 includes \$10,000 for 200 south 7500-7400
10-54-602	Repair/Mntnce Bldgs - Road	564.60	1,292.65	650.00		1,500.00	1,500.00	
10-54-604	Repair/Mntnce Mach/Equip - Road	7,594.13	2,283.67	2,500.00		5,000.00	5,000.00	FY25 includes 2500 for backhoe repair, FY26 in
10-54-805	Capital-Machinery/Equip Roads	0.00	0.00	0.00		0.00		
10-64-101	Wages - Parks	16,488.88	8,836.18	17,000.00	10,603.42	12,000.00	12,000.00	
10-64-102	Payroll Tax Expense - Parks	1,261.44	675.99	1,350.00		1,000.00	1,000.00	
10-64-200	Parks - OVPSA Contract Dues		12,590.16			12,600.00	13,000.00	
10-64-301	Utilities - Parks Water	6,221.64	7,078.55	6,000.00	7,722.05	7,500.00	6,000.00	
10-64-302	Utilities - Parks Natural Gas	693.13	238.66	1,000.00	260.36	500.00	500.00	
10-64-303	Utilities - Parks Electricity	1,918.07	2,490.09	2,300.00	2,716.46	3,000.00	3,000.00	
10-64-502	Operating Supplies - Parks	6,425.13	6,974.56	7,500.00		8,000.00	7,000.00	FY26 need to add \$ for playground updates
10-64-503	Food & Entertainment	268.00	0.00	7,500.00		1,000.00	1,000.00	
10-64-601	Repair/Maintenance - Parks Pro	46,401.46	28,562.87	48,000.00	40,562.87	40,000.00	62,500.00	FY26 includes 5000 for wood chips, 12,000 for
10-64-805	Capital Outlay-Parks Equip	0.00	0.00	0.00		0.00	0.00	
10-66-101	Wages - Cemetery	16,141.18	13,215.04	14,500.00	15,858.05	16,500.00	16,500.00	
10-66-102	Payroll Tax Expense - Cemetery	829.34	1,010.98	1,100.00	1,213.18	1,100.00	1,100.00	
10-66-301	Utilities - Cemetery Water	1,570.00	1,810.00	1,600.00	1,867.50	1,900.00	1,900.00	
10-66-303	Utilities - Cemetery Electric	1,430.95	1,379.47	1,600.00	1,504.88	1,600.00	1,600.00	

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
10-66-501	Office Supplies - Cemetery		41.52			200.00	200.00	
10-66-502	Operating Supplies-Cemetery	1,382.88	1,938.26	4,000.00		4,000.00	12,600.00	FY26 includes \$8600 for mini hoe from irrigatic
10-66-601	Repair/Maintenance - Cemetery	11,400.65	30,305.16	12,000.00		36,000.00	30,000.00	FY25 includes 16,000 for new cemetery road b;
10-67-101	Wages - Landfill	4,107.54	2,866.94	2,400.00	3,440.33	4,000.00	4,000.00	
10-67-102	Payroll Tax Expense - Landfill	314.22	219.33	200.00		350.00	350.00	
10-67-502	Operating Supplies-Landfill	899.99	33.14	100.00		100.00	100.00	
10-67-601	Repair/Mtnce-Landfill Prop	846.60	0.00	600.00		600.00	600.00	
10-67-604	Rep/Mtnce-Landfill Mach/Equip	0.00	0.00	100.00		100.00	100.00	
10-80-101	Wages - Secondary Water	7,889.73	1,742.55					All expenses will be paid by secondary water company
10-80-102	Payroll Tax Expense - Secondar	603.78	133.31					
10-80-501	Office Supplies-Secondary Wate	2,061.50	473.50					
10-80-502	Operating Supplies - Secondary Water	1,184.64	32.92					
10-80-606	Repair/Mtnce-Secondary Propert	0.00	6,055.97					
TOTAL GENERAL FUND EXPENDITURES		557,786.02	615,430.56	609,740.00		701,600.00	773,100.00	
NET TOTAL GENERAL FUND		96,904.59	95,431.68	45,160.00		17,950.00	13,025.00	

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
CAPITAL PROJECTS FUND								
30-33-301	Federal Capital Grants	0.00	0.00	0.00		0.00	0.00	
30-33-302	State Capital Grants	0.00	250,000.00	250,000.00		250,000.00	0.00	
30-33-303	Local Capital Grants - Ramp	411,807.00	347,193.00	250,000.00		345,000.00	0.00	
30-36-601	Interest Earnings	22,147.56	4,465.00	10,000.00		4,400.00	100.00	
30-36-602	Donations - Town Hall Construction	256,833.12	34,350.00	550,000.00		34,350.00	1,800.00	Margo Smelzer continues to donate \$600 ever
30-36-603	Misc Donations	0.00	0.00	0.00		0.00	0.00	
30-37-703	Sale of Fixed Assets	0.00	0.00	0.00		0.00	0.00	
TOTAL CAPITAL FUND REVENUE								
		690,787.68	636,008.00	1,060,000.00		633,750.00	1,900.00	
30-42-801	Capital Outlays-Town Hall	1,989,095.01	422,280.42	500,000.00	457,280.42	460,000.00	0.00	FY25 - Maddox Completion and Landscaping
30-42-802	Capital Outlays-Buildings	7,802.00	2,445.93	0.00	13,200.00	14,000.00	0.00	0.00 \$6000 Flooring an leased property, \$7200 Floc
30-42-803	Capital Outlays-Infrastructure	0.00	0.00	31,500.00		0.00	0.00	
30-42-805	Capital Outlays-Machinery/Equi	0.00	32,489.27	24,000.00		33,000.00	0.00	
30-42-806	Capital Outlay-Software	2,192.24	1,200.00	4,500.00		3,700.00	0.00	FY25 - Cemetery Mower, 14,000 was included
30-42-807	Capital Outlays-Other	0.00	10,500.00	0.00		10,500.00	0.00	0.00 FY25 new computer? And Caselle \$1200 up fro
30-99-800	Closing Costs	0.00	0.00	0.00		0.00	0.00	0.00 Tree Removals from 2023 that were billed very
TOTAL CAPITAL FUND EXPENDITURES								
		1,999,089.25	468,915.62	560,000.00		521,200.00	0.00	
NET TOTAL CAPITAL FUND								
		-1,308,301.57	167,092.38	500,000.00		112,550.00	1,900.00	
JULY 4TH FUND								
40-33-303	Local Capital Grants	6,000.00	6,000.00	0.00		6,000.00	0.00	
40-34-402	Fees	1,467.12	1,700.00	1,500.00		1,700.00	2,000.00	
40-34-404	Concessions	2,523.10	6,007.37	2,600.00		6,000.00	6,000.00	
40-34-405	Fun Run - Holding	941.87	1,424.73	1,000.00		1,400.00	1,400.00	
40-36-601	Interest Earnings	0.00	0.00					
40-36-603	Donations	2,300.00	2,375.00	1,000.00		2,375.00	5,000.00	Business Donations
TOTAL JULY 4TH REVENUE								
		13,232.09	17,507.10	6,100.00		11,475.00	14,400.00	
40-44-101	Wages - July 4th	0.00	0.00	250.00		0.00	0.00	
40-44-102	PR tax - July 4th	0.00	0.00	20.00		0.00	0.00	
40-44-201	Professional Services	0.00	5,000.00			5,000.00	5,000.00	Lindsey Ketchum
40-44-205	Awards & Promotions	0.00	45.00	100.00		45.00	100.00	
40-44-305	Waste & Disposal	986.00	1,332.60	2,000.00		1,400.00	1,500.00	
40-44-402	Sales Tax Expense	253.94	662.08	200.00		700.00	700.00	
40-44-403	License and Permits	40.00	0.00	40.00		40.00	100.00	Ramona - Fireworks
40-44-502	Operating Supplies	3,109.15	3,148.64	9,000.00		3,200.00	3,200.00	
40-44-503	Food and Entertainment	7,983.73	10,427.76	12,000.00		11,000.00	11,000.00	based on last years cost
40-44-503	Fun Run Supplies	0.00	218.15			300.00	300.00	

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025 calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
TOTAL JULY 4TH EXPENSE		12,372.82	20,834.23	23,610.00	21,685.00	21,900.00	
NET JULY 4TH FUND		859.27	-3,327.13	-17,510.00	-10,210.00	-7,500.00	

Budget Worksheet

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
WATER FUND								
50-33-302	State Grants	0.00	0.00	0.00		0.00	0.00	
50-33-303	ARPA Funds	0.00	0.00	0.00		0.00	0.00	
50-34-201	Water Connection Fees	2,500.00	31,500.00	10,000.00		31,500.00	0.00	
50-34-204	Water Meter Fees	1,400.00	3,030.69	1,000.00		3,000.00	1,500.00	
50-34-404	Waste Service, Est 6k per mth	77,594.56	74,709.18	75,000.00	80,909.18	79,000.00	80,000.00	
50-34-405	Water Service, Est 25k per mth	308,674.85	335,134.41	315,000.00	360,134.41	355,000.00	355,000.00	
50-35-506	Penalties and Interest, Est \$150 per mth	1,330.23	6,859.67	1,100.00	7,359.67	7,000.00	6,000.00	\$500/month
50-36-600	Miscellaneous Revenue	1,909.20	665.00	700.00		665.00	665.00	
50-36-601	Interest Earnings	17,509.57	11,752.59	18,000.00	13,152.59	12,500.00	8,000.00	\$700/month
TOTAL WATER FUND REVENUE		410,918.41	463,651.54	420,800.00		488,665.00	451,165.00	
50-41-101	Wages Water	30,653.18	29,972.96	33,000.00	35,967.55	33,000.00	33,000.00	
50-41-102	PR Taxes Water	2,253.50	2,292.92	2,500.00	2,751.50	2,500.00	2,500.00	
50-41-201	Professional Services	32,615.24	10,452.72	20,000.00	24,452.72	30,000.00	48,000.00	FY25 includes \$8000 water rate study and \$600
50-41-202	Technical Services	2,000.00	426.00	2,600.00		2,600.00	5,350.00	FY26 Includes 2750 for GMI Mapping Services
50-41-204	Advertising/Public Notices	0.00	0.00	0.00		0.00		
50-41-209	Travel, Education, Training	884.56	767.82	900.00		1,000.00	1,100.00	Rural Water Assoc \$900
50-41-300	Utility Service - Hookup	0.00	0.00	0.00		0.00		
50-41-302	Utilities-Natural Gas	2,091.92	1,300.86	2,400.00	1,419.12	1,600.00	2,000.00	
50-41-303	Utilities-Electricity	2,414.38	3,159.04	3,000.00	3,446.23	4,000.00	4,000.00	
50-41-304	Utilities-Telecommunication	1,681.94	1,386.08	1,800.00	1,512.09	2,000.00	2,000.00	
50-41-305	Waste and Disposal, Est 4k per mth	76,758.75	68,641.40	80,000.00	75,241.40	80,000.00	80,000.00	econowaste is 6400 per month
50-41-306	Water Rights/Shares	10,782.97	10,644.81	12,000.00		11,000.00	11,000.00	Weber Basin Water paid once a year - trying to
50-41-501	Office Supplies	4,006.09	7,759.69	4,000.00	7,959.69	8,000.00	6,000.00	Online bill payment \$100/month and Caselle,
50-41-502	Operating Supplies	30,483.50	38,722.53	30,000.00	40,222.53	42,000.00	24,000.00	FY25 Thom Summers \$1500/month
50-41-504	Books, Pub, Subscriptions	2,500.00	2,118.15	3,500.00		3,500.00	3,500.00	Meterworks, GPS - Annual Sub
50-41-601	Repair/Mtnce Grounds	84,147.28	354,751.87	70,000.00	402,874.00	415,000.00	150,000.00	FY25 includes Hansen Repair of \$2874 and Wai
50-41-604	Repair/Mtnce Machinery/Equip	11,955.30	5,788.85	500.00		6,000.00	6,000.00	
50-41-702	Debt Service Interest Expense	15,011.40	13,995.40	14,000.00		14,000.00	14,000.00	Interest Pymt \$8496.30 *2
50-41-703	Debt Service Fees	0.00	0.00	0.00		0.00		post to 50-21-104 -
50-41-800	Depreciation	231,010.36	0.00	0.00		0.00		auditor will adjust for depreciation
50-41-803	Infrastructure Capital Expense -	0.00	0.00	11,000.00		0.00	11,000.00	FY25 water line expansion, fence, and locator
TOTAL WATER FUND EXPENSE		541,250.37	552,181.10	291,200.00		656,200.00	403,450.00	
From Emergency Water Reserve			133,394.03			167,535.00		
NET WATER FUND		-130,331.96	-88,529.56	129,600.00		-167,535.00	47,715.00	Net effect on Water Fund Balance

Account Number	Account Title	FY2024 YTD Actual	FY2025 YTD Actual	Approved Budget FY2025	calculations	Amended Budget FY2025	Proposed Budget FY2026	Notes
CEMETERY PERPETUAL CARE FUND								
70-36-601	Interest Earnings	9,226.39	13,826.84	18,500.00	16,226.84	16,000.00		lowered by 500 to be more accurate
70-38-202	Burial Permits	11,625.00	5,550.00	12,000.00		5,300.00		No budget - 1/2 of plot sales & burial permits
70-38-404	Cemetery Plot Sales	11,850.00	24,050.00	12,000.00		19,050.00		
NET CEMETERY PERPETUAL CARE FUND		32,701.39	43,426.84	42,500.00		40,350.00		