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Mayor

Richard L. Sorensen

vn Council

Artie Powell
Sandy Hunter
Lewis Johnson
Bruce Ahlstrom

Town Clerk/Recorder

Nikki Wolthuis
Beckki Endicott
Shannon Smith

Treasurer

Melissa Knowles

Attorney

Bill Morris

HUNTSVILLE TOWN COUNCIL MEETING

Thursday, August 7, 2025,

Huntsville Town Hall, 7474 E. 200 S. 6:00 p.m.

Notice is hereby given that the Huntsville Town Council will hold a Town Council Meeting on Thursday, August 7, 2025, at the Huntsville Town Hall 7474 E. 200 S. This is a public meeting, and the public is welcome to attend.

REGULAR SESSION

1. Welcome – Mayor Richard Sorensen
2. Pledge of Allegiance – by invitation
3. Opening Ceremony – Bruce Ahlstrom
4. Public Comments: Residents will be allotted three (3) minutes.
5. Sheriff Report

ACTION ITEMS:

6. Discussion and/or action on approval of Minutes for Town Council Meeting July 17, 2025
7. Discussion and/or action on approval of Minutes for Work Session July 31, 2025
8. Discussion and/or action on the culinary water system status
9. Discussion and/or action on approval of Zion's Bank Study on Water Rates
10. Discussion and/or action on approval of water forgiveness at 6675 E. 200 N.
11. Discussion and/or action on approval of Resolution 2025-8-7 Contract for Jared Anderson
12. Discussion and/or action on approval of \$3,500 for a water pump for the cemetery.
13. Discussion and/or action on approval of \$40,000 for road work.

DEPARTMENT UPDATES:

Mayor Richard Sorensen
Councilmember Lewis Johnson
Councilmember Bruce Ahlstrom
Councilmember Sandy Hunter
Councilmember Artie Powell

Approval of July Bills

Town Clerk/Recorder

DATE: _____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk recorder of Huntsville Town, hereby certify that foregoing agenda was duly published, or posted at 1) Town Hall 2) Huntsville Post Office 3) www.huntsvilleutah.gov 4) www.pmn.utah.gov

- A Closed Session may be called if needed pursuant to State Code 52-4-205. Reasons include A. Discussion of the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction on the best possible terms. B. Strategy session to discuss the character, professional competence, or physical or mental health of an individual. C. Strategy session to discuss collective bargaining. D. Strategy session regarding pending, or imminent litigation. E. Strategy session to discuss the deployment of security personnel, devices, or systems. F. Discussion of investigative proceedings regarding allegations of criminal misconduct.
- This meeting may be held electronically to permit one or more of the council members or staff to participate.

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, August 7, 2025, 6:00 p.m.

Huntsville Town Hall, 7474 E. 200 South, Huntsville

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

Citizens: Sarge Tovar, Jonathan Gardner, Will VanderToolen, Jonathan Gardner, Jim Truett, Jeff Keeney, Rex Harris

Zoom: TCM Sandy Hunter

1 TCM Artie Powell called the meeting to order.

There is a full quorum present.

2-Pledge of Allegiance led by Jeff Keeney

3-Opening Ceremony given by Bruce Ahlstrom

4-Public Comments:

Sarge Tovar - Commander of Post 129 American Legion. Sarge announced some upcoming events. They will be shooting a movie at the Legion on the 15th-25th of August. In September they will host the Vet Fest and Adaptive Sport bike ride.

5. Sheriff's Report

No Report

6. Discussion and/or action on approval of Minutes for TC Meeting July 17, 2025 (See Attachment #1)

TCM Ahlstrom motioned to approve the Minutes for TC Meeting July 17, 2025.

TCM Lewis Johnson seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on approval of Minutes for Work Session July 31, 2025 (See Attachment #2)

TCM Ahlstrom motioned to approve the minutes for Work Session July 31, 2025. TCM Johnson seconded the motion. All votes ayes. Motion passed.

8. Discussion and/or action on culinary water system status (See Attachment #3)

Ron Gault, water board chair, gave an update of the culinary water system. Using a slide presentation he spoke about leak problems and solutions along 1800 S., a possible theft of water by construction companies at water hydrants, and results from an analysis of a section of a failed distribution pipe.

9. Discussion and/or action on approval of Zion's Bank Study on Water Rates. (See Attachment #4)

Beckki presented the results of the study explaining that Huntsville Town will have to raise its water rates a certain percentage each year for a few years to qualify for bonding to pay for water infrastructure improvements. The Town Council discussed whether making a big adjustment all at once could be better than making smaller ones. It would allow the Town to qualify for bonding sooner.

TCM Powell suggested that the Town hold a work session with Zions Bank and invite citizens so all can understand the results of the study and the reason for the rate increase.

10. Discussion and/or action on approval of water forgiveness at 6675 E. 200 N. (See Attachment #5)

Jonathan Gardner explained that a leak was discovered at his property soon after he purchased it. He made sure to get it taken care of right away. The meter was turned off and he will never use that connection again. He was familiar with the code stating that a homeowner was responsible for leaks that occur on their side of the meter, but was hoping for some consideration. He was asking for forgiveness of \$922.81 on his water bill for charges for the leak in June.

It was discovered by contractors that there was a black plastic sprinkler pipe connecting the meter. The past owner could have repaired the leak himself at one point. TCM Johnson stated that since it is a rural community these types of things happened in the past and it was one of the risks of buying property in Huntsville Town.

TCM Powell stated that he would vote against it because Huntsville Town had no forgiveness policy in place. He had written one and asked that it be discussed at the next TC meeting.

TCM Ahlstrom motioned to approve paying \$922.81 for the water leak at 6675 E. 200 N. TCM Johnson seconded the motion. Roll Call Vote. Votes reflected below. Motion failed to pass.

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		

Jonathan Gardner expressed his thoughts on the Powder Mountain rezone. He thought it was a dangerous path allowing the rezone and that the use was not appropriate for the area. He said it would be a burden and a hindrance to the community.

11. Discussion and/or action on approval of Resolution 2025-8-7 Contract for Jared Anderson (See Attachment #6) Beckki spoke about some of the work that Jared Anderson had been doing for the Town over the past few years with Sunrise Engineering. Jared was now working for himself, and a new contract was needed. Town Attorney Bill Morris looked over the contract and approved it. Rex Harris spoke up and said that TCM Sandy Hunter had approached him about doing engineering work for the Town last ^{December} September. The Town Council decided to table the contract to be able to talk to Mayor Sorensen and find out how to proceed.

TCM Ahlstrom motioned to table Resolution 2025-8-7 Contract for Jared Anderson. TCM Johnson seconded the motion. All Votes Ayes. Motion passed.

12. Discussion and/or action on approval of \$3,500 for a water pump at the cemetery (See Attachment #7)

TCM Ahlstrom explained that the pump went out at the cemetery and the grass was dead in many places. The local company Johnson Electric Motor carries the pump and after getting some comparable bids online the pump at Johnson Electric was purchased. They decided to pay Aaron Wolthuis, cemetery caretaker \$500.00 to install the pump to save the Town money on installation costs.

TCM Ahlstrom motioned to approve \$2,926.95 for the installation of a pump at the cemetery. TCM Johnson 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 \$40,000 for road work. (See Attachment #8)

Bruce explained that Zack Jenkins had done various road projects for the Town during the summer. Zack's company Bandit Striping are going to do crack seal, mastic, and seal coat for three blocks of 7500 E. Mastic is a new product for Huntsville roads but it had been successful in other areas of the valley and state. This would be cheaper than doing an overlay. TCM Ahlstrom explained that the budget will have to be amended to accommodate the increase in road work in Huntsville this past year but Melissa Knowles, treasurer explained that the Town will be receiving more sales tax money this year that will help pay for the cost.

* After approval Rex Harris had a correction on the month he spoke w/ Sandy. The correction was made on 8/29 and minutes reposted.

TCM Ahlstrom motioned to approve \$39,477. for Mastic, seal coat and crack seal on 3 blocks of Huntsville's roads. TCM Johnson 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

Councilmember Sandy Hunter- She talked to Ashley, the new Forest Service Ranger. They are applying for a grant to improve the Spring Creek area of Pineview Reservoir. She wondered if Huntsville Town would give them a letter of support to put in their application. Ashley also gave her updates on other projects the Forest Service is working on. They are putting in a temporary bridge over the South Fork river at the former Jefferson Hunt campground. The bridge will be used to retrieve all of the structures and other materials that still remain there. This will be done in September. In 2027 they will put in a permanent passenger bridge. They will also close and lock the gates at Winter grove trail to prevent 4-wheel drive vehicles from entering.

Councilmember Artie Powell- He turned in invoices to the OVPSA to get a check for park expenses.

Councilmember Bruce Ahlstrom-None

Councilmember Lewis Johnson - None

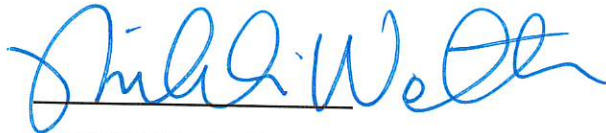
TCM Johnson motioned to approve the July 2025 Bills. TCM Ahlstrom seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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				

Jim Truett wanted to commend the Town Council for dealing with so many recent challenging issues.

TCM Powell motioned to adjourn the meeting without objections.

Meeting adjourned at 7:58 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 AND CLOSED SESSION

Thursday July 17, 2025, 6:00 p.m.

Huntsville Town Hall, 7474 E. 200 South, Huntsville

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

Citizens: Carol Stoker, Jim Truett, Blaine Vernon-Town Maintenance, Lt. Brent Butler, Rex Harris-Bldg. Manager, Jeff Keeney, Lonny Bailey, Beckki Endicott- Clerk, Chris Tremea, Stuart Schultz, Jarrod and Mandy Morris.

Zoom: Mayor Sorensen

1 TCM Sandy Hunter called the meeting to order.
There is a full quorum present.

2-Pledge of Allegiance led by Carol Stoker

3-Opening Ceremony given by Lewis Johnson

4-Public Comments: No comments.

5. Sheriff's Report: No report

6. Discussion and/or action on approval of Business License for Hooked Fish and Chips (See Attachment #1)

Jarrod and Mandy Morris stood and spoke to the council about their new restaurant opening in a few weeks. They explained that they will be serving fish and chips, but also hamburgers, ice cream and dirty sodas. They were working on getting a permit from the health department. The TC explained that their business license would be contingent upon getting that permit.

TCM Ahlstrom motioned to approve the business license for Hooked Fish and Chips. TCM Powell seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on approval of Resolution 2025-7-17 Lowe Sewer Maintenance Agreement (See Attachment #2)

Beckki, Town Clerk explained that after the TC approved adding the Lowe's 4 lots to the Sage sewer system, she worked with Bill Morris on amending the Sage Agreement. The TC discussed whether Sage representatives had seen the agreement and what to do if they didn't sign it. TCM Powell suggested they pass it "as written." and if there are adjustments by Sage, they could

reapprove them in a future meeting. TCM Sandy Hunter wondered if there was something in the agreement about their offer of donation to the Town. There was not, but it was recorded in the minutes of the meeting when it was approved (6-24-25).

TCM Powell motioned to approve Resolution 2025-7-17 Lowe Sewer Maintenance Agreement as written. TCM Ahlstrom 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			

8. Discussion and/or action on approval of Minutes for Town Council Meeting June 20, 2025 (See Attachment #3)

TCM Sandy Hunter motioned to approve Minutes for Town Council Meeting June 20, 2025. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

9. Discussion and/or action on Minutes for Town Council Meeting June 24, 2025 (See Attachment #4)

TCM Powell and TCM Ahlstrom made some corrections. **TCM Ahlstrom motioned to approve Minutes for Work Session June 24, 2025 as amended. TCM Sandy Hunter seconded the motion. All votes ayes. Motion passed.**

10. Discussion and/or action on Minutes for Work Session June 24, 2025 (See Attachment #5)

TCM Ahlstrom had a change that Nikki made ahead of the meeting.

TCM Powell motioned to approve Minutes for Work Session June 24, 2025 as amended. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.

11. Discussion and/or action on Minutes for Economic Work Session July,9, 2025 (See Attachment #6)

TCM Ahlstrom motioned to approve Minutes for Economic Work Session July 9, 2025. TCM Lewis Johnson seconded the motion. All votes ayes. Motion passed.

12. Discussion and/or action on Minutes for Work Session July,9, 2025 (See Attachment #7)

TCM Powell motioned to approve Minutes for Work Session July 9, 2025. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.

13. Discussion and/or action on approval of dumpster maintenance.

Huntsville Town Maintenance Supervisor Blaine Vernon spoke about the problem of household trash, yard waste, and boxes, etc. being dumped at the park dumpsters by Huntsville residents and others. He suggested they use regular cans to dissuade people from doing this and to save money on dumping fees. TCM Sandy Hunter wondered whether there would still be room for the trash from the Ogden Boat Club. She recognized that they don't have much, but they have an agreement with Huntsville Town and there needed to be enough room in the cans for their trash. Blaine said that they could use the dumpster at the Maintenance Shed. Another concern was that there wouldn't be enough room for trash from bigger events. Blaine said he could keep an eye on it and set out more cans if needed.

TCM Lewis Johnson motioned to replace the dumpsters in the park with regular trash cans. TCM Powell seconded the motion. All votes ayes. Motion passed.

Mayor Richard Sorensen joined via Zoom during the dumpster discussion

14. Discussion and/or action on approval of Ordinance 2025-7-17 Nuisance Ordinance Revision and Recodification. (See Attachment #8)

Beckki worked with attorney, Bill Morris on revising the Nuisance Ordinance. She used examples from other cities and the state code to create the ordinance. She explained that the mayor wanted an enforcement officer to work with the residents to help them come into compliance. She introduced Chris Tremea, the enforcement officer that the TC would vote on in the next action item. Chris gave his background in being a code enforcement officer, most recently working for Ogden City. He explained that communication with homeowners was a key component to successfully getting a homeowner to comply.

TCM Sandy Hunter wondered how they would address noise if section 2 was being taken out. Beckki explained that noise would be addressed in the zoning sections of the land use code. TCM Hunter stated that the biggest complaint in Town was usually for noise and if there was no way to enforce it then it would be difficult. She wondered if they should take care of the land use code and the Nuisance Ordinance at the same time so they would have it covered. Beckki stated that nowhere in the state code is noise defined as a nuisance and it must go back to zoning.

TCM Ahlstrom stated that he appreciated all of the work that Beckki had done to create the ordinance. He had read through it several times and still wanted more time to read the state code references in detail. He felt that health and safety were important reasons to enforce the code but because of Huntsville's rural nature, he didn't feel like aesthetics were as important.

TCM Powell spoke about some parts of the code being too stringent like not allowing grass over 6 inches, no piles of leaves, excessive vegetation or wood piles. Chris Tremea explained that enforcement of those things depends on interpretation. It is up to the municipality, the enforcement officer, the appeal authority, etc.

The TC discussed whether there was redundancy in adopting the state nuisance code. Beckki explained that having a code enforcement officer and adopting the state code gives the Town "teeth" when it's time to enforce it. The Town Council also discussed the pros and cons of having a nuisance code.

Beckki told the Town Council that it would take some trust in a new way of enforcement. TCM Sandy Hunter expressed her desire to write something in each zone about noise and would have that to share at the next meeting.

TCM Ahlstrom motioned to table Ordinance 2025-7-17 Nuisance Ordinance so they could take a closer look. TCM Powell seconded the motion. All votes ayes. Motion passed.

15. Discussion and/or action on nomination and appointment of Chris Tremea as Code Enforcement Officer (See Attachment #9)

TCM Ahlstrom motioned to approve the nomination and appointment of Chris Tremea as Code Enforcement Officer. TCM Johnson seconded the motion. All votes ayes. Motion passed.

16. Discussion and/or action on approval of \$3,252 for floor repairs to the old Town Hall building (See Attachment #10)

Mayor Sorensen explained that when the subcontractor went in to replace the wood flooring he discovered that the subfloor was in poor shape and needed to be rebuilt.

TCM Johnson motioned to approve \$3,252 for flooring repairs to the old Town Hall. 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 \$5,000 for 4th of July Events Coordinator (See Attachment #11)

TCM Powell motioned to approve the payment of \$5,000 to Lindsey Ketcham for being the 4th of July Events Coordinator. TCM Johnson 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			

18. Discussion and/or action on approval of \$3,315.95 for Bandit Striping's work on 7400 E.
(See Attachment #12)

Rex Harris spoke about the great work done by Bandit Striping. They had originally asked for 30 stalls in front of the Town Hall, but the price was so good they had him do the rest of the street plus the section in front of the church and the park on 7400 E. as well as in front of the businesses on 200 S.

Mayor Sorensen motioned to approve \$3,315.95 for Bandit Striping's work on 7400 E.. TCM Ahlstrom 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			

Department Updates

Mayor Richard Sorensen-None

Councilmember Lewis Johnson -None

Councilmember Sandy Hunter- Powder Mountain wants to rezone their Powder Landing property near Cemetery Point to a recreational property. Powder Mountain was open to helping with road funds or water funds and even events in the park in the fall. She said that Huntsville could enter a "Community Benefit Agreement" with Powder Mountain.

TCM Sandy Hunter explained that the trees on 1st street were taken out, but there was a miscommunication about what kind of trees were growing there. The trees that were ripped out were not volunteer "junk trees" but were River Birch trees that were planted by the Town in the 1970s. She was going to get with property owners to show their landscape plans to the tree committee for approval. This is to get the right trees planted in order to replace the ones that were torn down.

Councilmember Artie Powell- None

Councilmember Bruce Ahlstrom- He met with Grant Stanley about the details of his sauna business. They were asking the Town to help with infrastructure. They were also speaking with the Health department to see what needed to be done to get a permit.

TCM Powell motioned to approve the bills. TCM Ahlstrom 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			

The Town Council decided that they did not have all of the information that they needed in order to go into a Closed Session.

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

Meeting adjourned at 8:18 PM

Nikki Wolhuis, Deputy Clerk

DRAFT

WORK SESSION – Thursday July 31, 2025

**Minutes of the Huntsville Town Council Work Session held at the Huntsville Town Hall
7474 E. 200 S., 6:00 p.m.**

The work session was scheduled to discuss Project Plans for McKay Meadows- Steve Starks' Annexation Parcels

Attending: Mayor Richard Sorensen, TCM Bruce Ahlstrom, Rex Harris, Steve Songer, Jake Songer, Jeff Larsen, Alan Endicott- Planning Commission chair, Tommy Christie, Matthew McKay, Steve Starks, Nikki Wolthuis- Deputy Clerk, Beckki Endicott-Clerk

Zoom: TCM Sandy Hunter, Jared Anderson-Engineer, TCM Artie Powell

Mayor Sorensen welcomed all to the meeting and recognized Town Councilmembers, Planning Commission members and members of the secondary water board in attendance. He gave a quick summary of recent happenings with the McKay Meadows property including their annexation into the Town in 2024 (**See Attachment #1**) and downsizing one of their parcels from RE-20 to A-3.

Steve Starks spoke about his intentions with his property saying that it was not an investment. Although he works for a company that does large scale real estate projects, his property in Huntsville was not one of those. He wanted to be a good steward over his property and follow Town ordinances. He wanted to be seen as a neighbor and not a developer. He also stressed that they are in the middle of planning and don't have all of the details worked out yet.

He gave an overview of his plans (**See Attachment #2**) which included possibly 4 future homesites and a private road going from 1st street to the highway bordering the north section of the property. He had hired different companies to study and survey the property. He explained that he had contacted the state because the Wangsgard family told him his property contained a burial site. He had it scanned for remains and some were found. Although it was not his responsibility, he would like to facilitate the removal of the remains to the Huntsville Cemetery.

The TC had questions about how the future homesites would be accessed and discussed the amount of frontage that would be needed on both 100 S. and the county road on the north of the property. Mr. Starks stated that he did not want a public road going through the property.

Town Engineer Jared Anderson spoke about the need to see a complete plan to be able to answer many of the questions that were being asked by the TC, PC, and others. Mr. Starks said they are still in the planning process, and he was willing to give regular updates on the progress.

Jake Songer from Huntsville Waterworks spoke about the different options for secondary water access. The discussion included the size of the pipe, looping, and what side of the private drive that the line would be located.

There was a debate about whether private roads were allowed in Huntsville Town. They reviewed the street ordinance and spoke about the Sage Development who originally desired a private road. Rex Harris made suggestions on the how location of the road could make it easier to install secondary lines.

Mr. Starks wondered if the Pineview pathway could be extended across the front of his property on 100 S. where all the trees were taken out. Mayor Sorensen thought this property would be a

good location for the end of the pathway because it would lead people past the David O. McKay house.

Steve Songer explained that the trees that were taken out were not all volunteer trees but some were river birch trees that were planted for the Bicentennial in 1976. He thought that Matt McKay who worked on the project was going to talk to himself and/or his son Jake about which trees to take out. Mr. McKay remembered that he was given permission to take out the trees and when removing them he did not see any river birch. He only saw elms, cottonwoods and crabapples. Mr. Songer asked Mr. McKay to show the tree committee their plan for trees that will be planted on Town property so they could sign off on them. Mr. Starks stated if they did the bike path in front then they would plant the trees on the other side of the stream on their property. They would still get input and share their plans with the tree committee.

Jared Anderson recommended the Town attorney be consulted about whether to allow the private road under the current code.

The meeting ended at 7:04 pm

Nikki Wolthuis, Deputy Clerk

DRAFT

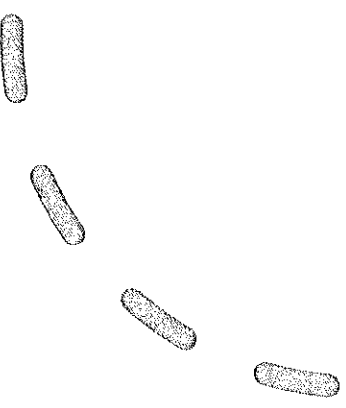


HUNTSVILLE TOWN CULINARY WATER REVIEW

August 7, 2025

Water Distribution Since Last Report

- Last two major leak repairs along 1800 S significantly reduced losses, but unaccounted for water usage/loss remains
- Always some undiscovered leaks
- May 30th repair saved us ~60 gpm
- June 16th repair saved us ~30 gpm



Considerations

- HDPE isn't being degraded by chlorine, except possibly in the seams
- Antidotal information is that the contractor was forced to retrain his crew on seaming mid-project
 - Seams should be better as the pipe gets closer to town
- The greatest problem area is along 1800 S. which is likely the worst soil composition on the entire route
 - Access to the entire 3,600 ft section is excellent
 - Some of the parts used in the many repairs in that section are reuseable

Lifecycle Sustainment Options for Consideration

- Option 1: Do nothing beyond continuing to repair leaks as they occur
- Option 2: Begin planning for a partial life extension project
 - Selective plant refurbishment (range of \$125,000)
 - Distribution line replacement of portions (3,600 ft) that have been troublesome (range of \$1.5 million)
- Option 3: Begin planning on an entire system (20,040 ft + 8,000 ft + 7,000 ft) (>\$9 million)

Recent HDPE Experiences in Other Utah Cities

Examples of HDPE Replacement Projects

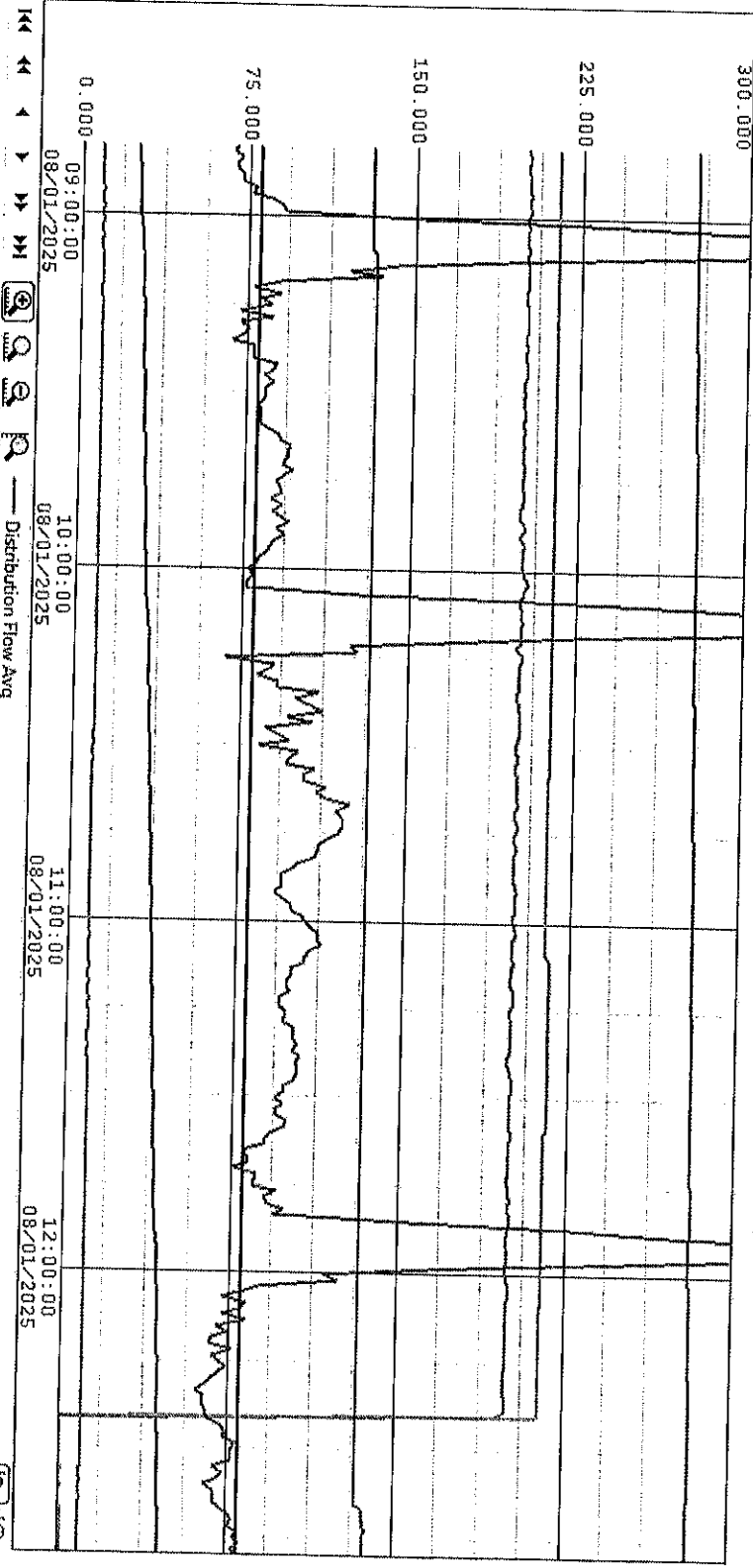
- City of Leeds
 - Replacing 10,000 ft of HDPE
 - Installation cost \$3.8 million
- Washington Country
 - Replacing 6,200 ft of HDPE due to failures
 - Engineering costs \$256,000
 - Installation cost \$1.8 million
 - Replacing 19,000 ft of HDPE due to failures
 - Engineering costs \$426,000
 - Estimated installation cost \$19 million

A	B	C	D	E	F	G
2025	Plant	Distribution	Difference		Town	Loss
January	7,344,740	3,820,932	3,523,808		1,169,997	2,650,935
February	5,126,278	3,991,201	1,135,077		1,082,340	2,908,861
March	6,668,750	6,529,465	139,285		1,107,005	5,422,460
April	4,776,586	5,932,840	-1,156,254		1,505,931	4,426,909
May	12,014,684	11,061,950	952,734		1,774,214	9,287,736
June	9,268,581	8,119,719	1,148,862		2,286,684	5,833,035
July	4,239,003	3,834,772	404,231		2,655,537	1,179,235
August			0			
September			0			
October			0			
November			0			
December			0			
2024						
January	2,923,604	2,670,816	252,788		1,682,000	988,816
February	777,496	538,221	239,275		1,167,000	-628,779
March	1,798,366	1,830,219	-31,853		1,247,000	583,219
April	2,685,329	2,669,495	15,834		1,477,000	1,192,495
May	3,082,807	2,969,131	113,676		1,564,000	1,405,131
June	3,797,817	3,713,639	84,178		1,818,000	1,895,639
July	4,874,543	4,755,986	118,557		3,034,000	1,721,986
August	4,366,907	4,396,687	-29,780		2,108,000	2,288,687
September	4,573,990	4,342,740	231,250		1,674,000	2,668,740
October	5,717,704	5,791,965	-74,261		1,740,000	4,051,965
November	4,331,523	4,249,802	81,721		1,125,000	3,124,802
December	6,361,419	3,949,738	2,411,681		1,305,000	2,644,738

Summary Since Last Report (cont.)

- Town is selling water to contractors
 - Is water being stolen by construction companies?
 - Trend data shows consistent mid-week surges (300+ gal/min for 10-20 mins) early, mid, and late in the workday
- 1,000 gals being sold, but millions going out of plant gallons taken

Data Trends



Legend

- Reservoir Level
- Distribution Total
- Distribution Flow
- Effluent C12 Level
- Effluent Flow
- Raw Water Turbidity
- Effluent Turbidity
- Distrib C12 Level

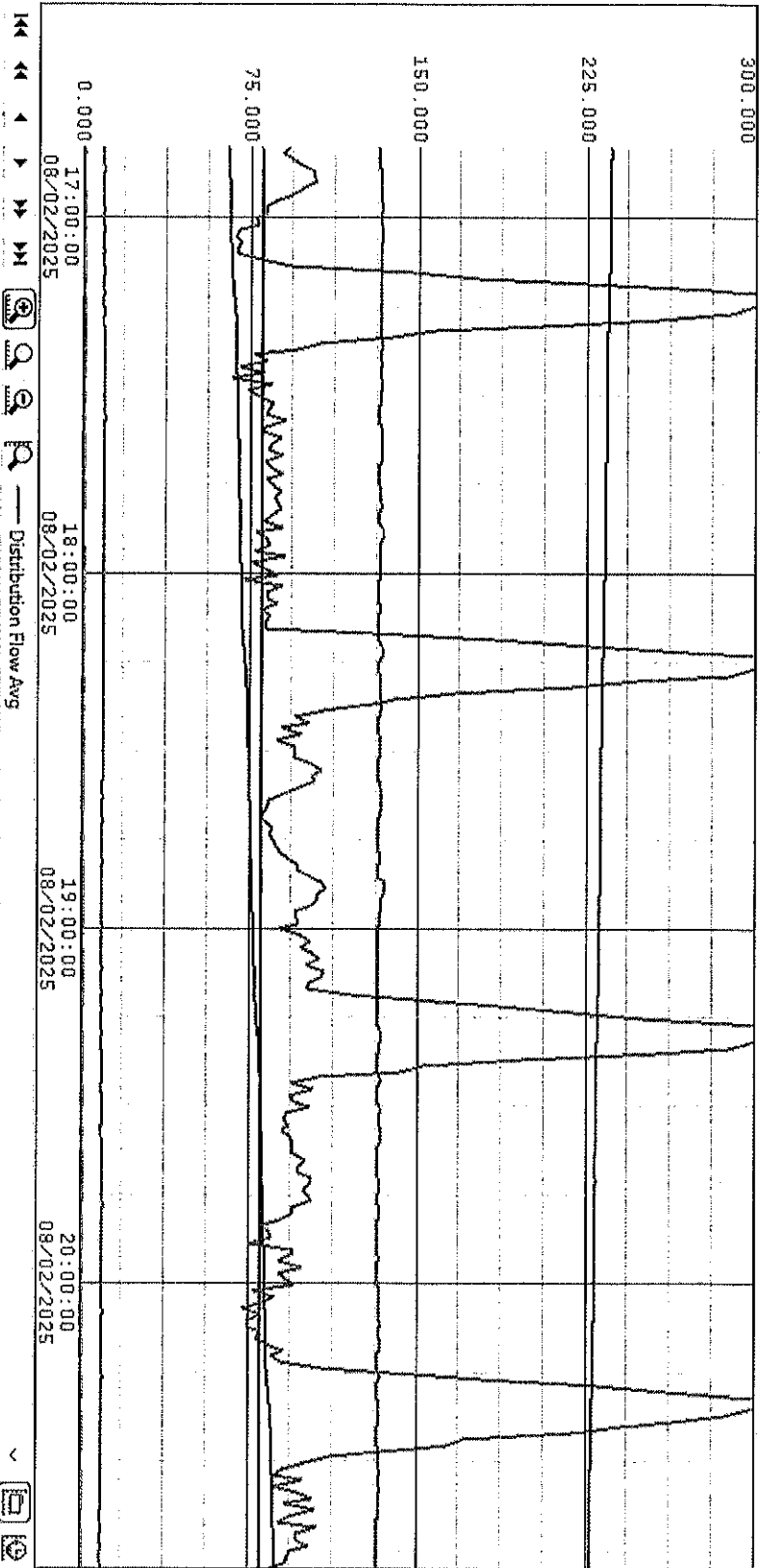
Diag Trends

LAN Trends

Close

Alarms Trends LAN Data Setpoints Wishing Well Diagnostics Maintenance LogOn LogOff 13:33:26

Data Trends



Legend

- Reservoir Level
- Effluent Flow
- Distribution Total
- Raw Water Turbidity
- Distribution Flow
- Effluent Turbidity
- Effluent C12 Level
- Distrib C12 Level

Diag Trends

LAN Trends

Close

Alarms

Trends

LAN Data

Setpoints

Wishing Well

Diagnostics

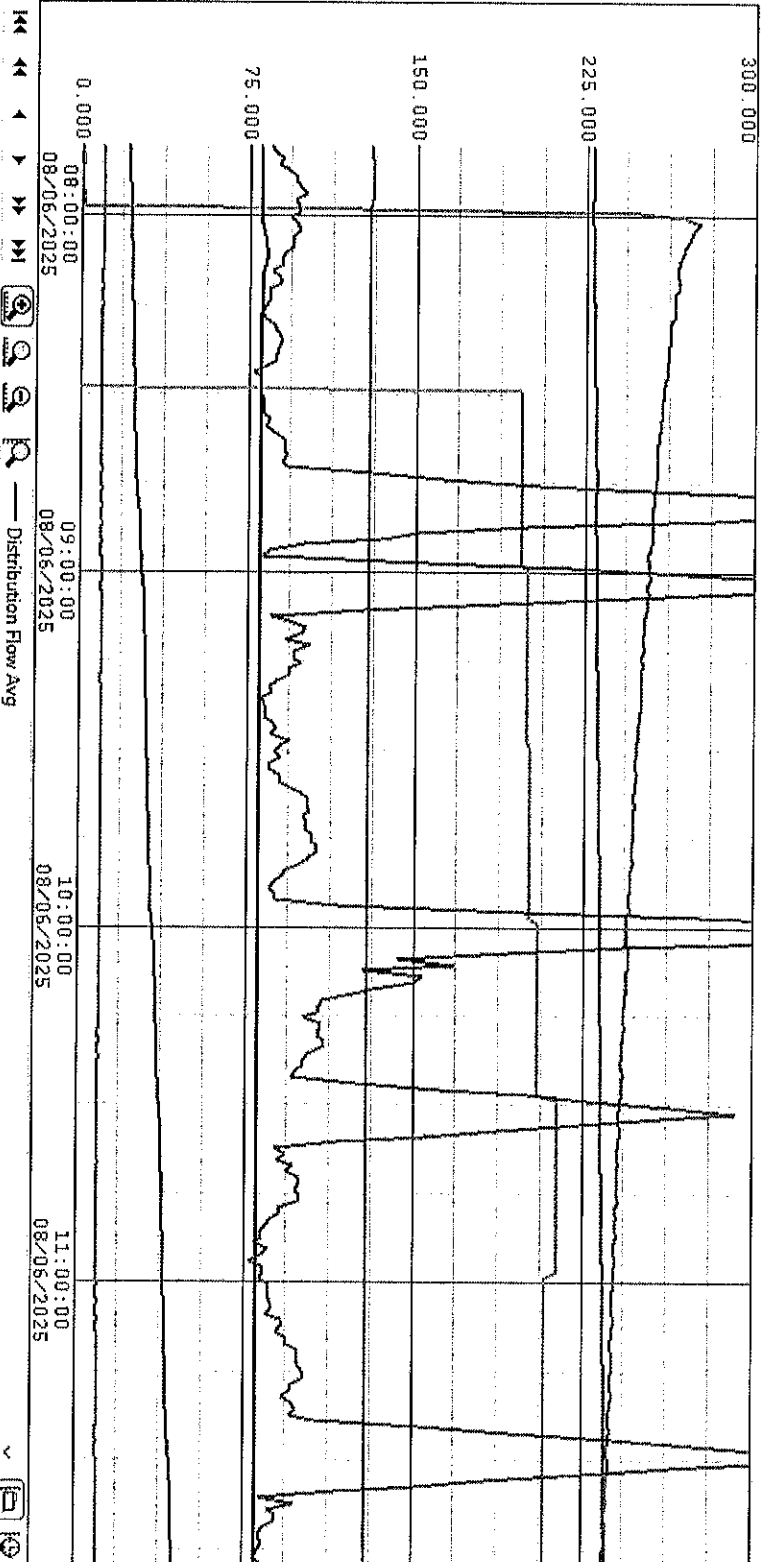
Maintenance

LogOn

LogOff

13:34:22

Data Trends



Legend

- Reservoir Level
- Effluent Flow
- Distribution Total
- Raw Water Turbidity
- Distribution Flow
- Effluent Turbidity
- Effluent Cl2 Level
- Distrib Cl2 Level

08:00:00 09:00:00 10:00:00 11:00:00
08/06/2025 08/06/2025 08/06/2025 08/06/2025



— Distribution Flow Avg

Diag Trends

LAN Trends

Close

Alarms

Trends

LAN Data

Setpoints

Wishing Well

Diagnostics

Maintenance

LogOn

LogOff

13:36:38

Results of Analysis on Section of Failed Distribution Pipe

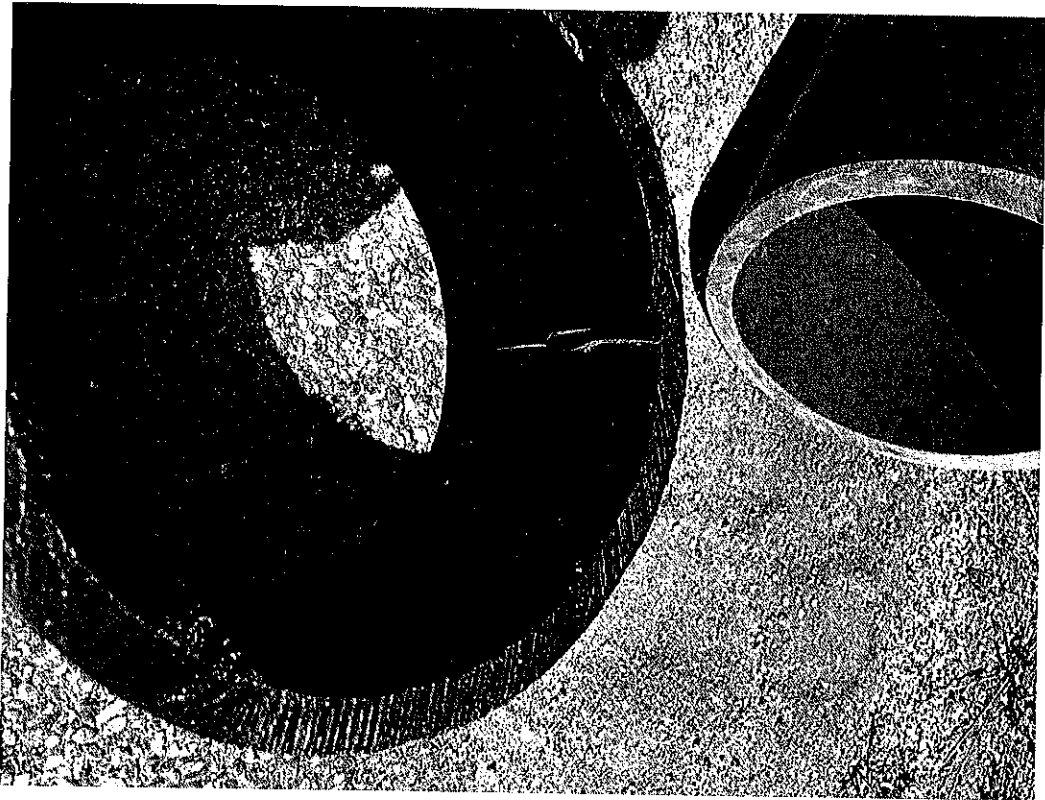
Provided by Underground Solutions, a pipe vendor

- Pipe failed due to a Slow Crack Growth (SCG) mechanism caused by mechanical stress, not oxidative degradation
- No significant oxidative embrittlement was detected on the inner surface of the pipe
- The failure originated from the inside surface and propagated outward through the pipe wall
- External mechanical damage from abrasive contact with soil and rocks was observed at the failure location
- The pipe material properties remain within acceptable limits for PE 3608 material

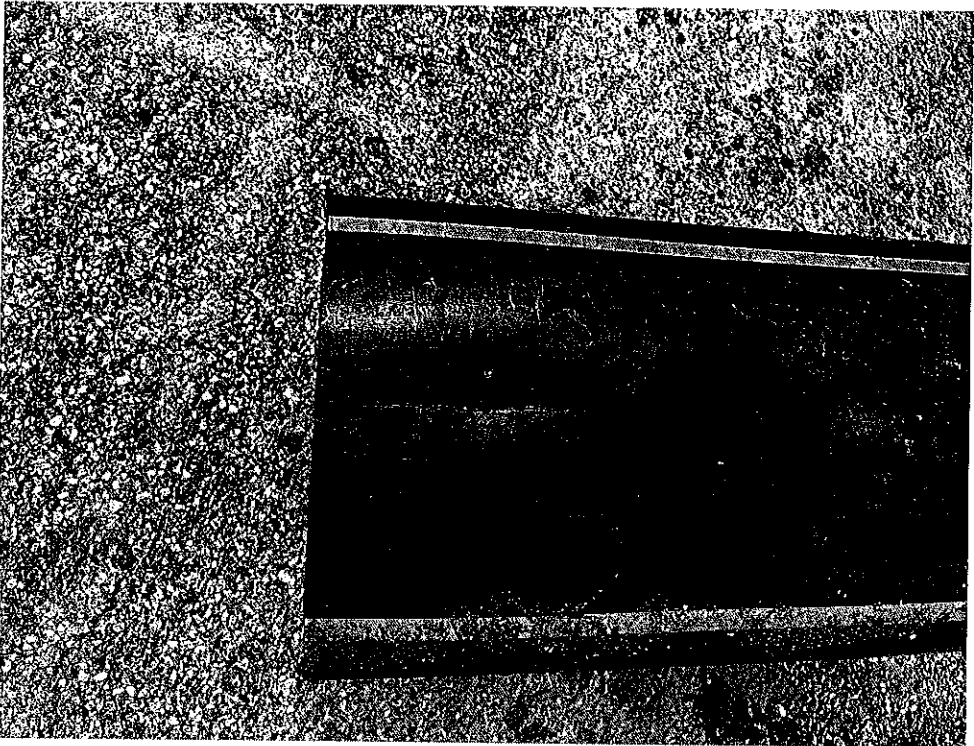
Bottom Line: The failure was caused by excessive mechanical stress concentration due to external loading conditions, not material degradation. The pipe material itself remains serviceable, but external support conditions should be evaluated to prevent similar failures.



May 30, 2025 – 1800 S near 8900 E



June 16, 2025. 1800 S. near the Water Plant



STAFF REPORT TO TOWN COUNCIL
August 7, 2025

Public hearing and consideration of an ordinance amendment to the Huntsville Town water rates.

RECOMMENDATION:

Staff recommends approval of the water rate amendments.

ISSUE BEFORE COUNCIL:

Should the Town Council approve amendments to the Town's culinary water rates?

BACKGROUND/SUMMARY:

In May of 2025 the Town engaged Zion's Bank to perform a rate study for the Town's culinary water rates. This was the first time Huntsville Town has gone outside of the Town volunteers and staff members to calculate water rates.

Susie Becker from Zion's Bank collected usage reports and budget reports from Huntsville Town and met in several meetings to confirm budget and usage numbers for the water system. The result was a live system of spreadsheets called "the Model." This spreadsheet shows the usage in all water tiers both inside and outside Huntsville Town. In addition, it shows revenues, expenses and future capital project expenses. In summary, all numbers recommended a recommended base rate increase as follows:

Fiscal year 2026: 50%

Fiscal year 2027: 25%

Fiscal year 2028: 20%

DISCUSSION:

The intent of the Town's culinary water system is to be self-sustaining, which means expected expenses should be funded by revenues generated by the culinary water system. During the winter of 2024, it became apparent that emergency funds could no longer cover the consistent repairs the system needed. Expenses are now expected to exceed revenues. Some of the reasons for this are as follows:

- 1) Rehabilitation and replacement – The Town is now starting to see the need for significant repair and rehabilitation projects. These have been reviewed by our volunteers coordinator of the culinary water system, Ron Gault.
- 2) Prior to 2023, Huntsville Town relied on support staff to assess and coordinate repair of culinary leaks. This was an advantage to the Town for professional costs. We have a team of water operators as required by the State. This team has monitored and directed the needs of the system. Huntsville Town contracted with Thom Summers & Sons in 2023 for the professional services upon Gary Probasco's retirement. Although the professional services are required, the cost has increased our budget projections without raising any culinary water rates.

- 3) Inflation – Costs for services have increased over the last several years. Even with no changes to the Town’s rate structure, the Town’s water fund will remain insolvent. Immediate revenue increases are needed to fund planned capital projects for culinary water maintenance.

Zion’s Bank is recommending rate increases in combination with bonding. The availability of these bonds will be based on the “cash on hand” and “coverage ratios” or ability to make the payments needed to the bond. With current statistics bonding will become available in 2027 after the rate of culinary water increases.

Staff recommends adoption of the recommended rates to improve the solvency of the culinary water fund and maintain the culinary water system for the health and safety of residents. A public hearing is scheduled for August 21, 2025, to hear public comment regarding the change in water rates.

CURRENT RATES:

Connections within the municipal boundaries of Huntsville Town		Connections outside the municipal boundaries of Huntsville Town	
Meter Size	Monthly Rate	Meter Size	Monthly Rate
¾ inch	\$57.50	¾ inch	\$75
1 inch	\$89.50	1 inch	\$116
1.5 inches	\$127.50	1.5 inches	\$166.50
2 inches	\$166.50	2 inches	\$212.50
3 inches	\$235.50	3 inches	\$258.50

Total Usage per connection (gallons per month)	Overage Fee Rates per 1,000 gallons	
0 – 6,999	\$0 (covered in monthly base rate)	
Overage Categories	Within municipal boundaries	Outside municipal boundaries
7,000 – 19,999	\$6.75	\$7.75
20,000 – 29,999	\$8	\$9
30,000 – 39,999	\$9	\$10
40,000 – 49,999	\$10.25	\$11.25
50,000 – 59,999	\$11.50	\$12.50
60,000 – 69,999	\$12.75	\$13.75
70,000 – 79,999	\$14	\$15
80,000 – 89,999	\$15.25	\$16.25
90,000 – 99,999	\$16.50	\$17.50
100,000 +	\$17.75	\$18.75

RECOMMENDED RATES for Fiscal Year 2026:

Connections within the municipal boundaries of Huntsville Town		Connections outside the municipal boundaries of Huntsville Town	
Meter Size	Monthly Rate	Meter Size	Monthly Rate
¾ inch	\$86.25	¾ inch	\$112.50
1 inch	\$134.25	1 inch	\$174.00
1.5 inches	\$191.25	1.5 inches	\$249.75
2 inches	\$249.75	2 inches	\$318.75
3 inches	\$353.25	3 inches	\$387.45
		Standby	\$50.00

Total Usage per connection (gallons per month)	Overage Fee Rates per 1,000 gallons	
0-6,999	\$0 (covered in monthly base rate)	
Overage Categories	Within municipal boundaries	Outside municipal boundaries
7,000 – 19,000	\$10.13	\$11.63
20,000 – 29,999	\$12.00	\$13.50
30,000 – 39,999	\$13.50	\$15.00
40,000 – 49,999	\$15.38	\$16.88
50,000 – 59,000	\$17.25	\$18.75
60,000 – 69,999	\$19.13	\$20.63
70,000 – 79,999	\$21.00	\$22.50
80,000 – 89,999	\$22.88	\$24.38
90,000 – 99,999	\$24.75	\$26.25
100,000+	\$26.63	\$28.13

568.02

Gardner, Jonathan

6675 E. 250 N.

Disconnected services

568


Display Compare History Transactions Customer Services Location Meters Backflow Contracts Loans Certification Credit History
Detail Billed Usage Chart Billed Amount Chart Billing Chart

	08/31/2025	07/31/2025	06/30/2025	05/31/2025	04/30/2025	03/31/2025	02/28/2025
Water	.00	609.25	758.25	1.85	.00	.00	.00
Water usage	0	66	84	0	0	0	0
Garbage	.00	.71	22.00	.71	.00	.00	.00
Pressurized Irr	.00	.00	.00	140.00	.00	.00	.00
Misc/Other	.00	.00	.00	.00	.00	.00	.00
Interest- Irrigation	.00	.00	.00	.00	.00	.00	.00
Interest-Water/Garb	.00	20.00	.00	.00	.00	.00	.00
Total charges	.00	629.96	780.25	142.56	.00	.00	.00
Previous balance	1,410.21	922.81	142.56	.00	.00	.00	.00
Payments	.00	142.56	.00	.00	.00	.00	.00
Adjustments	.00	.00	.00	.00	.00	.00	.00

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: Jonathan Gardner

Huntsville Town water account number: 568.02 

If you would like to make payment arrangements, where you can pay the amount down monthly, without incurring late fees or interest. Please specify the monthly amount you are planning on paying until your balance is paid off. \$0.00

Signature: Jonathan S. Gardner

Date: July 23, 2025

If you are needing additional emergency help with your water bill please fill out the following:

Amount requesting forgiveness: \$922.81

Reason for request: I purchased this property on May 19th. There is a very small green home on the property that will be relocated to a different area (somewhere near Logan, UT). I inspected the home after purchasing and confirmed that all water had been turned off, thus why I was surprised to see the \$922.81 invoice. I then reinspected the property, saw no indication of water leakage. Reconfirmed the water was turned off to the home. Huntsville Town tried to find the issue, but could not find the issue or the meter. I then contacted Tom Summers Company who located the meter, found a leak on the old Peters' property, and we turned the water off. I will not be using that water line in the future, so I do not expect any further issues. I hope there is a willingness to consider forgiveness.

Received By: _____

Date: _____

Approved By: _____

Date: _____

RESOLUTION 2025-8-7**A RESOLUTION OF HUNTSVILLE TOWN, UTAH, TO ENTER INTO AN AGREEMENT WITH ANDERSEN ENGINEERING, AN INDEPENDENT CONTRACTOR TO WORK WITH HUNTSVILLE TOWN ON ENGINEERING SERVICES.**

WHEREAS, Huntsville Town (hereafter “Town”) is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, the Town Council is the municipal legislative body;

WHEREAS, the Town Council desires contract with quality engineering services to assist with engineering needs such as Capital Improvements and Subdivision for the benefit of the health, safety, and welfare of the public;

WHEREAS, the Town Council desires to engage Andersen Engineering to serve as technical advisor and staff support;

WHEREAS, the Town Council has entered into an agreement with Andersen Engineering and desires to ratify that Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Huntsville Town Council as follows;

Section 1. Ratification. That the Agreement between Huntsville Town and Andersen Engineering attached hereto as Exhibit “A” and incorporated herein by this reference is hereby ratified by the Town Council and shall continue in full force and effect according to the terms of the Agreement.

Section 2. Effective Date. This Resolution is effective immediately upon adoption by the Town Council.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Bruce Ahlstrom				
CM Sandy Hunter				
CM Lewis Johnson				
CM Artie Powell				

PASSED AND ADOPTED by the Town Council on this 7th day of August 2025.

RICHARD SORENSEN, Mayor

ATTEST:

BECKKI ENDICOTT, Clerk

RECORDED this 7th day of August 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk of Huntsville Town, hereby certify that foregoing resolution was duly passed and published, or posted at 1) Town Hall 2) www.huntsvilleutah.gov 3) www.pmn.gov

Huntsville Town Clerk

DATE: _____

TOWN ENGINEER PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into this ____ day of _____, 20____, by and between:

Client: Huntsville Town
Address: 7474 East 200 South

Engineer: Andersen Engineering
Address: 2167 East 6225 South
License #: 5047149-2202

1. Scope of Services

A. Capital Improvement Project (CIP) Support

The Engineer shall assist in the development, planning, and execution of the Town's Capital Improvement Program. This includes preparing project scopes, preliminary budgets, schedules, and conceptual designs. For funded CIP projects, the Engineer shall provide detailed design, construction drawings, technical specifications, and cost estimates. The Engineer shall also assist with bidding, contract award, and construction administration, including submittal reviews, progress meetings, and change order evaluation.

B. Development Review

The Engineer shall review subdivision plats, site plans, grading plans, stormwater management plans, and utility designs submitted by private developers. The review shall verify conformance with Town codes, design standards, and master plans. The Engineer shall prepare written comments, coordinate with planning and zoning staff, attend development review meetings, and assist in ensuring compliance prior to approval and permitting.

C. Permitting and Regulatory Compliance

The Engineer shall support the Town's permitting processes, including the review and issuance of right-of-way (ROW) encroachment permits, grading permits, utility connection permits, and other applicable construction-related approvals. The Engineer shall ensure compliance with MS4 stormwater discharge permits, erosion and sediment control regulations, and other environmental or engineering-related requirements imposed by state or federal agencies.

D. Public Infrastructure Oversight

The Engineer shall oversee and inspect the construction of public infrastructure to ensure that improvements are constructed in accordance with approved plans and specifications. This includes streets, sidewalks, drainage systems, water and sewer utilities, traffic signage, and other municipal assets. The Engineer shall work with contractors to resolve field issues and recommend acceptance of public improvements upon satisfactory completion.

E. Technical Advising and Staff Support

The Engineer shall serve as a technical advisor to the Town Council, Planning Commission, and Town Administration. This includes providing engineering opinions, preparing staff reports, and attending public meetings or hearings when requested. The Engineer shall coordinate with other consultants, utility providers, and agencies on behalf of the Town and assist in preparing grant applications, technical studies, and reports as needed.

F. GIS, Asset Management, and Recordkeeping

The Engineer may assist the Town in updating or maintaining geographic information system (GIS) data, infrastructure inventories, as-built records, and maintenance logs. The Engineer shall help implement systems for asset management and capital planning to support long-term infrastructure sustainability.

2. Compensation

The Client agrees to compensate the Engineer for services rendered under this Agreement in amount of **\$125** per hour. Compensation will be based on an hourly rate. The Engineer shall submit monthly invoices for services performed, and payment shall be due within thirty (30) calendar days of the invoice date. Invoices not paid within forty-five (45) days may be subject to interest at the rate of 1.5% per month, or the maximum rate allowed by law, whichever is less. The Client shall also reimburse the Engineer for pre-approved, reasonable out-of-pocket expenses incurred in connection with the performance of services.

3. Schedule

Services shall begin on or about **August 1, 2025**.

4. Standard of Care

The Engineer shall perform all services under this Agreement in a manner consistent with the level of care and skill ordinarily exercised by members of the civil engineering profession under similar circumstances and in the same geographic region. The Engineer shall use professional judgment and reasonable diligence in carrying out all duties, with the goal of delivering services that are technically sound, code-compliant, and aligned with generally accepted industry practices.

No warranty or guarantee, express or implied, is made or intended by this Agreement, except as may be expressly provided herein. The Client acknowledges that the practice of engineering is not an exact science and that the Engineer's services are subject to inherent uncertainties, including regulatory interpretation, third-party review processes, and site-specific conditions. The Engineer shall not be held responsible for delays, errors, or omissions resulting from factors beyond their control or for construction means, methods, or safety procedures, which remain the responsibility of the contractor.

5. Limitation of Liability

To the fullest extent permitted by law, the total liability of the Engineer, its officers, employees, and subconsultants to the Client for any and all claims, losses, costs, damages, or expenses arising out of or in connection with this Agreement or the services provided hereunder, whether based in contract, tort, negligence, strict liability, or otherwise, shall be limited to the amount of compensation actually paid to the Engineer under this Agreement. In no event shall the Engineer be liable for any special, indirect, incidental, punitive, or consequential damages, including but not limited to loss of use, delay, lost profits, or loss of business, regardless of the cause or legal theory asserted.

6. Termination

Either party may terminate this Agreement upon 7 days' written notice. Engineer shall be paid for services rendered to the date of termination.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, without regard to its conflict of law principles. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in a court of competent jurisdiction located within the State of Utah, and the parties hereby consent to the jurisdiction and venue of

such courts.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CLIENT

Signature: _____

Name: _____

Date: _____

ENGINEER

Signature: _____

Name: _____

Title: _____

Date: _____

ESTIMATE

Johnson Electric Motor
2925 Commerce Way
Ogden, UT 84401

invoices@johnsonelectricmotor.com
+1 (801) 621-3853
www.johnsonelectricmotor.com

HUN300

Bill to
BRUCE AHLSTROM
HUNTSVILLE TOWN
PO BOX 267
HUNTSVILLE, UT 84317

Ship to
BRUCE AHLSTROM
HUNTSVILLE TOWN
PO BOX 267
HUNTSVILLE, UT 84317

Estimate details

Estimate no.: 2118

Estimate date: 08/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
		DHH	STA-RITE DHH QUICK PRIMING PUMP, 3HP, 230V (LIST \$4829.00) PUMP IS IN STOCK)	1	\$2,426.95	\$2,426.95
Total						\$2,426.95




Note to customer

"THIS QUOTATION IS SUBJECT TO OUR STANDARD TERMS AND
CONDITIONS OF SALE.
NON-STOCK OR CUSTOM ITEMS ARE NOT RETURNABLE
WITHOUT PRIOR WRITTEN AUTHORIZATION.
PRICES ARE VALID FOR 30 DAYS UNLESS OTHERWISE NOTED."

Accepted date

Accepted by

DHH-169

 [STA-RITE Home Page](#)  [View D High Head Centrifugal Pumps Products](#)  [View manuals for DHH-169](#)

Home / STA-RITE / D High Head Centrifugal Pumps / DHH-169

Recently Viewed (1) ▾



Image shown may not be actual product



DHH-169

☆☆☆☆☆ 0 reviews

DHH-169 STA-RITE D-Series High Head Centrifugal Pump with Bronze Impeller - 3 HP, 230 Volts, 60 Hz, Single Phase, 3450 RPM, Suction: PKG-53 (2"), Discharge: Top: 1-1/2".

PUMP CATALOG PRICE

Retail Price: \$3,919.20

+300.00
shipping

Quantity

BEST PRICE GUARANTEE

1

ADD TO CART



JUST NEED A QUOTE?

 [Estimate Shipping Costs](#)

✓ Currently in stock.
Inventory fluctuates daily -
availability subject to change

**Locke Well & Pump Company**
Sales and Service Since 1952

Hablamos Español

407-299-8888



1 item



Services

Products

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~ The Shopping Cart

Your Shopping Cart Contents

Need Help?

Total Items: 1 Weight: 144lbs Amount: \$2,374.00

Qty.		Item Name	Unit	Total
1		DHH-169 - Sta-Rite Self Priming Centrifugal Pump	\$2,374.00	\$2,374.00

- Add PKG 53 Flange - (no thanks)

Sub-Total: \$2,374.00

Estimate Shipping Costs

Country:

State/Province:

Post/Zip Code:

FedEx (159.40lbs) (Ground Home Delivery)	\$267.26
FedEx (159.40lbs) (Fedex Express Saver)	\$1,096.37
FedEx (159.40lbs) (Fedex 2 Day)	\$1,246.47



4:09

◀ Messages

TC Minutes 8-7-25 #8

From Zack >



Sign in



Bandit Striping LLC

ESTIMATE TOTAL

\$39,477.00

[View estimate](#)

To move forward with this estimate, select **Accept** and Bandit Striping LLC will reach out with next steps.

Accept