

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Thursday, September 18, 2025, 6:00 p.m.**  
**Huntsville Town Hall, 7474 E. 200 South, Huntsville**

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

**Citizens: Ashley Klase-Forest Service, Jeff Keeney, Barbara Walker, Ron Gault, Liz Poulter, Will Vander Toolen**

**Zoom:** TCM Sandy Hunter, Mayor Sorensen, Grant Stanley, Kaitlyn Poulter, Rachel

1 TCM Bruce Ahlstrom 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: No comments.

5. Sheriff's Report : No report

6. Forest Service Report: Ashley Klase

Ranger Klase gave a report on a few of the projects around the reservoir. The decommissioning of the Jefferson Hunt Campground would begin on October 1st, with a temporary bridge being installed during the process.

The replacement pedestrian bridge was expected to be completed by 2026 or 2027, pending engineering reviews and contracting processes. The project for stabilizing Cemetery Point, where lake erosion was threatening the cemetery, may be funded by the disaster funding from 2023. Ranger Klase also explained the construction of new roads and day use areas at Port Ramp and Windsurfer Beach. The area would be closed for 365 days for that work.

There were plans for overflow parking at Causey Reservoir which would cause a partial closure during the 2-year construction period.

7. Discussion and/or action on approval of Minutes for Town Council Meeting September 4, 2025 (See Attachment #1)

**TCM Powell motioned to approve Minutes for Town Council Meeting September 4, 2025. TCM Johnson seconded the motion. All votes Ayes. Motion passed.**

12. Discussion and/or action on approval of Water Forgiveness at 6520 E. 100 N. Huntsville.(See Attachment #5).

Shannon gave the history of the water leak at the Ogden Boat Club explaining that they had had trouble with high water pressure and it most likely caused the leak. Ron Gault explained that the galvanized pipes in Town are more likely to fail under pressure. TCM Powell stated that he would like to apply the new policy to this case. Otherwise, he would vote no. The TC spoke about the timing of the repair, how to apply the need-based provision in the case and how much the increased water pressure was a factor in the leak.

Shannon pointed out that this was different than a single homeowner or business applying for forgiveness. There were many members of the club and they could split the cost evenly between them. TCM Powell stressed the need to be consistent in granting forgiveness. Shannon felt like this case shouldn't be applied to the new policy since it was just passed. The TC members felt like they could apply the policy to this case. The TC discussed waiving the need-based requirement for water forgiveness. TCM Hunter reminded them that the boat club is a non-profit and wouldn't have much revenue. TCM Powell argued that any organization should still have funds reserved for these types of expenses.

**TCM Johnson motioned to forgive the water bill according to the new policy but waiving the need-based requirement at 6250 E. 100 N. Huntsville. TCM 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			

13. Discussion and/or action on approval of Resolution 2025-9-18-A Mayoral Election Cancellation.(See Attachment #6)

TCM Ahlstrom explained that since there were no other mayoral candidates besides Mayor Sorensen and the time had passed for any write-in candidate to be added to the ballot, Huntsville Town wanted to cancel the mayoral election. Doing so would also save the Town money.

**TCM Powell motioned to approve Resolution 2025-9-18-A Mayoral Election Cancellation.**

**TCM Ahlstrom seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 5-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard 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 Resolution 2025-9-18-C Lease of Town Property for Sauna Business (See Attachment #10)**

Grant Stanley, from Ogden Valley Sauna explained the cost of their infrastructure which included a cement pad, electricity, fencing and landscaping. To recoup their cost they asked for an infrastructure credit. The rent and concessions would go towards the infrastructure credit instead of the Town until the infrastructure was paid off. Around the 2-3 year mark when those costs were paid off, then the Town would be getting rent and concessions, possibly \$15,000 per year. They were asking for a longer lease to facilitate this. Mayor Sorensen was not comfortable in allowing them to build something temporary on land that could possibly be sold before the lease was up. He couldn't see their infrastructure as a benefit to the Town. Mr. Stanley and his business partners felt that their infrastructure would improve the land and allow other businesses to use them when they left. TCM Johnson explained that because of the turnover in Town Councilmembers every 4 years they were more comfortable with shorter lease periods. Mr. Stanley explained that there would be an option to terminate the lease early in case there was a buyer for the property and they would have to move the sauna. Mayor Sorensen stated that infrastructure and real estate were part of the cost of doing business. He felt like it was a risk or at least not a benefit for the Town to enter the lease. TCM Sandy Hunter and TCM Johnson both liked the idea and wanted to make it work. TCM Sandy Hunter thought the business might bring synergy to the Town and bring in more people and more business. Mr. Stanley and his business partner Rachel stressed that it would not cost the Town any money for them to improve and use the land. They believe their business would benefit the Town. TC Ahlstrom recognized that the land wasn't currently being used. The only risk to the Town would be having to pay off the infrastructure credit if they were to have to break the lease. The TC discussed different options that would give the Town revenue from day one rather than waiting until the credit was paid off.

**Mayor Sorensen motioned to approve Resolution 2025-9-18-C Lease of Town Property for Sauna Business but amended the lease so that the Town gets \$800 rent per month and the 5% concession from the beginning and only give up to \$30,000 if the Town breaks the lease before its up. TCM Ahlstrom seconded the motion.**

Mr. Stanley stated that this proposal would make it hard for his business to succeed. TCM Johnson wondered if they could go 50/50 on the infrastructure fee. Mayor Sorensen felt like he could budge on the concession fee, but the infrastructure was the cost of doing business and should be paid by the business owners.

**.Sandy made an amendment to the motion to include all of the mayor's previous motion except the 5% concession fee would go towards the infrastructure credit and not be given to the Town until after 3 years. If the Town broke the lease early they would pay the**

**business owners the difference between the concession fee credited and \$30,000. Mayor Sorensen seconded the motion. Roll call vote. Votes reflected below. Motion passed 5-0.**

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

#### Department Updates

**Mayor Richard Sorensen-** He had a meeting with attorney Bill Morris and Powder Mtn representatives to talk about the advantages and disadvantages of staying in the R-1 zone or rezoning to the RC zone and he would send out a briefing in an email in a few days.

He suggested the TC support the Town Stroll, especially the ribbon cutting. The marathon was still looking for volunteers.

**Councilmember Sandy Hunter-** Nothing

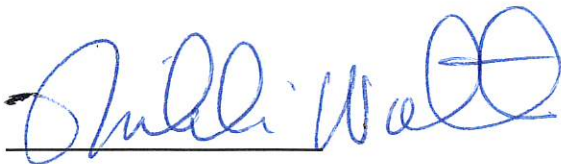
**Councilmember Artie Powell-** He spoke about some properties that had built structures on Forest Service property and hoped that they could work together to find solutions.

**Councilmember Bruce Ahlstrom-** There was a new employee, Rod Meyers in the Maintenance department.

**Councilmember Lewis Johnson –** Nothing

**TCM Powell motioned to adjourn the meeting. TCM Johnson seconded the motion. All votes ayes. Motion passed.**

**Meeting adjourned at 8:56 PM**



Nikki Wolthuis, Deputy Clerk

## MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, September 4, 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
Beckki Endicott	Clerk	Present
Melissa Knowles	Treasurer	Present

**Citizens: Ron Gault-Water Board Chair, Judy Gault, Lt. Brent Butler, Will Vander Toolen, Adam Osthed, Carol Stoker, Tommy Christie, Deb LaMarche, Ron LaMarche, and Jeff Keeney.**

**Zoom:** TCM Sandy Hunter, Norma Klein

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

2-Pledge of Allegiance led by Jared Anderson

3-Opening Ceremony given by Artie Powell

4-Public Comments: No comments

### 5. Sheriff's Report

Lt. Butler reported on several calls in Huntsville Town for the month of August. He asked where the Town would like to put the speed trailer, and the TC decided that 7700 E. might be a good place since there had been problems with cars speeding and running the stop sign on that road since the roundabout detour began. He also explained a problem with some beach goers parking in the cemetery for free and then walking to the beach. He wondered if the Town could give the Utah Rec. workers a list of cemetery names so they could verify that people were actually going to the cemetery to visit the grave of a loved one.

### 6. Discussion and/or action on approval of Business License Item Emie James (See Attachment #1)

Lisa Pack, owner of Emie James, explained that they had teamed up with Paul and Jessica Franzen to sell their home goods and hold workshops in the Green Haus Art Gallery on 2<sup>nd</sup> street. They will have a grand opening the same evening as the Town Stroll on September 19<sup>th</sup>.

**TCM Ahlstrom motioned to approve Business License Item Emie James. Mayor Sorensen seconded the motion. All votes Ayes. Motion passed.**

7. Discussion and/or action on approval of Boundary Line Adjustment for parcel #s 240140047, 240140051, and 240140052 at approximately 7382 E. 100 S. Huntsville (See Attachment #2)

Adam Osthed, parcel owner, described his plan with his neighbors to the east. He had purchased one of their parcels and they both wanted to adjust the boundary lines.

**TCM Powell Motioned to approve Boundary Line Adjustment for parcel #s 240140047, 240140051, and 240140052 at approximately 7382 E. 100 S. Huntsville. 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			

8. Discussion and/or action on approval of parcel consolidation for parcel #s 240140051 and 240140052 (See Attachment #3)

Mr. Osthed explained that he wanted to consolidate the two parcels he purchased into one and build a home on the property soon. They were working on plans with an architect.

**TCM Powell Motioned to approve parcel consolidation for parcel #s 240140051 and 240140052. 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			

9. Discussion and/or action on approval of Minutes for Work Session RC Zone August 21, 2025 (See attachment #4)

Since the TC did not receive the minutes ahead of the meeting, they decided to wait until the next time. **TCM Powell motioned to table Minutes for Work Session RC Zone August 21, 2025. Mayor Sorensen seconded the motion. All votes Ayes. Motion passed.**

10. Discussion and/or action on approval of Minutes for Work Session Zion's Bank August 21, 2025 (See Attachment #5).

TCM Artie Powell had highlighted this sentence he didn't think was accurate, "This option was more sustainable but closer to the financial limit." Nikki said she would remove it.

**TCM Powell motioned to approve Minutes for Work Session Zion's Bank August 21, 2025 with the change. TCM Sandy Hunter seconded the motion. All votes ayes. Motion passed.**

11. Discussion and/or action on approval of Minutes for TC Meeting August 21, 2025 (See Attachment #6)

**TCM Ahlstrom motioned to approve Minutes for TC Meeting August 21, 2025.**

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

12. In advance of the Public Hearing, Ron Gault gave a slideshow presentation on the culinary water system (See Attachment #7)

Ron Gault presented some data that included charts of the life cycle of the water components and how soon they could fail. Some components needed urgent replacement because of the impact on the system if they failed. Ron showed numbers on how many leaks had occurred and where they had occurred in the last couple of years. The leaks were increasing and they mostly occurred within the Town boundaries. Finally, he spoke about the costs to replace the pipeline on 1800 South as well as water system components.

After Ron's presentation TCM Powell explained Zion's Bank Water Rate Study results originally presented at the work session on August 21<sup>st</sup>. (See attachment #8)

TCM Powell began by explaining the three options for water rate increases and potential interest rates on bonds. He had created his own excel document (See Attachment #9) to show how the rates would change depending on the percentage increase. The TC discussed whether they should just double the rate now so they wouldn't have to make more adjustments in the near future.

**TCM Ahlstrom motioned to adjourn the regular meeting and begin the Public Hearing.**

**TCM Powell seconded the motion. All votes ayes. Motion passed.**

## **PUBLIC HEARING**

**Deb LaMarche-** Water is critical. It seemed like the bond option was the only way to go. She thought it was important and was in favor of the rate increase.

**Jeff Keeney-** He wondered if they should explore Option #3 which raised rates without a bond. Ron Gault explained that this option would cost more overall and be more risky.

**Will VanderToolen-** He wondered if the bond would cover all of their expenses or would they need to raise rates again in 2-3 years? Would it be enough? Ron explained that the 1.5 million dollars would first go towards replacing the pipe on 1800 S. then to replacing components at Water Plant. Money from the water budget would go towards fixing water leaks. Beckki explained that they would do a rate study every 3-5 years to reassess where they're at.

**Tommy Christie-** He wondered if the 80% increase in rates was going into the reserve fund or would be used to pay down the debt? Ron stated that Zion's Bank planned that the \$150,000 budgeted for the water system each year would pay for both regular maintenance, paying down the debt, and provide a 150-180 day reserve fund.

**TCM Johnson-** explained to meeting attendees that Huntsville Town could not get help from the state water agencies because of their MAGI numbers. He explained that the rate increase was needed before these agencies would offer assistance.

**Norma Klein-** She stated that improving the water system was not only important but urgent.

**Mayor Sorensen motioned to adjourn the Public Hearing and reconvene the regular meeting. TC Ahlstrom seconded the motion. All votes Ayes. Motion passed.**

**13. Discussion and/or action on approval of Ordinance 2025-9-4 Water Rate Increase. (See Attachment #10)**

TCM Powell had some grammar edits. He also suggested alternative language for paragraphs 2f and 2g.

"Water Fees for Construction and Other Companies: \$50 for the first 1,000 gallons, \$25 for each additional 1,000 gallons. Additional charges may apply for larger meters. Please contact the Town clerk for specific pricing.

Temporary Water Meter Fee: A \$500 deposit, which includes a \$350 nonrefundable fee, for April through November. A \$1000 deposit, including a \$350 nonrefundable fee, for December through March."

**TCM Johnson motioned to approve the water rates by 80% beginning with the base rate at \$103.50. 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			



14. Discussion and/or action on approval of Water Bill Adjustment Policy (See Attachment #11)

TCM Powell had not had the time to adjust the policy but he would have it ready in time for the next TC meeting.

**Mayor Sorensen motioned to table the Water Bill Adjustment Policy. TCM Powell seconded the motion. All votes ayes. Motion passed.**

15. Discussion and/or action on approval of Resolution 2025-9-4 Weber County Pre-Disaster Mitigation Plan 2025 (See Attachment #12)

TCM Ahlstrom explained the Huntsville portion of the Weber County Pre-Disaster Mitigation plan. He reviewed different disasters and Huntsville's plan for response. He also explained that the government is turning to faith-based organizations to aid in disaster response.

TCM Ahlstrom asked Nikki, Town Deputy Clerk, if she could help put emergency preparedness information on the website.

**TCM Ahlstrom motioned to approve Resolution 2025-9-4 Weber County Pre-Disaster Mitigation Plan. TCM Powell seconded the motion. All votes ayes. Motion passed.**

Department Updates

**Councilmember Sandy Hunter-** The next newsletter will announce a couple of local events. The Town art stroll and Grand Opening of Mark Goodson Art will be on September 19<sup>th</sup>. The next day on September 20<sup>th</sup> will be the Huntsville marathon.

**Councilmember Artie Powell-** No updates

**Councilmember Bruce Ahlstrom-** Roadwork in Huntsville is done for the year.

**Councilmember Lewis Johnson** – No updates

**Mayor Richard Sorensen-** He was up all night watching previous Work Sessions and Town Council meetings from August 21, 2025 to understand what led to some hurt feelings by a member of the community. He explained that at the end of the Work Session on changes to the RC Zone one woman wanted to make a comment and he allowed her to speak. She wanted Mayor Sorensen to address some rumors going around. He wasn't sure what the rumors were and responded in a frustrated tone that created hurt feelings. Her husband came to the next Planning Commission meeting on August 26<sup>th</sup> and being very upset about how his wife was treated at the previous meeting spoke harshly to Planning Commission Chair Allen Endicott. Mayor Sorensen had consulted with his family members since the incident and they helped him see how his comments in the Work Session may have been received. He sent an apology to the woman at the meeting. He wished the Town residents could put hard feelings in the past. He felt personally attacked but he knew he needed to be more professional in his responses.

**TCM Ahlstrom motioned to approve the August 2025 Bills. TCM Powell seconded the motion. All votes ayes. Motion passed.**

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

Meeting adjourned at 7:52 PM

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Nikki Wolthuis, Deputy Clerk

DRAFT

**MINUTES OF THE HUNTSVILLE TOWN**  
**Work Session with the Town Council and Planning Commission**

**MEETING DATE:** August 21<sup>st</sup>, 2025  
**PLACE:** Huntsville Town Hall  
7474 E 200 S, Huntsville Utah  
**TIME:** 3:30 p.m.

NAME	TITLE	STATUS
Richard Sorensen	Mayor	Present
Allen Endicott	PC Chairman	Present
Artie Powel	Town Council Member	Present
Bruce Ahlstrom	Town Council Member	Present
Jeff Larsen	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Zoom
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Zoom

**Citizens :Alyssa Lloyd, Jeff Keeney, Hillary Evans, Briana Bingham, Olga Manasona, Brooke Hontz, Tommy Christie, Star Primm, Jim Truett, Kathleen Engstrom**

Mayor Sorensen welcomed all who are attending the meeting encouraging including Attorney Bill Morris.

The meeting focused on zoning and conditional use's for Powder Mountain's events and the Huntsville Boat Club. Mr. Morris referenced the issues at the last meeting that he sat in on discussing the Powder mountain property. He believes, that although Powder is agreeable to a development agreement Mr. Morris feels that Powder has not gone through the proper order to operate as then have been on their property. Mr. Morris stated that leaving the Powder mountain property in the residential Zone will continue to cause issues and result in pushing the limits of the Zone causing continual problems.

William suggested moving Powder Mountain to a conditional use's in the RC zone, with specific conditions like hours of operation and parking, and noise issues. If these uses are violated the Town can revoke the conditional use.  
He recommended the Boat Club explore 501(c)(3) status to avoid property taxes.

TCM Powell felt the need to clarify the RC Zone. There was raised concerns about future changes and the need to update the RC zone ordinance. The group discussed the importance of clear conditional use definitions, especially for parking and shuttle services. Mr. Morris strongly recommended listing all conditional uses the town sees fit directly in the RC Zone. The boat club would be vested in the Zone as they have been, the conditional uses would not have an effect on their current operations. The conditional uses will run with the land but the Town can amend as it sees fit.

PCM Ferre questioned on the enforcement part of this issue. Mr. Morris stated that complaints should be filed with the code enforcement officer and handled accordingly. She voiced concerns about traffic and noise, keeping in mind what is Best for Huntsville.

TCM Ahlstrom questioned the time limit of a development agreement, which Mr. Morris stated can vary. TCM Ahlstrom questioned certain wording in the Use Table, since it is vague this could be an issue with enforcement.

Chairman Allen questioned whether the Town needs both the conditional uses and the development agreement. Mr. Morris stated that both can be useful in different ways. Mr. Morris explained that development agreements set the framework for zoning changes while conditional use permits address site operations after zoning is granted. Traditionally the development agreement is presented by the developer and negotiated with the Town. The Town agreed to gather more information from both Powder Mountain and the Boat Club about their projected usage and activities to better compile the conditional use's.

The group inquired about the implications of keeping Powder Mountain in the R-1 zone, including potential alcohol licensing and event hosting restrictions, with William noting that he does not believe the State DABC will restrict licenses based on zoning, local consent would be needed. The discussion also touched on existing alcohol restrictions in the area and enforcement challenges, with Huntsville mentioning ongoing violations near Cemetery Point.

Bill suggested keeping recreational events in the RC Zone to avoid administrative issues, while Sandy emphasized the need to preserve Huntsville's character as a community of single-family homes. TCM Ahlstrom did not agree with imposing restrictions on all the residents in the R-1 Zone due to this one specific Powder property.

The question was raised about a different section on the Ordinance, that restricts recreation facilities on an R-1 lot. Sandy explained the history of attempts to restrict recreation facilities to R1 parcels with occupied single-family dwellings, which was not approved by the town council. The conversation ended with a discussion on the use table and potential changes to allow residential dwellings in commercial zones, with plans to develop a mixed-use ordinance to address this issue. Sandy explained the reasoning behind this option.

Allysa Lloyd handed out her opinion letter and spoke out against a commercial type development doing business in the Town. Several residents expressed concerns about the process and potential impact of the development, with some questioning whether a decision had already been made. Tommy Christie comments that the process is important looking at the rights of the property owners and what the options are. The town has a history of saying no before they explore the potential and all the options.

The council and planning commission discussed the importance of following proper procedures and considering all options before making a final decision. The conversation ended with a reminder that the town needs to stay true to its rules and consider the rights of all property owners equally.

Brooke spoke on behalf Powder stating that there was a discussion between Powder and the Town about potential proposed activities on the property before operations started. There was also a plan to regroup after Powder has been in operations to see if their use fit the R-1 Zone. And they feel that based on resident feedback that it does not fit the R-1 Zone.

Brooke addressed the public question on “what is in it for the Town”. Powder specifically stated that they are very willing to accommodate the Town for the impact they have on the Town. Brook thanked the Town for their time and comments on this project. She expressed the desire for Powder to move forward with a lot consolidation with transparent plan for the re-zone, along with a clear agreement on what Powder can contribute to the Town to cover their impacts.

Mr. Morris, explained the steps involved in approving site plans and development agreements, emphasizing the importance of transparent processes and public hearings. TCM Powell agreed that the Planning commission needs to put this on their agenda to come up with specific Conditional Uses and recommendations for the RC Zone.

Brianna Bingham stated she has an issue with the private part of the Powder. There seems to be some confusion on what permissions Powder has been granted by the Town. Mayor Sorensen stated that the Town is transparent with all it's postings as part of public record.

Motion to adjourn.

**Mayor Sorensen made a motion to adjourn by acclimation.**

**Meeting is adjourned at 4:33 p.m.**

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Shannon Smith, Clerk

September 18, 2025

**To:** Huntsville Town Council

**Submitted By:** Nikki Wolthuis, Clerk

**Subject:** Business License for The Bread Shed

**Background:** The business sells bread and baked goods.

**Recommendation:** To approve a business license.

**Motion:** To approve/not approve a commercial business license for Emie James

**Action:**

**Motion:**

**Second:**

**Mayor Sorensen:**

**Bruce Ahlstrom:**

**Lewis Johnson**

**Sandy Hunter:**

**Artie Powell:**



14 April 2025

Beckki Endicott  
Huntsville Town Clerk  
[bendicott@huntsvilleutah.gov](mailto:bendicott@huntsvilleutah.gov)

**RE: PROPOSAL FOR WATER RATE STUDY**

Dear Beckki:

Zions Public Finance, Inc. (ZPFI) enthusiastically submits this Proposal to prepare a water rate study for Huntsville. We have performed hundreds of rate studies throughout the State and look forward to working with you to craft rates that reflect your unique circumstances and meet your needs.

**Data Needs**

The information that we will need to perform this study is as follows:

- **Current Base Rate Customers.** Please provide the number of base rate payers for the most recent month available. Based on the Town's website, there are 10 different customer categories for base rates as shown in the table below. If this is the case, we will need the number of customers paying the base rate in each category.

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

- **Growth Projections.** We either need the historical growth in base rate payers or an estimate of future projected growth. In other words, we need to estimate the number of customers in each of the categories above going forward.

- **Usage Tiers.** This is the most time-consuming part of the study. We need to know the *annual* usage (we can likely figure usage from the total amounts billed if necessary) in each of the customer tiers below. We are assuming that the Town wants to keep the same tiers (i.e., 7,000 – 19,999 gallons, etc.) but with updated rates.

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

- **Operating Costs.** We can use the 2025 budget, as posted on the State Auditor's website, unless you would prefer we use additional information that you have.
- **Debt Service.** We need any debt service in the water fund, as well as the amortization schedules for that debt.
- **Capital Costs.** Please provide projected capital improvements by anticipated year of construction/acquisition, and cost.
- **Fund Balance.** Please provide your estimated water fund balance as of June 30, 2025.



## Proposed Fees

The fee for completing the above tasks is \$8,000 assuming that the Town can provide the usage by tier. If, however, we need to take all of the monthly printouts from the Town and aggregate the information by usage tier, the fee would increase to \$10,000.

We greatly look forward to working with you.

Best Regards,



Susie Becker, Senior Vice President  
Zions Public Finance, Inc.

**RESOLUTION 2025-9-18-B**

**A RESOLUTION ADOPTING A PROCEDURE FOR HUNTSVILLE TOWN  
CULINARY WATER LEAK FORGIVENESS**

**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**, Huntsville Town makes every effort to help residents set up payment plans for culinary water overages and leaks;

**WHEREAS**, there have been multiple resident requests for leak forgiveness in recent months without consistent guidelines for determination;

**WHEREAS**, it has become necessary to establish a policy to determine eligibility with clear guidelines for leak forgiveness ;

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

**Section 1. Ratification.** The procedure adopted by Huntsville Town attached hereto as Exhibit “A” and incorporated herein by this reference is hereby ratified by the Town Council.

**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 Artie Powell				
CM Lewis Johnson				

**PASSED AND ADOPTED** by the Town Council on this 18<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Richard L. Sorensen – Huntsville Town Mayor

Huntsville Town, Utah  
Resolution 2025-9-18-B  
Culinary Water Leak Forgiveness Policy  
Page 1 of 2

ATTEST:

\_\_\_\_\_  
Huntsville Town Clerk

**RECORDED** this 18<sup>th</sup> day of September 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.huntsvilletown.com](http://www.huntsvilletown.com) 3) [pmn.gov](http://pmn.gov)

\_\_\_\_\_  
Huntsville Town Clerk

DATE: \_\_\_\_\_

## Town of Huntsville, Utah

### Policy for Adjustment of Culinary Water Utility Charges Due to Service Line Leaks

#### Section 1. Purpose

The purpose of this policy is to establish consistent criteria and procedures for adjusting culinary water utility charges in cases where a verified leak in the water service line—defined as the portion of the line between the water meter and the residence—on the customer's side of the meter has caused a significant and unintentional increase in water usage.

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#### Section 2. Eligibility

Title 10 clearly states that property owners are responsible for the culinary water system on their side of the meter. Nevertheless, Huntsville Town may grant financial relief to customers who experience unusually high usage or water bills due to leaks, based on demonstrated financial need.

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A. Needs Assessment: A customer may request an adjustment to their culinary water bill if the household's total annual income does not exceed 60% of the current Utah median household income, as determined by the U.S. Census Bureau or other official sources.

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1. This policy applies only to culinary water bills that reflect extraordinary consumption due to leaks on the customer's side of the meter. For purposes of this policy, extraordinary shall be defined as consumption or usage that is more than two (2) standard deviations above the customer's historical average, which shall be calculated using the most recent eighteen (18) months of data. If 18 months of data for the customer are unavailable, eligibility will be determined using data for all customers connected to the culinary water system for the most recent 18 months preceding the request.

2. Relief, if granted, will only apply to that portion of the bill determined to be extraordinary.

B. In addition to a needs assessment, to qualify for relief, a customer must demonstrate or meet the following.

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1. The leak occurred in the culinary water system leading to the residence or other buildings in the privately owned portion of the water service line between the water meter and the primary residence (or termination point of the line); on the customer's



side of the water meter, but not within any building or structure on the customer's property.

2. The leak must have led to a significant rise or spike in water usage compared to the customer's historical average, which shall be calculated based on the most recent eighteen (18) months of usage data. [HOW DO WE DEFINE SIGNIFICANT? TWO STANDARD DEVIATIONS; 2-BETA RULE; SHOULD WE LOOK AT A ROLLING AVERAGE?]

2. The customer exercised due diligence in identifying and repairing the leak promptly upon discovery or notification.
3. The customer submits a complete adjustment request within the required time frame as outlined in Section 3.

### Section 3. Timeliness and Documentation Requirements

#### A. Timeliness

The customer must submit a written request for adjustment within sixty (60) days from the billing date of the affected billing period.

In cases where the water bill reflects unusually high usage, such usage shall constitute constructive notice of a potential leak. Under such circumstances, the request for adjustment must be submitted within thirty (30) days of the billing date or two days before the next regularly scheduled Town Council meeting, whichever occurs later.

#### B. Required Documentation

The request must include:

1. A written description of the nature, location, and estimated duration of the leak.
2. Documentation of the repair, including:
  - a. A dated invoice or receipt from a licensed plumber; or
  - b. A signed statement from the property owner stating that the repair was self-performed.
3. Photographic evidence of the leak or repair, if available.
4. Incomplete or untimely requests may be denied or returned for additional information.

### Section 4. Adjustment Calculation

If the request for relief is approved, the Town shall adjust the customer's bill according to the following guidelines:

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1. The adjustment shall apply only to the excess usage, defined as usage above the average monthly usage during the preceding eighteen (18) months for the same account.
2. The cost of the excess usage may be reduced to:
  - a. The Town's wholesale or the applicable base water rate per gallon for the excess amount; or
  - b. A discount of 50% on the excess usage charge, whichever results in a lower bill to the customer.
3. Only one (1) adjustment may be granted per customer account in any twenty-four (24) months.

#### Section 5. Exclusions

Adjustments shall not be granted under the following circumstances.

1. The leak occurred within the interior plumbing of the home or other building, or in an irrigation system.
2. The excess usage resulted from negligence, willful damage, or failure to maintain private infrastructure.
3. The leak was associated with construction, remodeling, or landscaping projects.
4. The request is submitted outside the allowed timeframe as stated in Section 3.
5. The required documentation is not provided.

#### Section 6. Final Authority

All requests for adjustment are subject to review by the Huntsville Town Clerk and final approval by the Town Council.

1. The Town Clerk is hereby authorized to review requests for relief, determine eligibility, and grant relief consistent with this policy.
2. If relief is denied, the Town Clerk is authorized to set a repayment schedule.
3. The decision of the Town Council shall be final.

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## 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: OGDEN BOAT CLUB

Huntsville Town water account number: 115.01

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. \_\_\_\_\_

Signature: [Signature]

Date: 8-22-25

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

Amount requesting forgiveness: \$924.75

Reason for request: EXCESSIVE WATER PRESSURE

FROM TOWN WATER SUPPLY (110-115 PSI) WHICH CAUSED SEVERAL LEAKS TO OUR SYSTEM. WE DIDN'T KNOW OF THE LEAKS UNTIL WE RECEIVED OUR MAY 2025 BILL. WE FIXED SEVERAL HOLES IN OUR LINE SINCE THEN WE REPLACE ONE MAJOR LINE ON 8-20-25

Received By: [Signature]

Date: 9/3/2025

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

AND THAT FIXED ALL OF THE REMAINING LEAKS, WE MONITORED THE METER AND IT CONTINUED NO LEAKS.

	08/31/2025	07/31/2025	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
Water	.00	98.00	366.50	558.25	57.50	57.50	57.50	57.50	57.50	57.50	57.50	57.50	77.75
Water usage	0	13	45	62	3	0	0	0	0	0	1	4	10
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
Presurized Irr	.00	.00	.00	1,260.00	.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	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
<b>Total charges</b>	<b>.00</b>	<b>120.00</b>	<b>388.50</b>	<b>1,840.25</b>	<b>79.50</b>	<b>79.50</b>	<b>79.50</b>	<b>79.50</b>	<b>79.50</b>	<b>79.50</b>	<b>79.50</b>	<b>79.50</b>	<b>99.75</b>
Previous balance	120.00	388.50	1,840.25	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	99.75	93.00
Payments	.00	388.50	1,840.25	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	99.75	93.00
Adjustments	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
	120.00	120.00	388.50	1,840.25	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	99.75

See [REDACTED]





PO Box 267 \* 7474 E. 200 S.

Huntsville UT 84317

Phone: (801) 745-3420

Email: [waterbilling@huntsvilleutah.gov](mailto:waterbilling@huntsvilleutah.gov)  
website: [huntsvilleutah.gov](http://huntsvilleutah.gov)



Scan me to Pay online!

Ogden Boat Club  
2960 N. 750 E.  
No Ogden UT 84414

Due Date  
06/30/25

Amount Due  
1,840.25

Service Address:

6520 E 100 N

Account Number

115.01

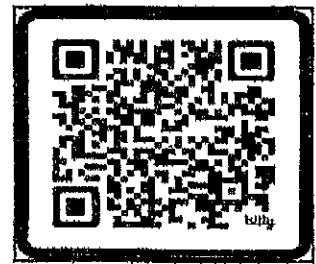
<u>Service from</u>		<u>Service to</u>		
06/01/25		05/31/25		
<u>Meter Readings</u>			<u>Description</u>	<u>Amount</u>
<u>Previous</u>	<u>Current</u>	<u>Usage</u>	Last payment received	79.50 CR
544	606	62	BALANCE	
			WATER	558.25
			GRBG	22.00
			IRRIG	1,260.00
			AMOUNT DUE	1,840.25

*Handwritten note: 1/12 96  
6-16-25*

Please see [huntsvilleutah.gov](http://huntsvilleutah.gov) for all July 4th info! We have the fun run, parade and Event info online.



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



**Scan me to Pay online!**

Ogden Boat Club  
2960 N. 750 E.  
No Ogden UT 84414

Due Date  
07/31/25

Amount Due  
388.50

Service Address:  
6520 E 100 N

Account Number  
115.01

<u>Service from</u>		<u>Service to</u>		
06/01/25		06/30/25		
<u>Meter Readings</u>			<u>Description</u>	<u>Amount</u>
<u>Previous</u>	<u>Current</u>	<u>Usage</u>		
606	651	45	Last payment received	1,840.25 CR
			BALANCE	
			WATER	366.50
			GRBG	22.00
			<b>AMOUNT DUE</b>	<b>388.50</b>

Please see [huntsvilleutah.gov](http://huntsvilleutah.gov) for all July 4th info! We have the fun run, parade and Event info online.

Please return lower portion with payment.

Ogden Boat Club  
2960 N. 750 E.  
No Ogden UT 84414

Account Number  
115.01

Due Date  
07/31/25

Amount Due  
388.50

Service Address:  
6520 E 100 N

# Invoice



1592 NORTH MAIN  
LAYTON, UTAH 84041  
801-773-4422

1945 W. Commerce Way  
WEST HAVEN, UTAH 84401  
801-732-2897

2908 N. 2000 W.  
FARR WEST, UTAH 84404  
801-786-1519

INVOICE NUMBER

03038393

1:14 pm

Sold To:

BUTTERS, CE CONSTRUCTION  
760 NORTH HWY 89  
OGDEN UT 84404

Ship To:

BUTTERS, CE CONSTRUCTION  
\*\*\*PO REQUIRED\*\*\*  
\*\*\*SEND INVOICE COPIES\*\*\*

Account No.	SLSP	Purchase Order No.	Batch No.	Sales No.	COL	PPD	Date Shipped	Terms	Invoice Date	Page
609	MH	Ogden Boat Club	AABZIF	27	CSH		08/04/2025	NET 30	08/04/2025	1

Qty. Ordered	Qty. Shipped	Item No.	Description	Unit Price	Extended Price
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400	400	PP1603	1" 160 PSI 4710 POLY	\$0.4800	\$192.00
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DURK'S PLUMBING SUPPLY  
2210 N HIGHWAY 89  
HARRISVILLE, UT 84414  
801-786-1519

**SALE**

Store: 0001

REF#: 00090034

Batch #: 467 RRN: 621619500918  
08/04/25 13:15:06

Trans ID: 013191757686329

Ship-to Postal/Zip: 84414

APPR CODE: 803306

AMEX Chip  
\*\*\*\*\*3002 \*\*\*

**AMOUNT \$205.92**

APPROVED

AMERICAN EXPRESS  
AID: A000000025010801  
TVR: 00 00 00 00 00  
TSE: E8 00

THANK YOU

IRK'S APPRECIATE YOUR BUSINESS.

CUSTOMER COPY

1 MONTH (ANNUAL RATE OF 18%) WILL BE ADDED TO ALL  
DUE AMOUNTS. CUSTOMER AGREES TO PAY REASONABLE ATTORNEY'S FEES AND ALL OTHER  
S OF COLLECTION AFTER DEFAULT. IN CASE OF CLAIMS OR RETURNED GOODS, PLEASE PRESENT  
THIS BILL. SELLER RETAINS A SECURITY INTEREST IN THE PROPERTY SOLD HEREIN UNTIL PAID IN FULL  
AND RESERVES THE RIGHT TO REPOSSESS THE SAME.

RECEIVED BY X

SUBTOTAL

\$192.00

MISC CHARGES

SALES TAX

FREIGHT

\$13.92

**TOTAL  
DUE**

**\$205.92**



# Invoice

INVOICE NUMBER

D3044609

1592 NORTH MAIN  
LAYTON, UTAH 84041  
801-773-4422

1945 W. Commerce Way  
WEST HAVEN, UTAH 84401  
801-732-2897

2908 N. 2000 W.  
FARR WEST, UTAH 84404  
801-786-1519

12:47 pm

Sold To:

BUTTERS, CE CONSTRUCTION  
760 NORTH HWY 89  
OGDEN UT 84404

Ship To:

BUTTERS, CE CONSTRUCTION  
\*\*\*PO REQUIRED\*\*\*  
\*\*\*SEND INVOICE COPIES\*\*\*

Account No.	SLSP	Purchase Order No.	Batch No.	Sales No.	COL	PPD	Date Shipped	Terms	Invoice Date	Page
609	BD	ogden boat club	AABZPH	19	CSH		08/20/2025	NET 30	08/20/2025	1
Qty. Ordered	Qty. Shipped	Item No.	Description	Unit Price	Extended Price					
5	5	GP2	3/4 GALVANIZED PIPE	\$1.9800	\$9.90					
1	1	TH2	3/4" THREAD	\$2.2600	\$2.25					
3	3	PSC10	1" POLY STRETCH COUPLING	\$5.8500	\$17.55					
3	3	PSC07	3/4" POLY STRECH COUPLING	\$5.4800	\$10.44					
6	6	IFC32	1 X 3/4 RED COUPLING	\$1.5200	\$9.12					
6	6	IFC3	1" INSERT COUPLING	\$1.1400	\$6.84					
6	6	IFC2	3/4 INSERT COUPLING	\$1.1000	\$6.60					
6	6	IFM32	1" X 3/4" INSERT MALE ADAPT	\$2.6500	\$15.90					
6	6	IFM2	3/4" MALE ADAPTER 1436007	\$1.1000	\$6.60					
4	4	LV101-415	1" I.P. FULL PORT BALL VALVE	\$19.0000	\$76.00					
1	1	IPSP70HPT	P-70 PURPLE PRIMER HALF PINT	\$12.5100	\$12.51					
1	1	IPS721HPT	721 PVC CEMENT 1/2 PT BLUE	\$14.7800	\$14.78					
8	8	IFM3	1" INSERT MALE ADAPTER	\$1.1300	\$9.04					
6	6	PFC6	2 PVC COUPLING	\$2.3600	\$14.16					
4	4	NDSPS6	2" PVC PRO-SPAN COUPLING	\$33.2000	\$132.80					
5	5	LV107-165	3/4 MALE HOSE BIBB	\$8.8700	\$44.35					
4	4	GFT2	3/4 GAL TEE	\$2.9100	\$11.64					
4	4	GFT3	1 GAL TEE	\$4.7700	\$19.08					
6	6	GN32	1 X 2 GAL NIPPLE	\$3.6200	\$21.72					
3	3	HATT1	1/2 X 520 TEFLON TAPE	\$0.8700	\$2.61					
1	1	MCCM3	McDONALD 1" CTS MALE ADAPTER	\$35.5100	\$35.51					
1	1	LVI3	LEGEND INSERT STIFFENER 1"	\$2.7700	\$2.77					
1	1	IFF3	1" INSERT FEMALE 1435-010	\$4.7800	\$4.78					

DURK'S LUMBER SUPPLY  
2216 N. HIGHWAY 89  
HARRISVILLE, UT 84414  
801-786-1519

SALE

Store: 0001

REF#: 00000033  
Batch #: 481  
RRN: 523218345180  
08/20/25

Trans ID: 013886354882073  
Ship-to Postal/Zip: 84414  
APPR CODE: 875434

Contactless  
AMEX  
\*\*\*\*\*3002

AMOUNT \$528.69

APPROVED

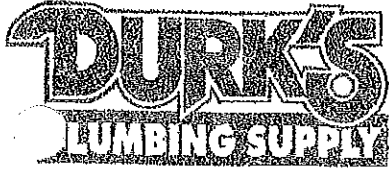
AMERICAN EXPRESS  
AID: A00000025010801  
TVR: 00 00 00 80 00  
TS: EB 00

THANK YOU!

CUSTOMER COPY

SUBTOTAL	\$492.96
MISC CHARGES	\$14.18
SALES TAX	\$12.80
FREIGHT	\$19.09
TOTAL DUE	\$528.69

# Invoice



1592 NORTH MAIN  
LAYTON, UTAH 84041  
801-773-4422

1945 W. Commerce Way  
WEST HAVEN, UTAH 84401  
801-732-2897

2908 N. 2000 W.  
FARR WEST, UTAH 84404  
801-786-1519

INVOICE NUMBER

03045039

2:38 pm

Sold To:

BUTTERS, CE CONSTRUCTION  
760. NORTH HWY 89  
OGDEN UT 84404

Ship To:

BUTTERS, CE CONSTRUCTION  
\*\*\*PO REQUIRED\*\*\*  
\*\*\*SEND INVOICE COPIES\*\*\*\*\*

Account No.	SLSP	Purchase Order No.	Batch No.	Sales No.	COL	PPD	Date Shipped	Terms	Invoice Date	Page
609	TKB	OGDEN BOAT CLUB	AABZPV	23	CSH		08/21/2025	NET 30	08/21/2025	1
Qty. Ordered	Qty. Shipped	Item No.	Description					Unit Price	Extended Price	
-2	2	NDSPS6	2" PVC PRO-SPAN COUPLING					\$33.2000	-\$66.40	
-1	1	MCCM3	McDONALD 1" CTS MALE ADAPTER					\$35.5100	-\$35.51	
-1	1	LV13	LEGEND INSERT STIFFENER 1"					\$2.7700	-\$2.77	
-1	1	PFC6	2 PVC COUPLING					\$2.3600	-\$2.36	
20	20	CLH12SS	#12 STAINLESS HOSE CLAMP					\$0.9300	\$18.60	
20	20	CLH20SS	#20 STAINLESS HOSE CLAMP					\$1.0000	\$20.00	

DURK'S PLUMBING SUPPLY  
2218 N HIGHWAY 89  
HARRISVILLE, UT 84414  
801-786-1519

## RETURN

Store: 0001

REF#: 00000024

Batch #: 482

08/21/25

14:38:10

Ship-to Postal/Zip: 84414

AMEX

Chip

\*\*\*\*\*3002

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AMOUNT

\$73.40

APPROVED

76

AMERICAN EXPRESS

AID: A000000025010801

TVR: 00 00 00 00 00

TSE: 20 00

A SER  
PAST  
C  
TI  
AND R

THANK YOU!

CUSTOMER COPY

RECEIVED BY X

## 3 APPRECIATE YOUR BUSINESS:

TH (ANNUAL RATE OF 18%) WILL BE ADDED TO ALL REASONABLE ATTORNEY'S FEES AND ALL OTHER CLAIMS OR RETURNED GOODS, PLEASE PRESENT THE PROPERTY SOLD HEREIN UNTIL PAID IN FULL E.

SUBTOTAL

MISC CHARGES

SALES TAX

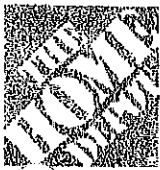
FREIGHT

**TOTAL DUE**

\$(68.44)

\$(4.96)

**\$(73.40)**



STORE 4411 Ogden  
984 Wall Ave  
Ogden, UT 84404  
(801)395-9170

CONTRACT #: 279906

Status: CLOSED

JED HUNTER  
2903 N 900 E  
NORTH OGDEN, UT 84414  
(801) 791-2701

Center Hours

MON 6A- 8P TUE 6A- 8P WED 6A- 8P THU 6A- 8P FRI 6A- 8P SAT 6A- 8P SUN 7A- 8P

ACTUAL DURATION

12 Hours, 38 Minutes

Deposit Trans. Register #: 90 Transaction #: 94210

Date: 08/18/25 eDeposit #: 4411250819073580527990645

Charge Trans. Register #: 90 Transaction #: 97064

Date: 08/20/25 eDeposit #: 4411250819073580527990645

Customer Name:

JED HUNTER

Date Out:

08/20/2025 - 7:03 AM

Date Due:

08/21/2025 - 6:49 AM

Date In:

08/20/2025 - 7:41 PM

Tool Description

Charges

Amount

36" Trencher

(33-107-2846113)

(1) Trailer, 5' X 10' Flat

Tool Rental Fee

\$299.00

SubTotal

\$299.00

Rental Subtotal

\$299.00

Damage Protection\*

\$44.85

Sales Tax

\$24.93

Contract Total

\$368.78

Deposit - PAID 08/18/25

\$300.00

(AMERICAN EXPRESS ending 3002)

Balance Charged

\$68.78

(AMERICAN EXPRESS ending 3002)

Outstanding Balance

\$0.00

\* 15% of Rental Subtotal if applicable.

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to insure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

Common Cents Rewards Status

Points Earned: 0

New Balance: 178

Fuel Savings: \$.39

Thank you for being a

Common Cents Rewards member!

Common Cents #266

(801)334-8502

Thank you for your business

1184 Wall Ave.

Ogden UT 84404

1184 WALL AVE

COMMON CENTS 266

XXXXXXXXXX6001

OGDEN, UT

84404

08/20/2025 447448087

07:32:27 PM

XXXXXXXXXXXX3498

Visa

INVOICE 041775

AUTH 924700

PUMP# 3

Regular 1.8140

PRICE/GAL \$3.299

FUEL TOTAL \$ 5.98

TOTAL = \$ 5.98

CREDIT \$ 5.98

Customer-activated Purchase/Capture

Sequence Number 42505

Chip Read

VISA CREDIT

Mode: Issuer

AID: A0000000031010

TWR: 000000000

IAD: 0001120300A000

TSI: 0000

ARC: 00

TC: A504E257F70EE504

APPROVED 924700

Common Cents #206

(801)334-8502

Thank you for your business

**RESOLUTION 2025-9-18-A**

**A RESOLUTION OF THE TOWN COUNCIL OF HUNTSVILLE TOWN, WEBER COUNTY, UTAH, CANCELING THE NOVEMBER 4, 2025 MUNICIPAL ELECTION FOR THE OFFICE OF MAYOR AND DECLARING THE UNOPPOSED CANDIDATE ELECTED TO OFFICE.**

**WHEREAS**, the Town of Huntsville provides the Town Elections shall be held in accordance with the laws of the State of Utah; and

**WHEREAS**, Utah Code Annotated §20A-1-202 establishes the first Tuesday after the first Monday in November of each odd-numbered year for the purpose of conducting a municipal general election; and

**WHEREAS**, the filing deadlines for placement on the ballot and declaration of write-in candidacy have passed;

**WHEREAS**, the municipal office of mayor is unopposed; and

**WHEREAS**, Utah Code Annotated §20A-1-206 specifically provides for a process whereby the Town may cancel a municipal election when the series of events identified above have occurred and upon compliance with applicable law.

**NOW, THEREFORE**, be it resolved that the Town Council of Huntsville Town, Weber County, Utah, cancels the November 4, 2025 municipal election for the office of mayor and declares, Richard L. Sorensen, the unopposed candidate elected to office upon compliance with applicable law.

**PASSED AND ADOPTED THIS 18<sup>th</sup> day of September, 2025.**

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



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RICHARD SORENSEN, Huntsville Town Mayor

ATTEST:

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Huntsville Town Clerk

**RECORDED** this 18<sup>th</sup> day of September, 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](http://www.huntsvilleutah.gov) 3) [www.pmn.gov](http://www.pmn.gov)

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Huntsville Town Clerk

DATE: \_\_\_\_\_

**RESOLUTION 2025-9-18-C**

**A RESOLUTION OF HUNTSVILLE TOWN, UTAH, TO ADOPT A LEASE AGREEMENT WITH OGDEN VALLEY SAUNA**

**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 to come into agreement with Ogden Valley Sauna to benefit the Town through a lease agreement for rent and concessions;

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

**Section 1.** Ratification. That the Agreement between Huntsville Town and Ogden Valley Sauna 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 18<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
RICHARD SORENSEN, Mayor

ATTEST:

landscaping, snow removal, and general upkeep.

7. Release. Tenant hereby agrees to indemnify, defend, and otherwise hold the Landlord, including its officers, agents, contractors, employees, volunteers, or any person or persons, harmless from any action, causes of action, claims for relief, demands, damages, expenses, costs, fees, or compensation, whether or not said actions, causes of action, claims for relief, demands, damages, costs, fees, expenses and/or compensations are known or unknown, are in law or equity, and without limitation, all claims of relief which can be set forth through a complaint or otherwise that may arise out of the acts or omissions, negligent or otherwise of the Landlord including its officers, agents, contractors, employees, volunteers, or any person or persons.
8. Insurance. Tenant agrees to maintain adequate insurance with the minimum policy limits of \$1,000,000 during the Term of this Lease and any extension and/or renewal. The insurance shall indemnify, defend and hold harmless the Landlord and its officials, employees, agents, contractors, volunteers, and assigns. The insurance shall cover the Purpose, Premises, all personal property, personal injury, and any other liability whatsoever arising under this Agreement. Tenant shall name the Landlord as an additional insured under any insurance policy(s). Tenant shall provide proof of any insurance to Landlord upon request.
9. Approval and Rules. In accordance with the approval by the Town Planning Commission, Tenant shall follow these and any future Rules of Conduct ("Rules")
  - a. The Sauna is a standalone structure suitable for the outdoor and for the Premises.
  - b. Staff is available for maintenance, cleaning and support but an attendant will not be available on the Premises.
  - c. The Sauna seats a maximum of six (6) people.
  - d. Users shall book individual sessions or the entire sauna for a private session.
  - e. Access is available seven (7) days a week with a maximum of ten (10) sessions per day.
  - f. Sessions shall be a maximum of one (1) hour fifteen (15) minutes, with a fifteen (15) minute buffer for service, cleaning, and resetting.
  - g. No session shall commence before 6:00 AM, or occur after 9:30 PM.
  - h. Compliance with the Site Plan attached hereto and incorporated at Exhibit "A" to this Agreement.
  - i. Additional Rules may be provided by the Landlord to the Tenant from time-to-time in a separate writing.
10. Damages. The Tenant is responsible for any and all damage, injury, negligence, environmental hazards, permitting, licensing, and cleanup during the Term under this Agreement. Tenant shall not maintain or store any hazardous materials or chemicals at the Address. Tenant shall maintain the Address and ground in clean and good order at all times, and free of any nuisances.
11. General Provisions. This is the entire Agreement of the Parties. This Agreement is subject to the laws of Utah and any case may only be brought in the Second District

Court. Interpretation under this Agreement is the standard rules of contract as governed by the laws of Utah.

By providing a signature below both Parties voluntarily mutually agree to all the contents of this Agreement.

FOR LANDLORD:

FOR TENANT:

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_