

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 2nd street. They will have a grand opening the same evening as the Town Stroll on September 19th. **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 Osthe, 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. Osthe 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 21st. (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 19th. The next day on September 20th 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 26th 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

A handwritten signature in blue ink, appearing to read "Nikki Wolthuis", is positioned at the top left of the page. The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Nikki Wolthuis, Deputy Clerk

September 4, 2025

To: Huntsville Town Council

Submitted By: Nikki Wolthuis, Clerk

Subject: Business License for Emie James

Background: The business sells home decor, jewelry, and home furnishings.

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:



NOTICE OF ACTION

TO: Huntsville Town Council
FROM: Huntsville Town Planning Commission
DATE: August 28, 2025
RE: Lot Consolidation and Boundry Line Adjustment

The Huntsville Town Planning Commission held a public meeting on August 26th, 2025, to review and discuss the Parcel Consolidation for Parcel's 240140051 and 240140052 (Ostherd), as well as a boundary line adjustment for Parcel #'s 240140047 (Courtney) and Parcel #'s 240140051 and 240140052 (Ostherd). The applications have been reviewed and recommended for approval by the Planning Commission. Before the Town will release the approved application for recording, The Town will require a review and verification of the plat by Weber County.

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

Shannon Smith, Clerk

Huntsville Town Planning Commission

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

Chair Signature: [Signature] Date: 8/26/2025

Notes/Conditions: Pending review i Approval by weber County
lot consolidation to go along w/ Boundary line Adjustment

Huntsville Town Council

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder

Boundary Line Adjustment Application Requirements:

- ☐ The change in boundary lines does not result in the creation of a new lot or parcel.
- ☐ The change in boundary does not involve a recorded subdivision plat.
- ☐ The proposed change to a lot does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate the nonconformity.
- ☐ The proposed change to a parcel does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other land use requirement.
- ☐ The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- ☐ The subject parcels are the same zone.

Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the boundary line adjustment
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ Boundary Line Adjustment Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

ADDITIONAL PARCEL OWNERS

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

Huntsville Town

Boundary Line Adjustment Application

Applicant Name: Adam C. Osthed

Applicant Mailing Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Brief Description of Proposed Boundary Line Adjustment:

Richard Courtney (parcel 240140047) and I (parcels 240140051 and 240140052) would like to do a mutually agreed upon Boundary Line Adjustment that changes our existing parcels from 1.0 acres for Courtney and 2.75 acres for Osthed to *new* parcels of 1.12 acres for Courtney (parcel 240140047) and 2.63 acres for Osthed (parcels 240140051 and 240140052).

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 240140051 and 240140052

Parcel(s) Owner Name: The Rebecca H. Osthed Trust dated the 27th day of November 2023

Parcel(s) Owner Mailing Address: [REDACTED]

Email: aosthed@msn.com

Phone: [REDACTED]

Parcel Owner Signature: [Signature], TRUSTEE

Date: 21 AUG 2025

Title (Authorized Agent):

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 240140047

Parcel(s) Owner Name: Richard G. Courtney & Natalie M. Courtney

Parcel(s) Owner Mailing Address: [REDACTED] Huntsville, Utah 84317

Email: rgcourtney@mac.com

Phone: [REDACTED]

Parcel Owner Signature: [Signature]

Date: 21 AUG 2025

Title (Authorized Agent):

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date:

8/19/2025

Fees Paid:

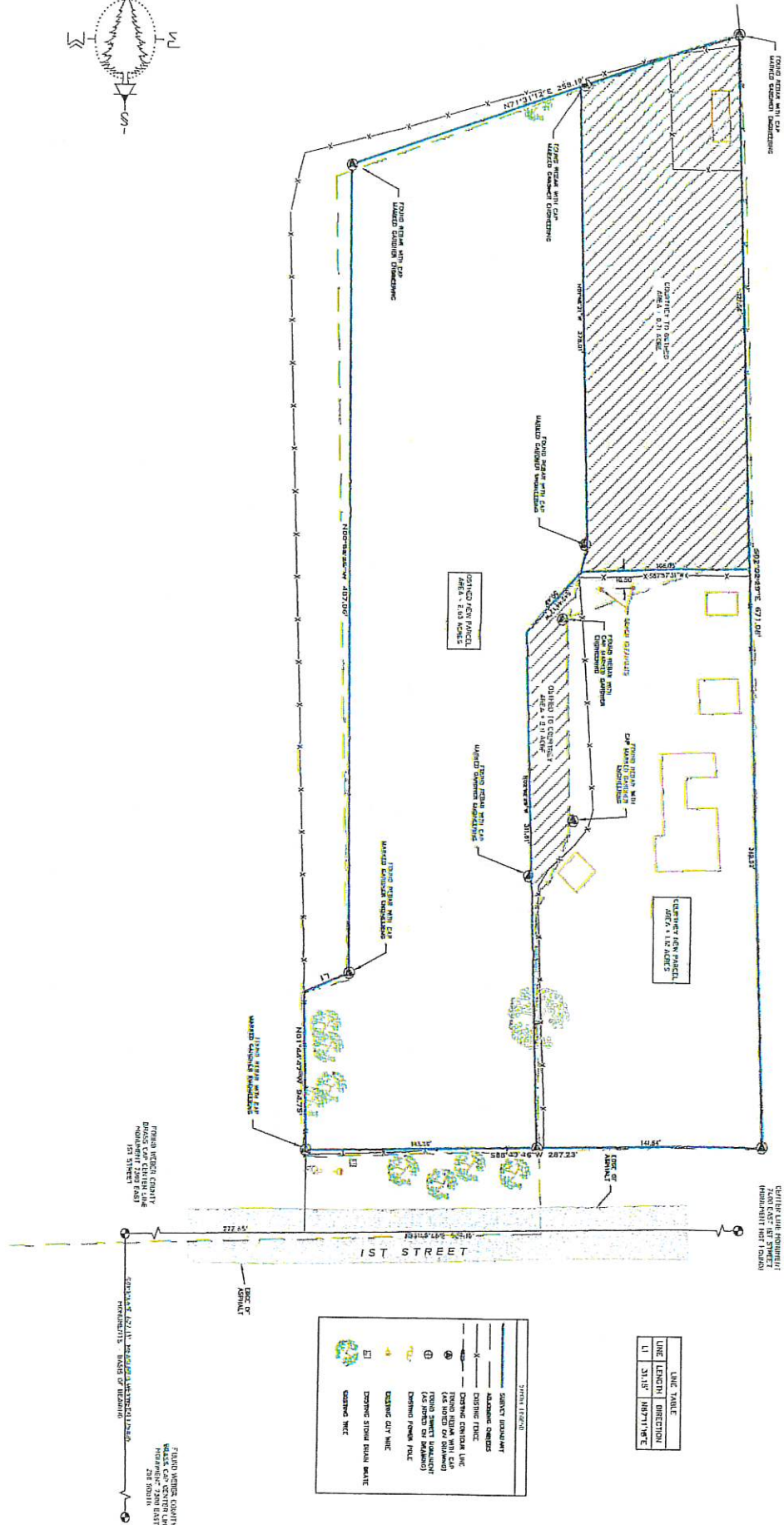
\$ 300

online

8/28/25 114412305

Becky Endicott, Town Clerk

Shannon Smith



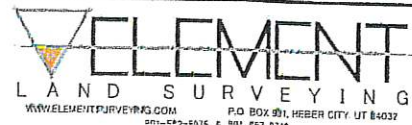
LINE	LENGTH	DIRECTION
L1	31.15'	N67°11'0"E

_____ SILVER BUCKLE
 _____ ALUMINUM CHAINS
 _____ X _____ CLOTHING TIEC
 _____ CLOTHING CENTRAL LINE
 (9) TROUSERS HIDE WITH CAP
 (3) (AS SHOWN ON SKETCH)
 TROUSERS SHIRT TROUSERS
 (3) (AS SHOWN ON SKETCH)
 CLOTHING TROUSERS PALE
 CLOTHING CLOTH WHITE
 CLOTHING STROUD TROUSERS WHITE
 CLOTHING WHITE

PREPARED FOR:	ADAM OSTHED
PROJECT:	OSTHED HUNSTVILLE

WEBER COUNTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION
18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE
BASE & MERIDIAN



OSTHED TO COURTNEY (PARCEL #240140051)

BEGINNING AT A POINT LOCATED NORTH 88°49'46" EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 419.25 FEET AND NORTH 01°10'14" WEST 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE NORTH 02°02'29" WEST 311.53 FEET; THENCE NORTH 42°44'12" EAST 50.49 FEET; THENCE NORTH 87°57'31" EAST 10.31 FEET TO THE GRANTORS WEST DEED LINE; THENCE ALONG SAID WEST DEED LINE THE FOLLOWING 4 (FOUR) CALLS: SOUTH 15°44'52" WEST 30.66 FEET, SOUTH 00°33'55" EAST 127.39 FEET, SOUTH 23°19'10" WEST 54.18 FEET, AND SOUTH 00°56'17" EAST 142.00 FEET TO THE SAID NORTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE SOUTH 88°49'46" WEST 7.29 FEET TO THE POINT OF BEGINNING.

AREA = 0.18 ACRE

COURTNEY TO OSTHED (PARCEL #240140052)

BEGINNING AT A POINT LOCATED NORTH 88°49'46" EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 555.57 FEET AND NORTH 01°10'14" WEST 399.54 FEET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE ALONG THE GRANTORS SOUTH LINE THE FOLLOWING 2 (TWO) CALLS: SOUTH 89°04'01" WEST 13.64 FEET, AND SOUTH 71°25'28" WEST 94.17 FEET; THENCE ALONG THE GRANTORS WEST LINE THE FOLLOWING 2 (TWO) CALLS: NORTH 15°44'57" EAST 43.22 FEET, AND NORTH 00°56'12" WEST 276.40 FEET; THENCE NORTH 71°31'02" EAST 89.03 FEET ALONG THE GRANTORS NORTH LINE TO A FENCE (SAID FENCE BEING THE EASTERLY LINE OF OCCUPATION BY THE GRANTOR); THENCE SOUTH 02°02'29" EAST 316.16 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

AREA = 0.64 ACRE

COURTNEY TO OSTHED (PARCEL #240140047)

BEGINNING AT A POINT LOCATED NORTH 88°49'46" EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 555.57 FEET AND NORTH 01°10'14" WEST 399.54 FEET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE SOUTH 02°02'29" EAST 0.55 FEET ALONG A FENCE (SAID FENCE BEING THE EASTERLY LINE OF OCCUPATION BY THE GRANTOR); THENCE SOUTH 87°57'31" WEST 16.39 FEET; THENCE ALONG THE GRANTORS NORTH LINE THE FOLLOWING 2 (TWO) CALLS: NORTH 71°25'28" EAST 2.87 FEET, AND NORTH 89°04'01" EAST 13.64 FEET TO THE POINT OF BEGINNING.

AREA = 10.46 SQ.FT.

Huntsville Town Planning Commission

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

Chair Signature: _____

Date: 8/26/2025

Notes/Conditions: _____

Huntsville Town Council

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____

Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder

Date: _____

Parcel Consolidation Application Requirements:

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

Submission Requirements & Process:

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

Huntsville Town

Parcel Consolidation Application

Applicant Name: Adam C. Osthed

Applicant Mailing Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Brief Description of Proposed Parcel Consolidation:

We want to combine our two existing parcels (#240140051 and #240140052) into one parcel.

We have building rights for one residence on parcel '51' and only plan to build one residence on the new combined parcel.

Parcel '52' is currently a landlocked parcel with no building rights and by consolidating it into Parcel '51', we will allow for better placement of our contemplated, future residence.

Parcel Owner's Permission for Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): #240140051 & #240140052

Parcel(s) Owner Name: The Rebecca H. Osthed Trust dated 27th day of November of 2023

Parcel(s) Owner Mailing Address: [REDACTED]

Email: aosthed@msn.com

Phone: [REDACTED]

Parcel Owner Signature: [Signature], TRUSTEE

Date: 21 Aug 2025

Title (Authorized Agent):

The undersigned authorize this application for parcel consolidation:

Parcel Number(s):

Parcel(s) Owner Name:

Parcel(s) Owner Mailing Address:

Email:

Phone:

Parcel Owner Signature:

Date:

Title (Authorized Agent):

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 8/19/2025

Fees Paid: \$150

online 8/28/25

Beckki Endicott, Town Clerk

[Signature]

114492305

ADDITIONAL PARCEL OWNERS

Parcel Owner's Permission for Boundary Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

PART OF N. 1/2 OF SEC. 18, T.6N., R.2E., S.L.B. & M.

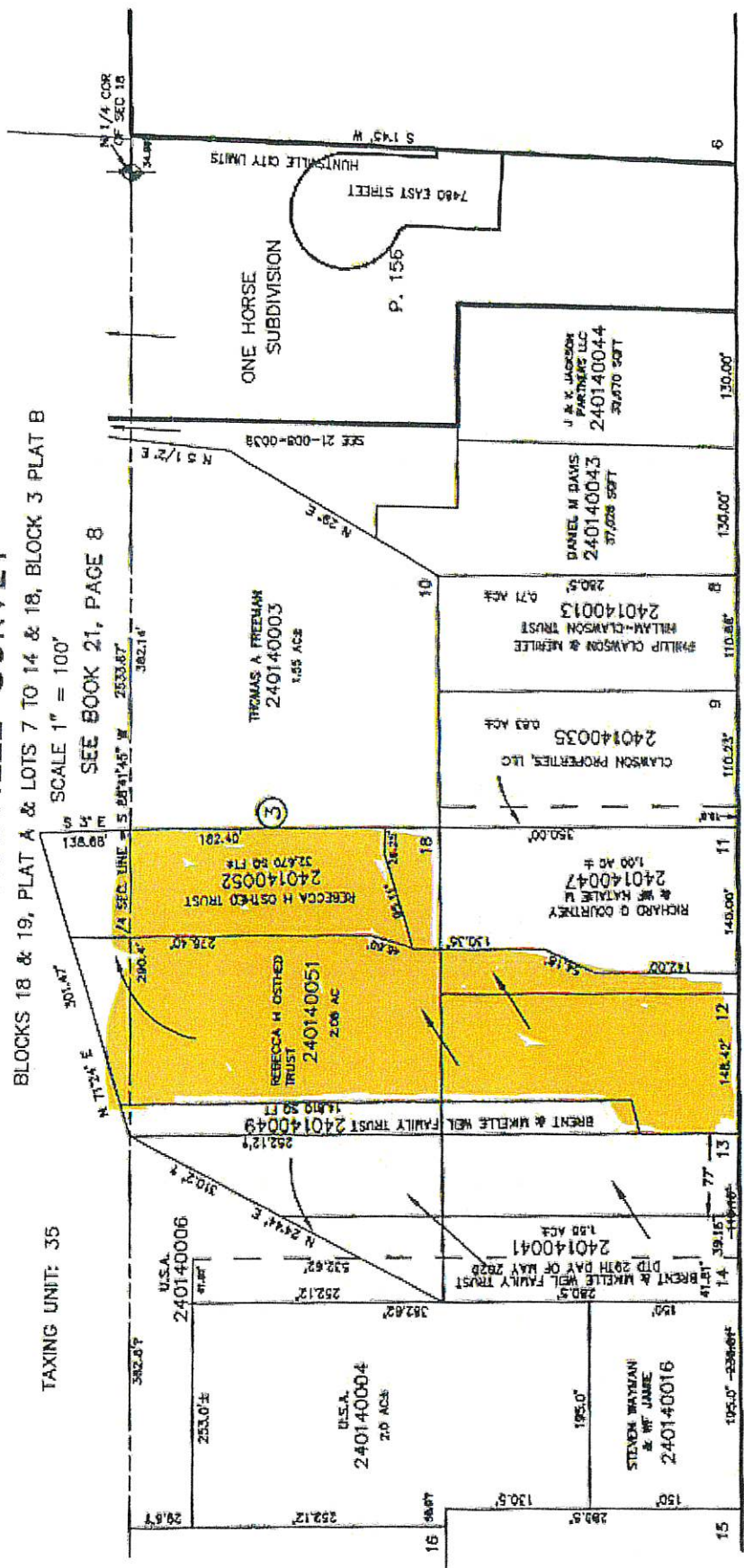
HUNTSVILLE SURVEY

BLOCKS 18 & 19, PLAT A & LOTS 7 TO 14 & 18, BLOCK 3 PLAT B

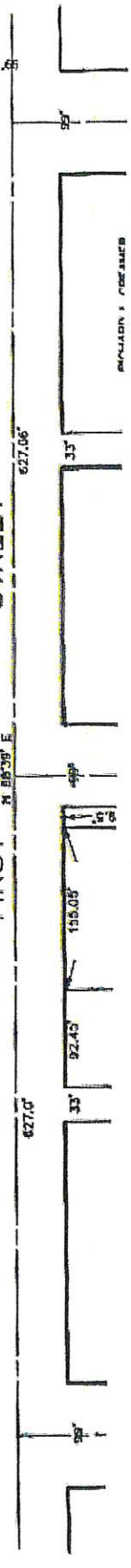
TAXING UNIT: 35

SCALE 1" = 100'

SEE BOOK 21, PAGE 8



***FIRST STREET



OSTHED OVERALL DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP MARKED GARDNER ENGINEERING (TYPICAL), SAID POINT BEING LOCATED NORTH $88^{\circ}49'46''$ EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 273.66 FEET AND NORTH $01^{\circ}10'14''$ WEST 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE NORTH $01^{\circ}44'47''$ WEST 94.75 FEET ALONG A FENCE TO A SET REBAR WITH CAP MARKED PLS 6854112 (TYPICAL); THENCE NORTH $67^{\circ}11'18''$ EAST 31.15 FEET TO A FOUND REBAR WITH CAP; THENCE NORTH $00^{\circ}52'25''$ WEST 487.96 FEET TO A FOUND REBAR WITH CAP; THENCE NORTH $71^{\circ}31'12''$ EAST 258.19 FEET TO A FENCE LINE AND A FOUND REBAR WITH CAP; THENCE SOUTH $02^{\circ}02'29''$ EAST 321.56 FEET ALONG SAID FENCE TO A SET REBAR WITH CAP; THENCE SOUTH $87^{\circ}57'31''$ WEST 106.06 FEET TO A SET REBAR WITH CAP; THENCE SOUTH $42^{\circ}44'12''$ WEST 50.49 FEET TO A SET REBAR WITH CAP; THENCE SOUTH $02^{\circ}02'29''$ EAST 311.53 FEET TO A FOUND REBAR WITH CAP AND THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET; THENCE SOUTH $88^{\circ}49'46''$ WEST 145.59 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

AREA = 2.63 ACRES

COURTNEY OVERALL DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP MARKED GARDNER ENGINEERING (TYPICAL), SAID POINT BEING LOCATED NORTH $88^{\circ}49'46''$ EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 419.25 FEET AND NORTH $01^{\circ}10'14''$ WEST 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE NORTH $02^{\circ}02'29''$ WEST 311.53 FEET TO A SET REBAR WITH CAP MARKED PLS 6854112 (TYPICAL); THENCE NORTH $42^{\circ}44'12''$ EAST 50.49 FEET TO A SET REBAR WITH CAP; THENCE NORTH $87^{\circ}57'31''$ EAST 106.06 FEET TO A SET REBAR WITH CAP AND A FENCE LINE; THENCE SOUTH $02^{\circ}02'29''$ EAST 349.52 FEET ALONG SAID FENCE AND FENCE LINE EXTENDED TO A FOUND REBAR WITH CAP AND THE SAID NORTH RIGHT OF WAY LINE FOR 100 SOUTH STREET; THENCE SOUTH $88^{\circ}49'46''$ WEST 141.64 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

AREA = 1.12 ACRES

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

MEETING DATE: August 21st, 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 acclamation.

Meeting is adjourned at 4:33 p.m.

Shannon Smith, Clerk

WORK SESSION – Thursday August 21, 2025

**Minutes of the Huntsville Town Council Work Session held at the Huntsville Town Hall
7474 E. 200 S., 5:00 p.m.**

The work session was scheduled to discuss the Zions Bank Water Study Results

Attending: Mayor Richard Sorensen, TCM Bruce Ahlstrom, TCM Lewis Johnson, TCM Artie Powell, Jim Truett, Tommy Christie, Katherine Engstrom

Zoom: TCM Sandy Hunter, Mark Johnson- Zion's Bank, Ron Gault-Huntsville Water Board Chair, Susie Becker- Zion's Bank

Susie Becker of Zion's Bank explained the results of the water rate study with a power point presentation. **(See Attachment #1)**

She began by explaining that doing nothing would lead to negative net revenues and poor debt coverage. She then presented three options for rate increases and bond issuance to fund capital projects. The current base rate of \$57 was highlighted as a reference point for future adjustments.

The first option involved an 80% rate increase and issuing a \$1.5 million bond at 4.5% interest, starting projects immediately. The second option was a 70% rate increase and a 2.5% bond interest rate. This option was more sustainable but closer to the financial limit. The third option involved two 70% and 30% rate increases, starting projects in 2027 without bonding, resulting in higher short-term costs but no long term interest payments.

The TC discussed two options for funding water infrastructure improvements: a \$1.5 million bond with below-market rates through the State Drinking Water Division, or a private placement. Mark Anderson, bonding agent, explained that while the State could potentially offer a below-3% rate, private placement would be more expensive due to smaller bond size. Ron Gault confirmed that a bond could fund replacing a troubled water line section in 2026 and sustainability upgrades to the water plant. Ron thanked Susie for doing such a great job and said that he liked option one or two.

The TC spoke with Mark Anderson about the loan application and his contract with the town. He explained that the water rates would need to be adjusted before applying for the loan in September. He offered to help review the financial part of the application. They also discussed his contract for bond issuance services. Mark clarified that the minimum fee would be \$10,000 and services would only be billed if a bond is issued.

Meeting Adjourned at 5:35 p.m

Nikki Wolthuis, Deputy Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, August 21, 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

Citizens: Ron Gault, Rex and Jenny Harris, Tommy Christie, Mark Goodson, Carol Stoker, Jim Truett, Jeff Keeney, Judy Gault, Kathleen Engstrom, Lt. Butler.

Zoom: TCM Sandy Hunter, Will Vander Toolen, Jed

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

2-Pledge of Allegiance led by Jeff Keeney

3-Opening Ceremony given by Lewis Johnson

4-Public Comments: None

5. Sheriff's Report

Lt. Butler gave his Huntsville Town Police report for the month of July. He stated that there were 87 incidents including 23 traffic stops and a DUI. There were some traffic issues related to the roundabout. A few citizens asked that the speed trailers be used in Town, but they were needed out on the highway. Port Ramp would be closing for a year beginning in September.

6. Discussion and/or action on approval of Minutes for TC Meeting August 7, 2025 (See Attachment #1)

TCM Sandy Hunter had some minor punctuation edits.

TCM Ahlstrom motioned to approve the Minutes for TC Meeting August 7, 2025.

TCM Powell seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on approval of Minutes for Work Session August 11, 2025 (See Attachment #2)

TCM Sandy Hunter had a suggestion to change the paragraph starting with "Sandy", on the second line. She wanted a period after "property" and then a new sentence saying, "Highlighting the Ogden Boat Club's long-standing presence in the community, she emphasized that the Boat

Club aligns with the current Recreation Zone objectives and have been good neighbors. She contrasted this with the recent complaints and issues brought against Powder Mountain.”

TCM Ahlstrom motioned to approve the minutes with the changes for Work Session August 11, 2025. TCM Powell seconded the motion. All votes ayes. Motion passed.

8. Discussion and/or action on approval of Resolution 2025-8-21 Contract Mark Anderson (See Attachment #3)

Mayor Sorensen explained that because of the “Great Leak” last year the Town’s \$250,000 to \$300,000 water reserve fund was significantly depleted. There would need to be a rate increase and bonds to restore the fund and repair and replace water infrastructure. Mark Anderson from Zion’s Bank would help the Town with the bonding process as a bond agent. Beckki explained that there would be no charges for his service until they issued a bond. The contract had been reviewed and approved by Bill Morris.

TCM Powell motioned to approve Resolution 2025-8-21 Contract Mark Anderson. 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 acceptance of Zion’s Bank Water Rates Study. (See Attachment #4)

Beckki stated that she was grateful that the Town Council elected to do the study. The process was eye opening and very helpful.

Ron gave a presentation on the culinary water system. (See Attachment #5) He reviewed several different points including data about the life span of the water system components, the HDPE study and its results, unexplained spikes in the flow rate, and different options and challenges for replacing the lines.

The TC spoke about the need for a public hearing to raise the water rates at the next meeting because the deadline for the bond application was September 30th.

TCM Johnson motioned to accept the Zion’s Bank Water Rate Study. TCM Powell seconded the motion. All votes ayes. Motion passed.

10. Discussion and/or action on approval of Water Bill Adjustment Policy (See Attachment #6)

TCM Powell explained that over the past few years there had been several requests by property owners to have water bills forgiven due to water leaks. Since there was not a clear policy to address the issue, some bills had been forgiven and others had not. He had recently written a policy and sent it out to the Town Council.

He asked Beckki to speak about her research. Beckki had spoken with other municipalities and not one had a leak forgiveness policy. The only thing they offered was a payment plan. She and Shannon, clerk over water billing, suggested a need-based policy. She found that the qualification for utility help at the Department of Workforce Services is 60% of the state's median income. Huntsville Town could use these same qualifications. Beckki stated that if there was a clear policy the issue could be handled administratively. Appeals could still be made to the Town Council. TCM Powell would revise his policy to include a need-based provision.

TCM Powell motioned to table the Water Bill Adjustment Policy. TCM Johnson seconded the motion. All Votes Ayes. Motion Passed.

11. Discussion and/or action on approval of up to \$4,500 for Flag Pole at Town Hall (See Attachment #7)

Mayor Sorensen explained that the landscaping plans called for a flagpole in the front of the Town Hall building. He stopped by Colonial Flag to get a bid. The 25-foot pole was the least expensive but seemed too short. The 30-foot pole would be almost double the price, but it would be more appropriate for the size of the building and trees. TCM Powell was concerned that a 30 foot pole would not be tall enough. After checking the landscaping plans they determined that the 30 foot pole was the size that was intended for the building. They discussed different options for lighting and decided the solar lighting was the most cost-effective solution.

Mayor Sorensen motioned to approve up to \$4,500 for a 30 ft. flagpole for the Town Hall. 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			

12. Discussion and/or action on Mark Goodson Art Stroll, September 5th (See Attachment #8)

Mark Goodson, local artist, came to update the Town Council on an art stroll and grand opening for his local business on September 19th. He had invited all businesses in Town to participate in the art stroll, and they would plan on it. Mark asked if the Town could open the Town Hall as part of the event. It would be from 5:30-8:30 with his ribbon cutting at 6:30 p.m.

13. Discussion and/or action on Huntsville's Fall Festival October 25th.

Beckki explained that this event was on the agenda to inform the Town Council. Chandlyr Shupe had been working on it with her committee. There would be all sorts of fun games including trunk-or-treating.

Department Updates

Mayor Richard Sorensen-There were lots of things going on in Town with the roundabout, road closures, and water issues.

Councilmember Sandy Hunter- None

Councilmember Artie Powell- Playground work needed to be done and he'd get that started soon. There was an issue with the Park Board funds and he would need to sit down with Melissa, Town treasurer to work through it.

Councilmember Bruce Ahlstrom- There was a Weber County Pre Disaster mitigation report 1,000 pages long that they needed to approve for FEMA in the next TC meeting.

He stated that the road repairs took longer than expected. The mastic didn't go as far as he had hoped. He was grateful to Carol for helping inform the neighbors of the additional road closures. There will be more roadwork to come.

Councilmember Lewis Johnson - None

Mayor Sorensen explained that they would need to go into a closed session to address the next item on the agenda (#14) as well as another issue. He motioned to adjourn for a Closed Session. TCM Powell seconded the motion. Roll Call vote. Votes reflected below. Motion passed 5-0.

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

The regular meeting was adjourned at 7:26 pm

The Closed Session began at 7:30 p.m. and ended at 8:15 p.m.

The TC Meeting reconvened at 8:17 p.m.

14. Discussion and/or action on approval of Resolution 2025-8-7 Contract Jared Anderson (See Attachment #9)

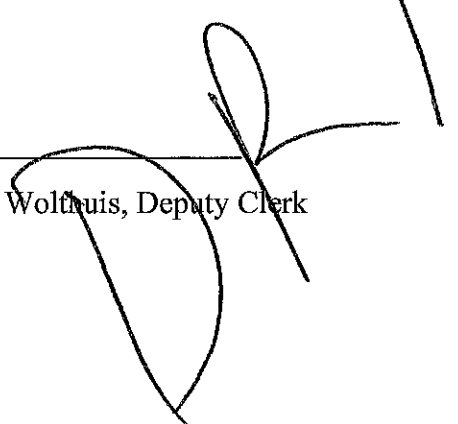
Mayor Sorensen explained that Jared Anderson had been working as the Huntsville Town Engineer for many years as an employee of Sunrise Engineering. He was now working on his own and needed a new contract with the Town. This contract was tabled at the previous TC

meeting for clarification and was now ready for approval. The TC discussed the fact that Jared Anderson's fee as an independent contractor was less than it was when he was with Sunrise.

TCM Powell motioned to approve Resolution 2025-8-7 Contract with Jared Anderson. The contract should not exceed five years. The Town will put it out for RFP or bid at the end of that period. Mayor Sorensen 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			

Meeting adjourned by acclamation by Mayor Sorensen at 8:22 pm .



Nikki Wolthuis, Deputy Clerk

Sustainability of Huntsville Culinary Water System

September 4, 2025
Revision 2

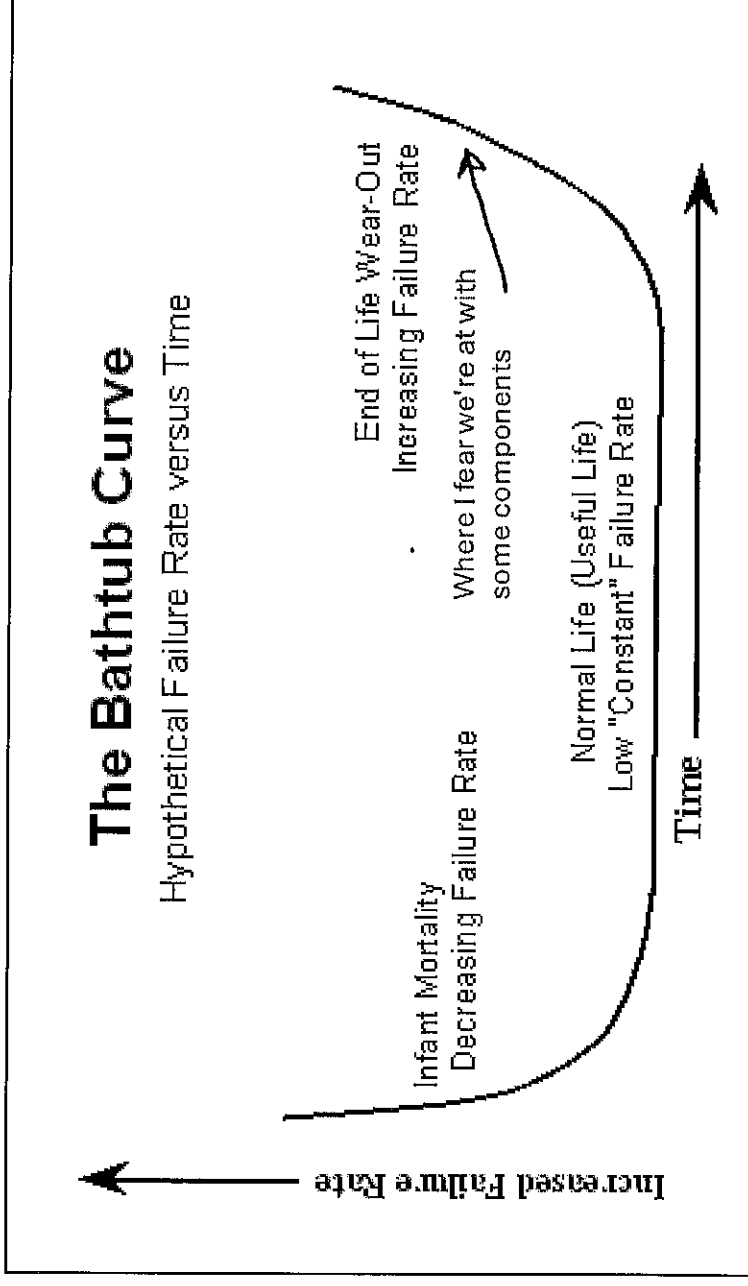
Huntsville Culinary Water System

- Treatment Plant
 - Constructed in 1999-2000
 - Major upgrade due to State requirement on filtering in 2013
 - Automated control system (SCADA) updated in 2017
 - Small sustainability upgrading started in 2020
- Distribution System – plant to town
 - High Density Polyethylene (HDPE) laid in 1999-2000
- Distribution System – in town
 - Several main line pipe replacement projects converting main lines to PVC
 - Resident responsible distribution – water meter to residence
 - Mix of copper, plastic, and galvanized material

Treatment Plant Facing Critical Stage in Useful Life

Many components remain from original design

Requires refurbishment or replacement



Average Useful Life of Treatment Plant Critical Components vs. Current In-Service Time

- High-service pumps: **15–25 yr** (wet-end) **25 yr** | motors **20–30 yr** **25 yr**
- Blowers/compressors: **15–25 yr** **25 yr**
- VFDs/soft starters: **10–15 yr** **25 yr**
- Standby generator: **20–30 yr** **2 yr**
- SCADA/PLC hardware: **10–12 yr** **8 yr** | HMI computer: **5–7 yr** **7 yr**
- Instrumentation (pressure/level/flow): **7–12 yr** **2–25 yr**
- Valves: **25–40 yr** **25 yr** | actuators: **10–15 yr** **25 yr**
- Multi-Media filtration material: **5–15 yr** to rebed **25 yr**
- Chlorine pump: **7–12 yr** **6 yr**

Lifecycle Evaluation – Data Gathering

PHYSICAL CONDITION						COST		ESTIMATES		NOTES	
1	Bennet Springs Flow Meter	local	2017	15	Fair	Transmission Line	\$ 1,654.00	\$ 500.00	\$ 1,800.00	Actual	Not sure if this is even working. Need to check it out. there are several meters, not sure if one at each of the three springs.
2	Wellhouse	local	2019	30	Good	Well	\$ 200,000.00	\$ 60,000.00	\$ 250,000.00	Actual, for entire subsystem	Need to measure the building and inventory equipment inside. Has a wireless telemetry system that reports flow rate and tankage, propane powered heaters.
100	Transmission Line from Wellhouse to connection to line from Spring to Plant	local	2019	40	Good	Transmission Line	\$ 4,000.00	\$ 1,000.00	\$ 21,375.00	95 ft @ \$250/ft	6 Was installed when the well house was built. There are valves in place to route spring or well water to the treatment plant. Not sure if both sources can be delivered at the same time?
101	Transmission line from Springs to Wellhouse connection	local	2000	50	Fair	Transmission Line	\$ 1,500.00	\$ 350.00	\$ 226,250.00	1,000 ft @ \$250/ft	6 The springs were refurbished sometime around the 2010 timeframe, due to a Seismicity Survey finding. Cost higher due to terrain.
102	Transmission Line from Wellhouse connection to Plant	local	2000	40	Fair	Transmission Line	\$ 150,000.00	\$ 35,000.00	\$ 1,125,000.00	7,800ft @ \$250/ft	8 Cost higher due to length and terrain. Would require going over streams and road.
103	Transmission Line from Plant to Reservoir	local	2000	30	Fair	Transmission Line	\$ 175,000.00	\$ 25,000.00	\$ 1,800,000.00	4,000ft @ \$250/ft	12 Currently 12 in HDPE but could be reduced in size and composition if ever replaced. Has a metal to HDPE junction just outside the plant, responsible for the Great Leak in December 2024. Cost higher due to terrain.
104	Transmission Line from Reservoir to Plant	local	2000	30	Fair	Transmission Line	\$ 80,000.00	\$ 60,000.00	\$ 1,000,000.00	4,000ft @ \$250/ft	12 Currently 14 in HDPE but could be reduced in size and composition if ever replaced. Has a metal to HDPE junction just outside the plant, a possible trouble spot. cost higher due to terrain.
105	Transmission Line from Plant to 8900 E	local	2000	25	Poor	Transmission Line		\$ 810,000.00	\$ 3,600 ft @ \$225 ft	3,600	10-12 Currently 12 - troublesome section of line due to poor bedding. Under consideration for replacement, could be reduced to 10 in to save on cost.
106	Transmission Line from 8900 E to Town	local	2000	30	Fair	Transmission Line	\$ 300,000.00	\$ 30,000.00	\$ 3,600,000.00	18,000 ft @ \$200/ft	10-12 Cost reduced due to ease of access and few connections to deal with.
150	Pressure Reducing Valve (PRV)(Harrison Field)	local	2000	40	Good	Transmission Line	\$ 15,000.00	\$ 8,000.00	\$ 21,000.00	Form, fit, and function	Ability to refurbishment is very likely
151	Pilot Valve PRV (Harrison Field)	local	2000	25	Fair	Transmission Line	\$ 4,000.00	\$ 2,500.00	\$ 6,000.00	Form, fit, and function	Possibly could be refurbished /replaced separately from PRV refurbishment kit, which includes a new pilot valve
152	Pressure Reducing Valve (Fire Station)	local	2000	40	Good	Transmission Line	\$ 21,000.00	\$ 10,000.00	\$ 25,000.00	Form, fit, and function	Ability to refurbishment is very likely. There is a 4" bypass assembly with a pilot valve and valves to shut off the main PRV.
153	Pilot Valve PRV (Fire Station)	local	2025	25	Good	Transmission Line	\$ 6,000.00	\$ 2,500.00	\$ 6,000.00	Actual	Possibly could be refurbished /replaced separately from PRV refurbishment kit, which includes a new pilot valve
154	Bypass PRV/pilot valve (Fire Station)	local	2000	30	Fair	Transmission Line	\$ 4,000.00	\$ 2,000.00	\$ 6,000.00	Form, fit, and function	Ability to refurbishment is very likely
200	Storage Reservoir	local	2000	50	Fair	Storage Reservoir	\$ 400,000.00	\$ 2,500.00	\$ 500,000.00	Actual	Cost for diver inspection and cleaning
201	HydroRanger	local	2000	30	Fair	Storage Reservoir	\$ 3,000.00	\$ 1,000.00	\$ 3,500.00	Actual	Consider replacing with a radar-based system.
202	Telemetry System	local	2025	25	Good	Storage Reservoir	\$ 2,500.00	\$ 800.00	\$ 4,000.00	Actual	Assumes a complete rebuild including a wireless connection to the plant
210	SCADA Panel Components	local	2017	30	Good	Treatment Plant	\$ 20,000.00	\$ 12,000.00	\$ 25,000.00	Actual	\$200 for a I/O unit and A/D - D/A Converters. Assuming rebuild could use existing

Sustainability Evaluation of Risk to Continued Operations

Asset Tag	Asset Type	Baseline		Age Score = (A - 5)	Condition = Score	Performance Score = (P - 1.5)	Maintainability Score = (M - 1.5)	Environmental Score = (E - 1.5)	Multiplier = (decimal)	Adjusted Baseline = Life	Health = Index (HI)	% Life Remaining	Estimated = RUL (yrs)	Consequence = Score (1-5)	Current Health = Score (from HI - 1.5)	Severity Score (P = 1-C)	
		Install Year	Life (yrs)														
1	Barnet Springs Flow Meter	2017	15	3	3	1	2	3	3	1	15	2.2	70%	10.5	5	2.2	11
2	Wellhouse	2019	30	2	3	3	2	4	3	1	30	2.7	58%	17.25	5	2.7	13.5
100	Transmission Line from Wellhouse to connection to Line from Spring to Plant	2019	40	1	3	3	3	4	4	1	40	2.75	58%	22.5	5	2.75	13.75
101	Transmission line from Springs to Wellhouse connection	2000	50	3	4	4	3	4	4	1	50	3.55	36%	18.125	5	3.55	17.75
102	Transmission Line from Wellhouse connection to Plant	2000	40	4	4	4	3	4	4	1	40	3.8	30%	12	5	3.8	19
103	Transmission Line from Plant to Reservoir	2000	30	5	5	5	5	4	4	1	30	4.75	6%	1.875	5	4.75	23.75
104	Transmission Line from Reservoir to Plant	2000	30	5	4	4	3	4	4	1	30	4.05	24%	7.125	5	4.05	20.25
105	Transmission Line from Plant to 8800 E	2000	25	5	5	5	4	3	5	1	25	4.5	13%	3.125	5	4.5	22.5
106	Transmission Line from 8800 E to Town	2000	30	5	2	2	2	2	2	1	30	2.75	58%	16.875	5	2.75	13.75
150	Pressure Reducing Valve (PRV)(Harrison field)	2000	40	4	4	2	3	2	2	1	40	2.7	58%	23	5	2.7	13.5
151	Plot Valve PRV (Harrison field)	2000	25	5	5	4	3	3	2	1	25	3.7	33%	8.45	5	3.7	18.5
152	Pressure Reducing Valve (Fire Station)	2000	40	4	4	4	3	3	2	1	40	3.45	39%	15.5	5	3.45	17.25
153	Plot Valve PRV (Fire Station)	2025	25	1	2	2	2	4	3	1	25	2.15	71%	17.8125	4	2.15	8.6
200	Storage Reservoir	2000	50	3	3	5	5	4	3	1	50	3.55	36%	18.125	4	3.55	14.2
201	HydroRanger	2000	30	5	3	3	5	4	3	1	30	4.05	24%	7.125	4	4.05	16.2
202	Telemetry System	2025	25	1	3	3	3	4	3	1	25	2.65	59%	14.875	4	2.65	10.6
210	SCADA Panel Components	2017	30	2	1	3	4	3	3	1	30	2.3	68%	20.25	4	2.3	9.2
211	OPT022 PLC Unit	2017	15	3	4	4	3	3	2	1	15	3.2	46%	6.75	4	3.2	12.8
212	HMI Computer	2019	10	4	3	3	3	3	3	1	10	3.25	44%	4.375	4	3.25	13
300	Gate Valve (Raw)	2000	50	3	3	3	3	3	3	1	50	3	50%	25	4	3	12
301	Pressure transducer (Raw)	2000	30	5	5	4	3	3	2	1	30	3.7	33%	9.75	3	3.7	11.1
302	Booster pump 1	2000	30	5	1	3	3	2	2	1	30	2.65	59%	17.625	4	2.65	10.6
303	Booster pump 2	2000	30	5	1	3	3	2	2	1	30	2.65	59%	17.625	4	2.65	10.6
304	Globe Valve (Backflow Preventer)	2000	30	5	3	3	3	3	2	1	30	3.4	40%	12	4	3.4	13.6
305	Resistant mixing tank	2000	40	4	4	4	3	4	3	1	40	3.7	33%	13	4	3.7	14.6
306	Pressure Transducer (Mixed)	2000	30	5	5	4	3	3	2	1	30	3.7	33%	9.75	3	3.7	11.1
307	Pneumatic Butterfly Valves (A101-A110)	2000	25	5	3	3	3	3	2	1	25	3.4	48%	10	3	3.4	10.2
308	Multi-media filter 1	2000	30	5	1	3	3	4	3	1	30	3.05	49%	14.625	3	3.05	9.15
309	Pneumatic Butterfly Valves (A201-A210)	2000	25	5	3	3	3	3	2	1	25	3.4	40%	10	3	3.4	10.2
310	Multi-media filter 2	2000	30	5	4	3	3	3	2	1	30	3.7	33%	9.75	3	3.7	11.1
311	Pneumatic valve air compressor	2000	25	5	3	3	3	3	2	1	25	3.4	48%	10	3	3.4	10.2

Distribution System Also Facing Useful Life Issues

- Recent Distribution Line Leaks
 - FY 24 19 leaks – 15 in town - 4 outside (1 on 1800 S)
 - FY 25 29 leaks – 22 in town – 7 outside (5 on/around 1800 S)
 - Great Leak of 2024 – Anomaly or the Future?
- Outside town HDPE pipe failures
 - Fusion joint failures
 - Mechanical wear due to poor bedding
- In town leaks primarily galvanized pipe failures
 - Some galvanized is 40+ years old

1,000 LB Gorilla in the Room

- Question: Will the HDPE continue to experience failures?
- Answer: **Yes**— Utah experiences and analysis on pipe support the conclusion that **failures likely to keep increasing**, especially when the primary driver is bedding/soil support, rather than chemistry (chlorine oxidation)



4215 Campus Drive
Aurora, IL 60504

Investigative Report

12" IPS DR 17 HDPE Pipe Laboratory Examination

ESi Matter No: 114319

Report Prepared For:

Mr. Tom Marti
Azuria Water Solutions
920 Brush Creek Road
Warrendale, PA 15086

Submitted by:

Gaurav Nagajia, MS
Senior Staff Consultant

July 31, 2025
Date

Technical Review by:

Dale B. Edwards, P.E.
Senior Managing Consultant
IL P.E. | Expires: 11/30/2025

July 31, 2025
Date

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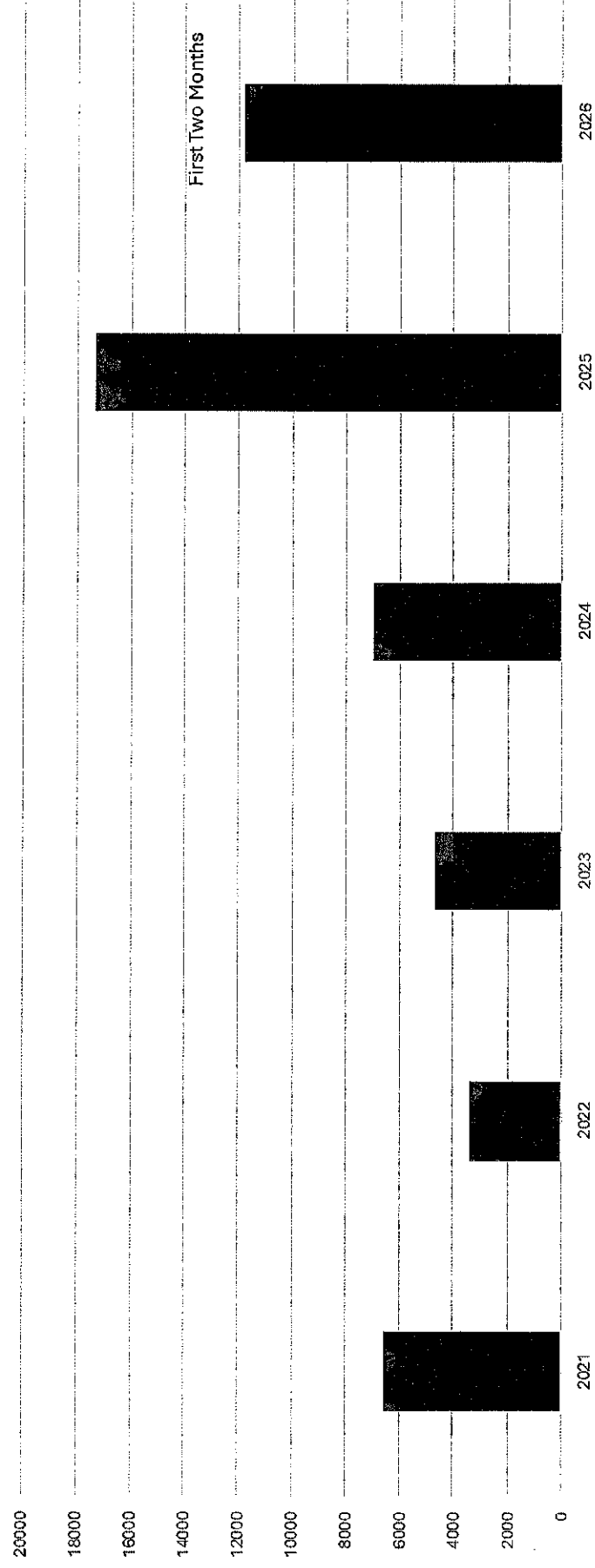
Phone: 630-851-4566 | Fax: 630-851-4870

Predictions of HDPE Failures for FY 26-FY 35

Name Box	B	C	D	E	F	G	H
col							
INPUTS (Edit values in column B)							
Segment Name	12in DR17 rocky reach						
Current Age (yrs)	26	Years since install					
Current Annual Breaks (count)	5	Observed breaks per year now					
Forecast Horizon (yrs)	9	Years to forecast forward					
Beta (shape)	3,000	Weibull shape B (e.g., 2.2 / 3.0 / 3.8)					
Eta (scale, yrs)	34,000	Weibull scale η (e.g., 36 / 34 / 32)					
Cost per Repair (\$/each)	\$6,000	All-in repair cost					
Replacement Unit Cost (\$/ft)	\$200	Pipe bursting + embedment					
Replacement Length (ft)	3600	Feet to replace					
Year Offset	Asset Age (yrs)	Beta	Eta	Hazard	Multiplier vs Age0	Expected Breaks/yr	
0	26	3,000	34,000	0.052	1.000	5.000	
1	27	3,000	34,000	0.056	1.078	5.392	
2	28	3,000	34,000	0.060	1.160	5.799	
3	29	3,000	34,000	0.064	1.244	6.220	
4	30	3,000	34,000	0.069	1.331	6.657	
5	31	3,000	34,000	0.073	1.422	7.108	
6	32	3,000	34,000	0.078	1.515	7.574	
7	33	3,000	34,000	0.083	1.611	8.055	
8	34	3,000	34,000	0.088	1.710	8.550	
9	35	3,000	34,000	0.094	1.812	9.061	
		3,000	34,000				

Averaging Maintenance Costs/Month Over Past 5 Years

Average FY Monthly Maintenance Costs (Minus the Great Leak in FY 2025)



Future Culinary System Cost Categories

- Repair or Replace HDPE?
- Sustainability/Emergency Management Upgrades
- Replacing galvanized pipe from main to meter with each town-side residential repair
- Satisfying the EPA Lead and Copper Rule Requirements to remove galvanized pipe
 - Initial survey completed - investigating 'unknowns' ongoing
 - Schedule for gradual replacement must be submitted
- Per- and Polyfluoroalkyl Substances (PFAS) Testing
- **Zion's Bank financial analyst was provided past and estimated future maintenance information for water rate assessment**



Huntsville Town

DRAFT Water Utility Rates

August 2025



ZIONS PUBLIC FINANCE, INC.

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Culinary Water Rates

Background and Approach

Huntsville Town ("Town") desires to charge fair and equitable water rates that will allow the Town to keep up with inflationary operating costs as well as the need to make repairs and maintenance to its system. As such, the Town has two components to its water rates: 1) a base rate charged to all customers monthly; and 2) a flow (usage) rate tied to actual demands placed on the system.

The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service ratios, and to keep at least 180 days cash on hand in the water utility fund.

The following sections summarize the current conditions and anticipated growth in the Town's Water Fund. Additionally, three rate structure options are presented to highlight the need for changes with respect to water utility rates.

Summary

Current rates are not sustainable for Huntsville. Three options are considered in this study. Under Option 1, the Town would issue a \$1.5 million bond in 2026 at a rate of 4.5 percent and all \$1.5 million of improvements could be commenced as soon as the funds are received. Rates would need to be raised by 80 percent in 2026 to cover debt service coverage ratios and maintain enough cash on hand to provide sustainability.

Under Option 2, the Town would issue a \$1.5 million bond in 2026 at a rate of 2.5 percent and all \$1.5 million of improvements could be commenced as soon as the funds are received. Rates would need to be raised by 70 percent in 2026.

Under Option 3, rates would increase by 70 percent in 2026 and another 30 percent in 2027. No bond would be issued and projects would need to be spread over 5 years, commencing in 2027. These options are discussed in more detail in the body of this report.

TABLE 1: COMPARATIVE RATES

SUMMARY	Current/Do-Nothing	Option 1 - by 2028	Option 2 - by 2028	Option 3 - by 2028
Base Rate	\$57.50	\$103.50	\$97.75	\$127.08
10,000 gallons	\$20.25	\$36.45	\$34.44	\$44.76
Total per Month	\$77.75	\$139.95	\$132.19	\$171.84
	No bond	\$1.5M bond in 2026	\$1.5M bond in 2026	No bond
	No capital projects	\$1.5 million of projects start in 2026	Projects started in 2026	\$1.5 million of projects start in 2027 - spread over 5 yrs

Growth Projections

Growth in culinary water equivalent residential units (ERUs) is based on historical growth in the Town as well as input from Town staff.

TABLE 2: PROJECTED ERU GROWTH

Year	ERUs
2025	350
2026	352
2027	355
2028	357
2029	360
2030	362
2031	365
2032	368
2033	370
2034	373
2035	375
2036	378

Source: Huntsville Town

Operating Expenses

Growth in operating expenses is generally projected at an average annual rate of 5 percent per year. Detailed operating expenses, with their growth rates, are shown in Appendix A and were prepared in consultation with Town staff.

Outstanding Debt

The Town has outstanding debt on a Series 2019 Water Revenue Refunding Bond

TABLE 3: EXISTING DEBT—ANNUAL PAYMENTS

Water Fund Existing Debt	2025	2026	2027	2028	2029	2030
Series 2019 Water Revenue	(\$75,994)	(\$77,421)	(\$78,770)	(\$78,042)	(\$77,290)	(\$76,512)

Debt Service Coverage Ratios

Minimum debt service coverage ratios are generally assumed to be 1.25 which means that net revenues (after operating expenses have been accounted for) must be at least 1.25 times annual debt payments in each given year. This is a requirement of most bond covenants for outstanding debt. The ratio would also need to be maintained if evaluating future options that may consider debt. Therefore, our model (with tables inserted later in this report) shows red when the debt service

coverage ratio dips below 1.25; yellow when the ratio ranges between 1.25 and 1.50; and green when it exceeds 1.50.

Days Cash on Hand

Good management practices suggest that at least 180 days cash on hand should be maintained. If cash levels dip below 150 days, bond ratings are in danger of being lowered. Therefore, our model (with tables inserted later in this report), show red when days cash on hand dip below 150 days; yellow as a caution warning when days cash on hand is between 150 and 180 days; and green when days cash exceeds 180 days.

Capital Projects

The Town has significant repair and replacement needs of its water infrastructure due to leaking pipes and other conditions that must be mitigated in order to ensure the reliability and safety of water for its residents. The Town has estimated upcoming capital expenses at \$1.5 million but anticipates that costs could be spread over several years if necessary.

Rate Structuring

Current rates are structured as follows:

TABLE 4: CURRENT RATES

Description	Amount
Base Rate – Residential In Town	
Residential In - 3/4"	\$57.50
Residential In - 1"	\$89.50
Residential In - 1 1/2"	\$127.50
Residential In - 2"	\$166.50
Residential In - 3"	\$235.50
Base Rate – Residential Outside of Town	
Residential Out - 3/4"	\$75.00
Residential Out - 1"	\$116.00
Residential Out - 1 1/2"	\$166.50
Residential Out - 2"	\$212.50
Residential Out - 3"	\$258.50
Standby	\$50.00
Usage - within Municipal Boundaries	
Under 7,000 gallons	\$0.00
7,000-19,999	\$6.75
20,000-29,999	\$8.00
30,000-39,999	\$9.00

Description	Amount
40,000-49,999	\$10.25
50,000-59,999	\$11.50
60,000-69,999	\$12.75
70,000-79,999	\$14.00
80,000-89,999	\$15.25
90,000-99,999	\$16.50
100,000+	\$17.75
Usage - outside Municipal Boundaries	
Under 7,000 gallons	\$0.00
7,000-19,999	\$7.75
20,000-29,999	\$9.00
30,000-39,999	\$10.00
40,000-49,999	\$11.25
50,000-59,999	\$12.50
60,000-69,999	\$13.75
70,000-79,999	\$15.00
80,000-89,999	\$16.25
90,000-99,999	\$17.50
100,000+	\$18.75

Baseline Scenario

If rates are not increased from those shown in Table 4 above and no new bonds are issued, the City will soon find itself in an unsustainable position, even if no capital expenses are made. Therefore, a “do-nothing” approach is not feasible.

TABLE 5: IMPACTS WITH NO RATE CHANGES OR BONDS ISSUED

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Net Revenues before Debt Service	(\$187,016)	\$48,412	\$36,286	\$23,447	\$9,859	(\$4,516)	(\$19,720)
Capital Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service Coverage Ratio	0.45	0.46	0.46	0.46	0.46	0.45	0.45
Days Cash on Hand - End of Year	16	16	16	16	16	16	16

Proposed Rates

Three rate structure options are presented in this section that will ensure revenue sufficiency and sustainability for the Town.

Option 1

- Increase rates as follows **with all rate increases taking effect on October 1, 2025 and each fiscal year thereafter (beginning July 1):**

FY 2026 - 80%

- Issue a \$1.5 million bond in FY2026 for 20 years at an anticipated 4.5 percent interest rate
- Begin all projects in FY2026

Option 2

- Increase rates as follows **with all rate increases taking effect on October 1, 2025 and each fiscal year thereafter (beginning July 1):**

FY 2026 – 70%

- Issue a \$1.5 million bond in FY2026 for 20 years at an anticipated 2.5 percent interest rate
- Begin all projects in FY2026

Option 3

- Increase rates as follows **with all rate increases taking effect on October 1, 2025 and each fiscal year thereafter (beginning July 1):**

FY 2026 - 70%

FY 2027 – 30%

- No bonds issued
- Projects spread over 5 years with about \$300,000 of expenses per year, beginning in 2027

Option 1 – Bonding with Higher Rates

Option 1 allows for the \$1.5 million in capital projects to move forward immediately and keeps sufficient cash on cash to maintain bond ratings and meets debt service coverage obligations. Rate increases are higher (80% in year FY2026) than with Option 2 due to the higher interest payments on the bond.

TABLE 6: OPTION 1 IMPACTS

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Net Revenues before Debt Service	(\$187,016)	\$242,031	\$296,199	\$285,127	\$273,318	\$260,733	\$247,334
Capital Expenses	\$0	(\$1,545,000)	\$0	\$0	\$0	\$0	\$0
Debt Service Coverage Ratio	1.44	1.40	1.40	1.46	1.40	1.34	1.27
Days Cash on Hand - End of Year	108	108	249	327	295	263	292

TABLE 7: OPTION 1 RATES

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
BASIC RATE ADJUSTMENT	80.0%						
Residential In - 3/4"	\$103.50	\$103.50	\$103.50	\$103.50	\$103.50	\$103.50	\$103.50
Residential In - 1"	\$161.10	\$161.10	\$161.10	\$161.10	\$161.10	\$161.10	\$161.10
Residential In - 1 1/2"	\$229.50	\$229.50	\$229.50	\$229.50	\$229.50	\$229.50	\$229.50
Residential In - 2"	\$299.70	\$299.70	\$299.70	\$299.70	\$299.70	\$299.70	\$299.70
Residential In - 3"	\$423.90	\$423.90	\$423.90	\$423.90	\$423.90	\$423.90	\$423.90
Residential Out - 3/4"	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00
Residential Out - 1"	\$208.80	\$208.80	\$208.80	\$208.80	\$208.80	\$208.80	\$208.80
Residential Out - 1 1/2"	\$299.70	\$299.70	\$299.70	\$299.70	\$299.70	\$299.70	\$299.70
Residential Out - 2"	\$382.50	\$382.50	\$382.50	\$382.50	\$382.50	\$382.50	\$382.50
Residential Out - 3"	\$465.30	\$465.30	\$465.30	\$465.30	\$465.30	\$465.30	\$465.30
Standby	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00
Usage - within Municipal Boundaries	80.0%						
Under 7,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7,000-19,999	\$12.15	\$12.15	\$12.15	\$12.15	\$12.15	\$12.15	\$12.15
20,000-29,999	\$14.40	\$14.40	\$14.40	\$14.40	\$14.40	\$14.40	\$14.40
30,000-39,999	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20
40,000-49,999	\$18.45	\$18.45	\$18.45	\$18.45	\$18.45	\$18.45	\$18.45
50,000-59,999	\$20.70	\$20.70	\$20.70	\$20.70	\$20.70	\$20.70	\$20.70
60,000-69,999	\$22.95	\$22.95	\$22.95	\$22.95	\$22.95	\$22.95	\$22.95
70,000-79,999	\$25.20	\$25.20	\$25.20	\$25.20	\$25.20	\$25.20	\$25.20
80,000-89,999	\$27.45	\$27.45	\$27.45	\$27.45	\$27.45	\$27.45	\$27.45
90,000-99,999	\$29.70	\$29.70	\$29.70	\$29.70	\$29.70	\$29.70	\$29.70
100,000+	\$31.95	\$31.95	\$31.95	\$31.95	\$31.95	\$31.95	\$31.95

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Usage - outside Municipal Boundaries	80.0%						
Under 7,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7,000-19,999	\$13.95	\$13.95	\$13.95	\$13.95	\$13.95	\$13.95	\$13.95
20,000-29,999	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20	\$16.20
30,000-39,999	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
40,000-49,999	\$20.25	\$20.25	\$20.25	\$20.25	\$20.25	\$20.25	\$20.25
50,000-59,999	\$22.50	\$22.50	\$22.50	\$22.50	\$22.50	\$22.50	\$22.50
60,000-69,999	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75	\$24.75
70,000-79,999	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
80,000-89,999	\$29.25	\$29.25	\$29.25	\$29.25	\$29.25	\$29.25	\$29.25
90,000-99,999	\$31.50	\$31.50	\$31.50	\$31.50	\$31.50	\$31.50	\$31.50
100,000+	\$33.75	\$33.75	\$33.75	\$33.75	\$33.75	\$33.75	\$33.75

Option 2 – Bonding with Lower Rates

Option 2 also allows for the \$1.5 million in capital projects to move forward immediately and keeps sufficient cash on cash to maintain bond ratings and meets debt service coverage obligations. Rate increases are lower (70% in year FY2026) than with Option 1 due to the lower interest payments on the bond.

TABLE 8: OPTION 2 IMPACTS

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Net Revenues before Debt Service	(\$187,016)	\$217,828	\$263,709	\$252,417	\$240,385	\$227,577	\$213,952
Capital Expenses	\$0	\$0	(\$1,591,350)	\$0	\$0	\$0	\$0
Debt Service Coverage Ratio	1.03	1.31	1.49	1.43	1.37	1.30	1.22
Days Cash on Hand - End of Year	1,038	1,038	160	388	497	436	358

TABLE 9: OPTION 2 RATES

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
BASIC RATE ADJUSTMENT	70.0%						
Residential In - ¾"	\$97.75	\$97.75	\$97.75	\$97.75	\$97.75	\$97.75	\$97.75
Residential In - 1"	\$152.15	\$152.15	\$152.15	\$152.15	\$152.15	\$152.15	\$152.15
Residential In - 1 ½"	\$216.75	\$216.75	\$216.75	\$216.75	\$216.75	\$216.75	\$216.75
Residential In - 2"	\$283.05	\$283.05	\$283.05	\$283.05	\$283.05	\$283.05	\$283.05
Residential In - 3"	\$400.35	\$400.35	\$400.35	\$400.35	\$400.35	\$400.35	\$400.35
Residential Out - 3/4"	\$127.50	\$127.50	\$127.50	\$127.50	\$127.50	\$127.50	\$127.50

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Residential Out - 1"	\$197.20	\$197.20	\$197.20	\$197.20	\$197.20	\$197.20	\$197.20
Residential Out - 1 1/2"	\$283.05	\$283.05	\$283.05	\$283.05	\$283.05	\$283.05	\$283.05
Residential Out - 2"	\$361.25	\$361.25	\$361.25	\$361.25	\$361.25	\$361.25	\$361.25
Residential Out - 3"	\$439.45	\$439.45	\$439.45	\$439.45	\$439.45	\$439.45	\$439.45
Standby	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00

Usage - within Municipal Boundaries	70.0%						
Under 7,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7,000-19,999	\$11.48	\$11.48	\$11.48	\$11.48	\$11.48	\$11.48	\$11.48
20,000-29,999	\$13.60	\$13.60	\$13.60	\$13.60	\$13.60	\$13.60	\$13.60
30,000-39,999	\$15.30	\$15.30	\$15.30	\$15.30	\$15.30	\$15.30	\$15.30
40,000-49,999	\$17.43	\$17.43	\$17.43	\$17.43	\$17.43	\$17.43	\$17.43
50,000-59,999	\$19.55	\$19.55	\$19.55	\$19.55	\$19.55	\$19.55	\$19.55
60,000-69,999	\$21.68	\$21.68	\$21.68	\$21.68	\$21.68	\$21.68	\$21.68
70,000-79,999	\$23.80	\$23.80	\$23.80	\$23.80	\$23.80	\$23.80	\$23.80
80,000-89,999	\$25.93	\$25.93	\$25.93	\$25.93	\$25.93	\$25.93	\$25.93
90,000-99,999	\$28.05	\$28.05	\$28.05	\$28.05	\$28.05	\$28.05	\$28.05
100,000+	\$30.18	\$30.18	\$30.18	\$30.18	\$30.18	\$30.18	\$30.18

Usage - outside Municipal Boundaries	70.0%						
Under 7,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7,000-19,999	\$13.18	\$13.18	\$13.18	\$13.18	\$13.18	\$13.18	\$13.18
20,000-29,999	\$15.30	\$15.30	\$15.30	\$15.30	\$15.30	\$15.30	\$15.30
30,000-39,999	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
40,000-49,999	\$19.13	\$19.13	\$19.13	\$19.13	\$19.13	\$19.13	\$19.13
50,000-59,999	\$21.25	\$21.25	\$21.25	\$21.25	\$21.25	\$21.25	\$21.25
60,000-69,999	\$23.38	\$23.38	\$23.38	\$23.38	\$23.38	\$23.38	\$23.38
70,000-79,999	\$25.50	\$25.50	\$25.50	\$25.50	\$25.50	\$25.50	\$25.50
80,000-89,999	\$27.63	\$27.63	\$27.63	\$27.63	\$27.63	\$27.63	\$27.63
90,000-99,999	\$29.75	\$29.75	\$29.75	\$29.75	\$29.75	\$29.75	\$29.75
100,000+	\$31.88	\$31.88	\$31.88	\$31.88	\$31.88	\$31.88	\$31.88

Option 3 – Rate Increases Only; No Bonding; Projects Spread Over Time

Option 3 requires the same rate increase in 2027 as Option 2, but then requires another rate increase (30 percent) in 2027 since no bonds are issued. It also delays projects, with the first project starting in 2027 and spread over 5 years (about \$300,000 per year).

TABLE 10: OPTION 3 IMPACTS

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Net Revenues before Debt Service	(\$187,016)	\$217,828	\$429,404	\$419,237	\$408,340	\$396,674	\$384,199
Capital Expenses	\$0	\$0	(\$318,270)	(\$327,818)	(\$337,653)	(\$347,782)	(\$358,216)
Debt Service Coverage Ratio	0.44	2.88	1.45	1.37	1.29	1.18	1.09

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Days Cash on Hand - End of Year	-	174	200	209	192	155	98

TABLE 11: OPTION 3 RATES

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
BASIC RATE ADJUSTMENT							
	70.0%	30.0%					
Residential In - ¾"	\$97.75	\$127.08	\$127.08	\$127.08	\$127.08	\$127.08	\$127.08
Residential In - 1"	\$152.15	\$197.80	\$197.80	\$197.80	\$197.80	\$197.80	\$197.80
Residential In - 1 ½"	\$216.75	\$281.78	\$281.78	\$281.78	\$281.78	\$281.78	\$281.78
Residential In - 2"	\$283.05	\$367.97	\$367.97	\$367.97	\$367.97	\$367.97	\$367.97
Residential In - 3"	\$400.35	\$520.46	\$520.46	\$520.46	\$520.46	\$520.46	\$520.46
Residential Out - ¾"	\$127.50	\$165.75	\$165.75	\$165.75	\$165.75	\$165.75	\$165.75
Residential Out - 1"	\$197.20	\$256.36	\$256.36	\$256.36	\$256.36	\$256.36	\$256.36
Residential Out - 1 ½"	\$283.05	\$367.97	\$367.97	\$367.97	\$367.97	\$367.97	\$367.97
Residential Out - 2"	\$361.25	\$469.63	\$469.63	\$469.63	\$469.63	\$469.63	\$469.63
Residential Out - 3"	\$439.45	\$571.29	\$571.29	\$571.29	\$571.29	\$571.29	\$571.29
Standby	\$85.00	\$110.50	\$110.50	\$110.50	\$110.50	\$110.50	\$110.50
Usage - within Municipal Boundaries							
	70.0%	30.0%					
Under 7,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7,000-19,999	\$11.48	\$14.92	\$14.92	\$14.92	\$14.92	\$14.92	\$14.92
20,000-29,999	\$13.60	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68	\$17.68
30,000-39,999	\$15.30	\$19.89	\$19.89	\$19.89	\$19.89	\$19.89	\$19.89
40,000-49,999	\$17.43	\$22.65	\$22.65	\$22.65	\$22.65	\$22.65	\$22.65
50,000-59,999	\$19.55	\$25.42	\$25.42	\$25.42	\$25.42	\$25.42	\$25.42
60,000-69,999	\$21.68	\$28.18	\$28.18	\$28.18	\$28.18	\$28.18	\$28.18
70,000-79,999	\$23.80	\$30.94	\$30.94	\$30.94	\$30.94	\$30.94	\$30.94
80,000-89,999	\$25.93	\$33.70	\$33.70	\$33.70	\$33.70	\$33.70	\$33.70
90,000-99,999	\$28.05	\$36.47	\$36.47	\$36.47	\$36.47	\$36.47	\$36.47
100,000+	\$30.18	\$39.23	\$39.23	\$39.23	\$39.23	\$39.23	\$39.23
Usage - outside Municipal Boundaries							
	70.0%	30.0%					
Under 7,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7,000-19,999	\$13.18	\$17.13	\$17.13	\$17.13	\$17.13	\$17.13	\$17.13
20,000-29,999	\$15.30	\$19.89	\$19.89	\$19.89	\$19.89	\$19.89	\$19.89
30,000-39,999	\$17.00	\$22.10	\$22.10	\$22.10	\$22.10	\$22.10	\$22.10
40,000-49,999	\$19.13	\$24.86	\$24.86	\$24.86	\$24.86	\$24.86	\$24.86
50,000-59,999	\$21.25	\$27.63	\$27.63	\$27.63	\$27.63	\$27.63	\$27.63
60,000-69,999	\$23.38	\$30.39	\$30.39	\$30.39	\$30.39	\$30.39	\$30.39
70,000-79,999	\$25.50	\$33.15	\$33.15	\$33.15	\$33.15	\$33.15	\$33.15
80,000-89,999	\$27.63	\$35.91	\$35.91	\$35.91	\$35.91	\$35.91	\$35.91
90,000-99,999	\$29.75	\$38.68	\$38.68	\$38.68	\$38.68	\$38.68	\$38.68
100,000+	\$31.88	\$41.44	\$41.44	\$41.44	\$41.44	\$41.44	\$41.44

METER SIZE	CURRENT	PROPOSED	INCREASE
3/4	57.50	103.50	80.00%
1.0	89.50	161.10	80.00%
1.5	127.50	229.50	80.00%
2.0	166.50	299.70	80.00%
3.0	235.50	423.90	80.00%

USAGE	IN TOWN			OUT OF TOWN		
	CURRENT	PROPOSED	INCREASE	CURRENT	PROPOSED	INCREASE
7,000 - 19,000	6.75	12.15	80.00%	7.75	13.95	80.00%
20,000 - 29,999	8.00	14.40	80.00%	9.00	16.20	80.00%
30,000 - 39,999	9.00	16.20	80.00%	10.00	18.00	80.00%
40,000 - 49,999	10.25	18.45	80.00%	11.25	20.25	80.00%
50,000 - 59,999	11.50	20.70	80.00%	12.50	22.50	80.00%
60,000 - 69,999	12.75	22.95	80.00%	13.75	24.75	80.00%
70,000 - 79,999	14.00	25.20	80.00%	15.00	27.00	80.00%
80,000 - 89,999	15.25	27.45	80.00%	16.25	29.25	80.00%
90,000 - 99,999	16.50	29.70	80.00%	17.50	31.50	80.00%
100,000+	17.75	31.95	80.00%	18.75	33.75	80.00%

STAFF REPORT TO TOWN COUNCIL

September 4, 2025

Ordinance 2025-9-4: Title 4 Water Rates

Findings from Ron Gault:

Culinary Water System Update:

Our culinary water system has provided quality drinking water for 25 years. The overall system can be represented as four subsystems: 1) the sources – springs and a well; 2) the treatment and storage of the water; 3) the distribution system that delivers the water to town; and 4) the distribution system in town that delivers the water to each residence/business. We have a treatment plant which we have consistently been complemented on by the state Division of Drinking Water as one of the best small community systems in the state. But water is corrosive and water systems age. Ours is no exception. In the past 25 years, we have upgraded components, replaced distribution lines coming to and inside the town, and through the support of grants and loans, managed to keep monthly user rates very low. In the past couple years, each of subsystems 2), 3) and 4) have experienced the need for increased maintenance. All of the pipe mainlines in town have been upgraded to plastic, but there are still residences connected to the mainline by decades old, failing galvanized pipe. We have a program directed by the state ongoing to identify all these lines and eventually replace them.

The Town contracted for and has now received a financial analysis of the Huntsville Town Water Fund conducted by Zion's Bank. The data forms a baseline to determine the needed increase in water rates to keep the fund solvent and meet the criteria to qualify for a potential bond that will be needed for major repairs/replacement of sections of our distribution line. Balancing normal operational cost with needed larger capital improvements, the bank recommends a combination of increased rates and obtaining a loan or a bond.

Findings from Beckki Endicott:

The water rates are now part of Huntsville Town Ordinance Title 4 – General Revenue. The ordinance shows the updated chapters 4.09.010.

In addition, staff is asking for updates to 4.08.010 adding a Petition to Vacate Fee of \$400. This fee was already approved in June with an update of the Consolidated Fee Schedule in June. However, the change needs to be made in the ordinance as well.

The staff is asking that Chapter 4.08.020 also be updated with "Electrical, plumbing and mechanical inspections not associated with a building permit" fee of \$400. This fee needs to be added to both the ordinance and the consolidated fee schedule. This fee was recommended by our

town building inspector. He stated that he takes two hours for these inspections and our fee has been for one hour at \$200.

The ordinance for 4.09.010 (2) Culinary Connection Fees is recommended for a new update. Letters a and b were formally impact fees. These fees were “findings” in our audit of 2025. Impact fees must be tied to new growth and studied by an authorized and impartial party. Huntsville does not have infrastructure projects based on new growth. Therefore, impact fees are not authorized by the Utah State Code.

Letter c was updated in June 2025 in response to Thom Summers raising his prices. Again, the change needs to be covered in the ordinance.

Letters g and h were also added in June 2025 and need to be added to the ordinance.

Staff Recommendations:

The rate set in Ordinance 2025-9-4 for the water rates comes from the Zion’s Bank Report. This is an 80% rise in rates shown as Option 3 with a loan rate of 4.5%. The notice that was sent to Town Residents stated that a rate change would be up to \$105 in a base rate per month for Town Residents and \$134.00 a month in a base rate for out-of-town residents. This decision falls under the discretion of the Town Council. The rate could be changed to anything falling below what was noticed based on the report from Zion’s Bank (ie option 2).

Other changes in this ordinance have been explained above and were updated by staff. The fees can be discussed and decided by the Town Council.

Required Action:

Motion to approve, table or disapprove the water rates and fees as listed in the ordinance. Or purpose alternate fees.

**HUNTSVILLE TOWN
ORDINANCE 2025-9-4
WATER RATE AND FEE SCHEDULE**

**AN ORDINANCE AMENDING 4.08.010 LAND USE FEES,
4.08.020 OTHER PERMIT FEES, 4.09.010 CULINARY
WATER FEES, AND FEE SCHEDULE, APPENDIX A, OF
THE HUNTSVILLE MUNICIPAL CODE AND
ESTABLISHING AN EFFECTIVE DATE.**

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

WHEREAS, the Huntsville Town Council has determined additional land use fees are necessary to cover the cost of petition to vacate;

WHEREAS, the Huntsville Town Council has determined that fees for electrical, plumbing, mechanical and roof inspection fall short of the revenue required to fund these services;

WHEREAS, Huntsville Town recognizes the need to modify culinary water rates from time to time to cover the costs of the operation and maintenance of the utility systems and other expenses related to providing utility services, including debt service payments and replacement of infrastructure and equipment;

WHEREAS, the Huntsville Town Council engaged Zion’s Bank to study the current water rates considering revenues and the need for infrastructure improvements and that study was completed and published on August 21, 2025;

WHEREAS, the Huntsville Town Council has determined that changes to the water rate schedule are necessary to provide sufficient revenue to meet debt service costs for infrastructure improvements, as well as establishing renewal and replacement funds to provide for replacement of facilities and equipment as necessary;

WHEREAS, Utah Code Annotated §10-8-22(4) requires that water rates be established by ordinance;

WHEREAS, The Huntsville Town Council noticed a public hearing to receive public comment regarding the water rates on September 4, 2025;

NOW THEREFORE, be it ordained by the Huntsville Town Council as follows:

Section 1: Huntsville Town municipal code is hereby amended as set forth in the attached Exhibit A Amendments to Title 4, Chapters 4.8 and 4.9 and Appendix A-Fee Schedules.

Section 2: Repealer. Any word, sentence, paragraph, or phrase inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

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Title 4 – General Revenue

Chapter 4.08 – Land Use and Permit Fees

Sections

4.08.101

4.08.020

4.08.010 Land Use Fees

The following are the fees for Land Use Applications:

1. Land Use Permit: \$150.
2. Conditional Use Permit: \$500.
3. Variance Application: \$500 and any additional legal fees.
4. Minor Subdivision Application: \$750, any applicable engineering fees + \$25 per lot.
5. Major Subdivision Application: \$1500, any applicable engineering fees + \$25 per lot.
6. Boundary Line Application: \$300.
7. Consolidation Application: \$150.
8. Land Use/Engineering Research: \$170 per hour.
9. Zoning Map Amendment: \$500.
10. Annexation Application: \$2000.
- 10.11. Petition to Vacate \$400.
- 11.12. Engineering/Inspection Services: \$200 per hour.
- 12.13. Legal Services: \$150 per hour.

4.08.020 Other Permit Fees

1. Building Permits. Plan reviews, valuations and building permits based on current ICC tables. Electrical, plumbing and mechanical inspections associated with a building permit are specified in Title 11.
2. Electrical, plumbing and mechanical inspections not associated with a building permit: \$400.
- 2.3. Excavation Permit: reimbursement of any Town Engineer costs and a fee of \$100.
- 3.4. Inspection: \$200 per inspection.
- 4.5. Penalty. Violations for not obtaining a building permit: \$1,000 civil penalty per violation, or a class B misdemeanor with a maximum fine of \$1,000 per violation, or both.

4.09.010 Culinary Water Fees

1. Base Rate: Users of the Huntsville Town culinary system shall be assessed a monthly base rate according to the respective meter size and category of their connection(s) as defined below:

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Connections within the municipal boundaries of Huntsville Town

Connections outside the municipal boundaries of Huntsville Town

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Meter Size	Monthly Rate	Meter Size	Monthly Rate
3/4 inch	\$57.50 103.50	3/4 inch	\$75.00 135.00
1 inch	\$89.50 161.10	1 inch	\$116 208.80
1.5 inch	\$127.50 229.50	1.5 inch	\$166.50 299.70
2 inch	\$166.50 299.70	2 inch	\$212.50 382.50
3 inch	\$235.50 423.90	3 inch	\$258.50 465.30

1. Overage Fees: A user of the Huntsville Town culinary system shall be assessed an additional monthly fee if they exceed 7,000 gallons per month per connection. The rate at which the overage fee shall be assessed shall be based on the overage category of their usage as defined below:

Total Usage per connection (gallons per month) **Overage Fee Rates per 1,000 gallons**

0-6,999 \$0 (covered in base rate)

Overage Categories	Within Huntsville Boundaries	Outside Huntsville Boundaries
7,000 - 19,000	\$6.75 12.15	\$7.75 13.95
20,000 - 29,999	\$8.00 14.40	\$9.00 16.20
30,000 - 39,999	\$9.00 16.20	\$10.00 18.00
40,000 - 49,999	\$10.25 18.45	\$11.25 20.25
50,000 - 59,999	\$11.50 20.70	\$12.50 22.50
60,000 - 69,999	\$12.75 22.95	\$13.75 24.75
70,000 - 79,999	\$14.00 25.20	\$15.00 27.00
80,000 - 89,999	\$15.25 27.45	\$16.25 29.25
90,000 - 99,999	\$16.50 29.70	\$17.50 31.50
100,000 +	\$17.75 31.95	\$18.75 33.75

1. Administrative Water Fees:
 - a. Late Fee: 10% per month of the total bill, up to a maximum of \$20.
 - b. Certified Letter Fee: \$15.
 - c. Return Check Fee: \$30
 - d. Water Turn off Fee: \$75
 - e. Water Turn on Fee: \$75
 - f. Meter Removal Fee: \$150

Huntsville, Utah

Ordinance 2025-9-4 – Water Rate and Fee Schedule

Page 3 of 5

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g. Meter Reinstallation Fee: \$150

2. Culinary Connection Fees:

- a. ~~Culinary Connection Fee for Huntsville: \$7,500.~~
- b. ~~Culinary Connection Fee for Out of Town: \$30,000~~
- e.a. Culinary Water Meter Fee (3/4 inch meter): actual cost of the meter and inspection
- d.b. Town-performed Culinary Connection Fee (Main to Meter): ~~\$4,000 \$3,000~~ on the same side of the street as the main line.
- e.c. Opposite side of the street as the main line, where road work is required: ~~\$7,000 \$6,000~~ and any additional contracting fees.
- f.d. Non-town-performed Culinary Connection (Main to Meter-) Inspection: \$150.
- g.e. Fire Hydrant: \$20,000.
- f. Water Fees for Construction or companies: \$50 per 1,000 gallons and \$25 for each additional 1,000 gallons *larger meters will require an additional charge please contact the Town office for pricing.
- g. Temporary Water Meter Fee - \$500 deposit and \$350 fee included in the deposit for April through November. \$1000 deposit and \$350 fee included in the deposit.
- h. Huntsville Waterworks – Please Contact Huntsville Waterworks for secondary fees.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

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Section 4: Effective date. This Ordinance takes effect immediately upon approval and posting.

PASSED AND ADOPTED by the Town Council on this 4th day of September 2025.

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

Richard L. Sorensen, Huntsville Town Mayor

ATTEST:

Nikki Wolthuis, Huntsville Town Clerk

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HUNTSVILLE TOWN CONSOLIDATED FEE SCHEDULE

Updated 6-5-2025, Resolution 2025-6-5-B

WATER/GARBAGE

Base rate allots 7,000 gallons per month

Huntsville Town Rates:

Garbage - \$ 22

Extra Garbage Can - \$ 22

Commercial Garbage Can - \$ 27

Base Rates: Users of the Huntsville Town culinary system shall be assessed a monthly base rate according to the respective meter size and category of their connection(s) as defined in Table 1:

Table 1 - Base 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
3/4 inch	\$ 103.50	3/4 inch	\$ 135.00
1 inch	\$ 161.10	1 inch	\$ 208.80
1.5 inch	\$ 229.50	1.5 inch	\$ 299.70
2 inch	299.70	2 inch	\$ 382.50
3 inch	423.90	3 inch	\$ 465.30

Overage Fees: Users of the Huntsville Town culinary system shall be assessed an additional monthly fee that if they exceed 7,000 gallons per month per connection. The rate at which the overage fee shall be assessed shall be based on the overage category of their usage as defined in Table 2:

Table 2 – Overage Fees

Total Usage per connection (gallons per month)	Overage Fee Rates per 1,000 gallons	
0-6,999	\$0 (covered in base rate)	
Overage Categories	Within Huntsville Boundaries	Outside Huntsville Boundaries
7,000 - 19,000	\$ 12.15	\$ 13.95
20,000 - 29,999	\$ 14.40	\$ 16.20
30,000 - 39,999	\$ 16.20	\$ 18.00
40,000 - 49,999	\$ 18.45	\$ 20.25
50,000 - 59,999	\$ 20.70	\$ 22.50
60,000 - 69,999	\$ 22.95	\$ 24.75
70,000 - 79,999	\$ 25.20	\$ 27.00
80,000 - 89,999	\$ 27.45	\$ 29.25
90,000 - 99,999	\$ 29.70	\$ 31.50
100,000 +	\$ 31.95	\$ 33.75

Late Fee – 10% of the total bill, up to a maximum of \$20

Certified Letter Fee - \$ 15

Return Check Fee - \$ 30

Water Turn off Fee \$75

Water Turn on Fee \$75

Meter Removal Fee \$150

Meter Reinstallation Fee - \$150

- ~~Culinary Water System Infrastructure Fee (Huntsville Town) - \$7,500~~
- ~~Culinary Water System Infrastructure Fee (Out of Town) - \$30,000~~
- Culinary Water Meter Fee (3/4" meter*) – Actual cost of the meter
- Town-performed Culinary Connection Fee (Main to Meter)- \$4,000- on the same side of the street as the main line. Opposite side of the street as the main line, when road work is required- \$7,000 and any additional applicable contracting fees

- Non-Town-performed Culinary Connection (Main to Meter) Inspection- \$150
- Fire Hydrant-\$20,000
- Water Fees for Construction or Companies- \$50 per 1,000 gallons and \$25 for each additional 1,000 gallons *Larger meters will require an additional charge please contact the Town office for pricing
- Temporary Water Meter Fee - \$500 deposit and \$350 fee included in the deposit for April through November. \$1000 deposit and \$350 fee included in the deposit.
- Huntsville Waterworks – Please Contact Huntsville Waterwork for secondary fees.

PARKS

East/West Bowery & Stage Rental:

Valley Resident Half Day - \$ 50
 Non-Resident Half Day - \$ 85
 Valley Resident Full Day - \$ 100
 Non-Resident Full Day - \$ 170

Special Events:

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

Fees for Special Events are based on the number of people attending and participating in the event. The event must receive Town Council approval.

150-300 people: \$1000 for park rental with a \$ 250 refundable cleaning fee
201-500 people: \$2000 for park rental with a \$ 500 refundable cleaning fee
501-700 people: \$3500 for park rental with at \$ 750 refundable cleaning fee
Over 700 Attendees will be determined on a case-by-case basis

FACILITY FEES

Pickleball Court Reservations - \$16 per court, per hour

Stage Reservation - \$16 per hour

Legislative Chambers – Base Rate per hour - \$75.00 without kitchen, includes 50 chairs
Base rate per hour - \$91.00 including kitchen, includes 50 chairs
Non-Profits – please call the office for individual rates

Consult Fee for Community Center Rental - \$30 for 6 hr rental, standard event*
\$60 for 12 hr rental, large event*
\$120 for 24 hr rental, mega event*

Refundable Deposit for Community Center - \$100 for 6 hr rental, standard event*
\$200 for 12 hr rental, large event*
\$300 for 24 hr rental, mega event*

Refund will be returned within 10 business days if no damage if found.

Event Classification for community Center Rental

Mega Event: 24 hr minimum rental, available 10 p.m. the night prior to the event, event done by 10 p.m. and vacated before 4 a.m. the next morning.

Base Rate with kitchen - \$1536
Base Rate without kitchen - \$1152

Large Event: 12 hr minimum rental, available 10 a.m. the day of the event and completed by 10 p.m., facility vacated before 4 a.m. the next morning.

Base rate with kitchen - \$768
Base rate without kitchen - \$576

Standard Event: 6 hr minimum rental

Base rate with kitchen - \$384

Base rate without kitchen - \$288

*****Additional amenity charges may apply based on the type and scope of the event**

Additional Community Center Amenities

Carpet Covering court Floor - \$60 per quarter, \$240 for full carpet

Tables (round or rectangular) - \$15 per table

Chairs - \$2 per chair after first 25 chairs

Video Footage is available based on the number of hours required to retrieve visuals - \$24 per hour plus storage device cost.

BUSINESS LICENSING

Home Occupation Business License (licenses not required) - \$ 36

Commercial Business License - \$ 75

Restaurant - \$ 100

Peddlers/Solicitors - \$ 25 per person for two-week license

Alcohol License - \$ 250

OTHER FEES

Green Waste (for Huntsville Residents Only):

Per load - \$ 5

Punch Pass (5 loads) - \$ 20

GRAMA Requests:

Research - \$ 23 per hour

Copies - .25

Audiovisual Reproduction - \$ 10 per item

Copies: .25 per page

Audiovisual Copies: \$ 10 per item

Code Violation- Civil Violation, per violation, per day- \$1,000

LAND USE

- Land Use Permit – \$ 150
- Conditional Use Permit: \$ 500
- Variance Application: \$500 and any legal fees
- Major Subdivision Application: \$1500 + Any applicable engineering fees + \$25 per lot
- Minor Subdivision Application: \$750 + Any applicable engineering fees + \$ 25 per lot
- Boundary Line Application: \$ 300
- Consolidation Application: \$ 150
- Land Use/Engineering Research: \$ 170 per hour
- Zoning Map Amendment: \$ 500
- Annexation Application: \$ 2000
- Petition to Vacate Street: \$400
- Engineering/Inspection Services: \$200 per hour
- Legal Services: \$150 per hour

BUILDING PERMIT

Plan Reviews, Valuations and Building Permits based on current ICC tables – see attached.

Electrical, Plumbing and Mechanical inspections associated with a Building Permit – each individual inspection is 5% of the Building Permit.

Electrical, Plumbing and Mechanical inspections not associated with a Building Permit: \$400

Building Permits also require Wastewater Certificate and Fire District Receipts from Weber County.

- Self-Remodel Permit - \$ 0
- Excavation Permit - \$ 100
- Individual inspection - \$ 200
- Replace & Rework Permit - \$30

****Penalty.** Violations for not obtaining a building permit- \$1,000 civil penalty per violation, or a class B misdemeanor with a maximum fine of \$1,000 per violation, or both.

CEMETERY

****No cemetery plots will be sold to anyone living outside the 84317-zip code area without approval from the Huntsville Town Council. Interment fees for those living outside of the 84317 zip code area who purchased plots prior to April 19, 2018 will be the same as the Non-resident fee.**

- Plots (84317 – Non-Resident) - \$ 1500
- Plots (Huntsville Town) - \$ 500
- Interment (84317 – Non-Resident) - \$ 700
- Interment (Huntsville Town) - \$ 500
- Weekend Interment (84317- Non-Resident) - \$900
- Weekend Interment (Huntsville Town) - \$700
- Cremation Interment (84317 – Non-Resident) - \$ 300
- Cremation Interment (Huntsville Town) - \$ 200
- Weekend Cremation Interment (84317- Non-Resident) - \$400
- Weekend Cremation Interment (Huntsville Town) - \$300
- Infant Interment (84317 – Non-Resident) - \$ 300
- Infant Interment (Huntsville Town) - \$ 200

- Weekend Infant Interment (84317- Non-Resident) \$400
- Weekend Infant Interment (Huntsville Town) - \$300
- Disinterment, full - \$ 2000
- Disinterment, Urn - \$600
- Weekend Disinterment, full- \$2200
- Weekend Disinterment, Urn- \$800
- Plot Buy Back - \$ 400

Town of Huntsville, Utah

Policy for Adjustment of 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 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—has caused a significant and unintentional increase in water usage.

Section 2. Eligibility

A customer may request an adjustment to their water bill if all the following conditions are met:

1. The leak occurred in the privately owned portion of the water service line between the water meter and the primary residence (or termination point of the line).
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.
3. The customer exercised due diligence in identifying and repairing the leak promptly upon discovery or notification.
4. 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 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 dated invoice or receipt from a licensed plumber; or
 - A signed statement from the property owner if 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 is approved, the Town shall adjust the customer's bill according to the following guidelines:

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:
 - The Town's wholesale water rate per gallon for the excess amount; or
 - 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 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. The decision of the Town Council shall be final.

RESOLUTION NO: 2025-9-4

**A RESOLUTION OF HUNTSVILLE TOWN, UTAH
ADOPTING THE WEBER COUNTY, UTAH PRE-DISASTER MITIGATION PLAN 2025**

WHEREAS the Huntsville Town Council recognizes the threat that natural hazards pose to people and property within the boundaries of Huntsville Town; and

WHEREAS the Huntsville Town Council has prepared a multi-hazard mitigation plan, hereby known as Weber County, Utah Pre-Disaster Mitigation Plan 2024 in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the Weber County, Utah Pre-Disaster Mitigation Plan 2024 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Huntsville Town from the impacts of future hazards and disasters; and

WHEREAS the Weber County, Utah Pre-Disaster Mitigation Plan 2024 is over 1,000 pages of documentation, it is attached to this resolution by electronic means; and

WHEREAS adoption by the Huntsville Town Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Weber County, Utah Pre-Disaster Mitigation Plan 2024.

NOW THEREFORE, BE IT RESOLVED BY THE HUNTSVILLE TOWN COUNCIL, THAT:

Section 1. In accordance with the Huntsville Town Municipal Code, the Huntsville Town Council adopts the Weber County, Utah Pre-Disaster Mitigation Plan 2024. While content related to Huntsville Town may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Huntsville Town to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

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 4th day of September 2025.


RICHARD SORENSEN, Mayor

ATTEST:


NIKKI WOLTHIUS, Clerk

RECORDED this 4th 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 3) www.pmn.gov


Huntsville Town Clerk

DATE: 9/4/2025