

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, December 4, 2025, 6:00 p.m.

Huntsville Town Hall, 7474 E. 200 South, Huntsville

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

Citizens: Jeff Keeney, Lt. Jeffries, Liz Poulter, Garrett Grow, Ron Gault, Fay Michelony

1 Mayor Pro Tem Sandy Hunter called the meeting to order.

There is a full quorum present.

2-Pledge of Allegiance led by: Ron Gault

3-Opening Ceremony given by: Artie Powell

4-Public Comments: Jeff Keeney pointed out that this would be TCM Artie Powell's final Town Council meeting. TCM Powell stated he would be at the next meeting for the transition and that he would be helping the Town rewrite the code.

5. Sheriff's Report: There were only 31 incidents in Town in the past month which is normal for this time of year. There was a serious incident the other night involving a resident in Town and one of their employees.

6. Discussion and/or action on approval of Minutes for Town Council Meeting November 20, 2025 (See Attachment #1)

TCM Hunter changed paragraph eight to read, "Sandy stood at the map and pointed out where the utility easement was now on the new survey recorded with Weber County. This may be satisfactory with John Falls. If John Falls wanted any changes to the easement, a new ordinance would need to be approved." TCM Powell had an edit for paragraph ten. He wanted to change it to "The playground is reaching its life span and will need to be replaced in the next 2-3 years."

TCM Powell motioned to approve Minutes as amended for Town Council Meeting November 20, 2025. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on approval of Business License for Ogden Valley Sauna LLC (See Attachment #2)

TCM Hunter asked Liz Poulter for an update on the Sauna business. She reported that they were building an outhouse. They're waiting on the power company and the sign. The sidewalk and fence were in.

TCM Ahlstrom motioned to approve Business License for Ogden Valley Sauna LLC. TCM Johnson seconded the motion. All votes Ayes. Motion passed.

8. Discussion and/or action on approval of MOU with Ogden Valley City (See Attachment #3)

The TC discussed the agreement with Ogden Valley City. TCM Sandy Hunter read a text from Mayor Sorensen who had given suggestions on adding more specific details to the MOU including help with snow removal and adding a price for renting the office after six months. TCM Powell suggested they give it to Town Attorney Bill Morris for review. TCM Hunter wrote the suggestions into the MOU with the price of rental as "at least \$500 after 6 months to offset utility costs"

TCM Powell motioned to recommend to Mayor Sorensen the approval of the MOU Regarding the use of Huntsville Town Hall by Ogden Valley City with the amendments and get Attorney Bill Morris to review it. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

9. Discussion on Culinary Water System status updates. (See Attachment #4)

Ron Gault reported that the frequency of leaks had gone down. Recently they had to repair big leaks that involved replacing galvanized pipe. They were hoping to replace the section on 1800 S. in the spring. Sunrise Engineering was helping with the paperwork for the state lead and copper survey that they have been working on. There would be an RFP for the pipe replacement project on 1800 S. Garrett Grow was helping the Town create an input bypass system for emergencies. Ron explained the need for the telemetry and bypass equipment.

10. Discussion and/or action on approval of up to \$5,000 for telemetry equipment for the Culinary Water System (See Attachment #5)

TCM Powell wondered if there were other bids. Ron stated that he had talked to various companies to get prices. One company quoted him \$31,000. He was pleased to be able to get the equipment for just \$5,000.

TCM Ahlstrom motioned to approve up to \$5,000 for telemetry equipment for the Culinary Water System. TCM Johnson seconded the motion. Roll call Vote. Votes reflected below. Motion passed 4-0.

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

11. Discussion and/or action on approval of up to \$10,000 for bypass equipment for the Culinary Water System(See Attachment #6).

Ron felt that this price was very reasonable. Garrett Grow was a big help for this project.

TCM Ahlstrom motioned to approve up to \$10,000 for bypass equipment for the culinary water system. TCM Johnson seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 4-0.

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

12. Discussion and/or action on approval of Ordinance 2025-12-4 Wildland Urban Interface Code (See Attachment #7)

The Town Council didn't completely understand why the ordinance was necessary, especially when it appeared that Huntsville Town was outside of the WUI boundary map. An alternative US Forest Service map was shared in the meeting that showed some areas in Huntsville Town that were within the WUI area.

TCM Ahlstrom motioned to table Ordinance 2025-12-4 Wildland Urban Interface Code until they could get more information. TCM Powell seconded the motion.

Lt. Jeffries spoke up and stated that there might be liability to Huntsville Town if it didn't adopt the ordinance. He had been in meetings with other cities where Bill Morris presented the ordinance. It needed to be done by the end of the year. The state is still working on the maps.

TCM Sandy Hunter explained that Huntsville Town uses state building codes. These changes would be part of the new building code and it made sense to adopt them. They wouldn't want to face liability in a town with a small budget. TCM Powell suggested some clerical edits to the ordinance. He also wanted to reword the first sentence on the last Whereas to say, "Whereas the Town, in accordance with this unfunded State mandate, the Town accepts the WUI map provided by the Weber Fire District..."

The TC decided to vote on the first motion. **Roll Call Vote. Votes reflected below. Motion did not pass 1-3.**

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

CM Artie Powell		X		
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Since the first motion to table did not pass they discussed making another motion.

TCM Powell motioned to approve ordinance 2025-12-04 Wildland Urban Code as edited in the meeting. TCM Sandy Hunter seconded it. Roll Call vote. Votes reflected below. Motion failed in a tie 2-2.

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

Department Updates

Councilmember Sandy Hunter- Nothing

Councilmember Artie Powell- is going to meet with Mayor Sorensen and Jim Truett about the OVPSA. He would report back. He got two proposals from the playground company for new equipment. The town needed to start getting donations for the playground equipment.

Councilmember Bruce Ahlstrom- The great-great-grandson of the Aldous family is going to help with funding for fixing the Aldous cabin. Fay Michelony from the DUP came to explain that the State Historical Preservation Society had been contacted and they might be able to help. She is offering to stay in contact with them about any contributions that they could make. The chinking needed to be fixed. Artifacts inside get damaged during the winter when the weather comes through the cracks in the chinking. Some contractors had already turned down the project saying it was a difficult process. Bruce would be talking with a local builder in the coming week to see if they could do it.

Councilmember Lewis Johnson – Nothing

TCM Ahlstrom motioned to approve the November bills. TCM Sandy Hunter 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 7:35 PM



Nikki Wolthuis, Deputy Clerk

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

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

Citizens: Jeff Keeney, Ron Gault, Jodi Richardson, Marian Devries, Sarge Tovar, Rex Harris

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

2-Pledge of Allegiance led by: Jodi Richardson

3-Opening Ceremony given by: Bruce Ahlstrom

4-Public Comments:

Sarge Tovar- He spoke about the Flag Ceremony Dedication for Town Hall, service with homeless vets and the Legion's spaghetti dinner.

Huntsville Culinary Water Board Chair Ron Gault- He announced that Huntsville got the water loan from the state. The Water loss report showed that millions of gallons of water were lost in the spring months. After leaks were repaired on 1800 S., only 1 million gallons per month were lost. He purchased a radio that was a lot less money than was projected. They are working on the bypass and hoping to get it done soon. Last year the water leak was on December 10th.

5. Discussion and/or action on approval of Minutes for Town Council Meeting October 29, 2025 (See Attachment #1)

TCM Ahlstrom motioned to approve the Minutes for Town Council Meeting October 29, 2025. TCM Sandy Hunter seconded the motion. All votes Ayes. Motion passed.

6. Discussion and/or action on approval of Minutes for Election Canvass Meeting November 18, 2025 (See Attachment #2)

TCM Sandy Hunter motioned to approve the Minutes for Election Canvass Meeting November 18, 2025. TCM Powell seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on Meeting Calendar for 2026 (See Attachment #3)

The TC discussed the calendar and had Nikki adjust some of the dates.

8. Discussion on Adjustments to Utility Easements on Parcels belonging to John Falls and Heidi Posnien. (See attachment #4)

The TC discussed adjustments to the easements. Sandy stood at the map and pointed out where the utility easement was now and where it needed to be. They will have to make a new ordinance to approve changes to the easement.

9. Discussion and/or action on approval of Resolution 2025-11-20 Public Communication Policy (See attachment #5)

TCM Powell summarized the policy and explained that it came about because of something he learned in a meeting he attended for a local special district. They had a circumstance where they refused to read profane and derogatory comments in a public meeting, and it led to a lawsuit. He wrote a policy for Huntsville Town to avoid the same thing happening here. The TC discussed whether they needed to adopt a policy for both the Planning Commission and the Town Council and they decided they could just adjust the language so it would cover all public meetings. TCM Powell would make the changes.

Mayor motioned to approve Resolution 2025-11-20 Written Communication in Meetings Policy. 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			

10. Discussion and/or action on approval of up to \$15,000 on playground repairs and future playground plans. (See Attachment #6)

The playground equipment had reached its life span and needed to be replaced. The bid for a whole new design was going to be \$300-\$400,000. The Traditions Committee wanted to help raise money for it. Until the money could be raised, it would be necessary to repair some of the equipment including the slide. That bid was \$15,000.

TCM Johnson questioned the need for the playground. He felt like it was a waste of money and it opened up the town for lawsuits. TCM Powell explained that the town could get money from the OVPSA to help pay for it. In addition, the money earmarked for the repair of the drain field could instead be used to pay for playground repairs and the drain field could be repaired the following year.

Mayor Sorensen motioned to approve up to \$15,000 on playground repairs and have TCM Powell ask for reimbursement from the OV Parks District. TCM Sandy Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 4-1.

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

11. Discussion and/or action on approval of Ordinance 2025-7-17 Nuisance Ordinance. (See attachment #7)

TCM Ahlstrom had a list of changes he wanted to make. One was to add "as long as it does not create offensive odors." to 3a on page 5. TCM Sandy Hunter wondered if they should eliminate animals from the nuisance section and merge it into the animal control section. TCM Ahlstrom felt that agriculture should be allowed in the C1, C2 and RC zones. TCM Sandy Hunter agreed with that at least conditionally. TCM Sandy Hunter wanted to add "public view of" in the junk section so one could have an abandoned vehicle or junk behind a fence or in a garage.

The TC was in agreement on many of the proposed changes, but they had a hard time with the abandoned vehicles and garbage sections. For them, protecting health and safety was the most important reason for a nuisance code.

TCM Sandy Hunter moved the noise section of the code to the different zones.

TCM Powell proposed a work session in January to go through the ordinance line by line. TCM Sandy Hunter stated that she would edit the draft to reflect the changes made that night.

TCM Ahlstrom motioned to table Ordinance 2025-7-17 Nuisance Ordinance. Mayor seconded the motion. All Votes Ayes. Motion passed.

Department Updates

Mayor Richard Sorensen- The new city councilmembers and mayor of Ogden Valley City were sworn in. Two more councilmembers would be sworn in the following Monday at 10:00 am at the monastery.

Mayor Sorensen asked the Town Council whether they should have the power for the sauna in their name or the Town's. They wanted to keep it in the town's name.

Councilmember Lewis Johnson –None

Councilmember Bruce Ahlstrom- He spoke about the new Maintenance QR Code for reporting repairs in town.

Councilmember Sandy Hunter- The newsletter will be coming out on December 1st. The sauna had been installed and they had worked hard to make the area look nice. There may be a buyer for the restaurant in town.

Councilmember Artie Powell- He requested time to sit down with the mayor to talk about OVPSA and the Mosquito Board before he leaves office.

TCM Ahlstrom approved the October bills. TCM Powell seconded the motion. All votes ayes. Motion passed.

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

Meeting adjourned at 8:38 PM

Nikki Wolthuis, Deputy Clerk

December 4, 2025

To: Huntsville Town Council

Submitted By: Nikki Wolthuis, Clerk

Subject: Business License for Ogden Valley Sauna LLC

Background: The business is a traditional Finnish Community Sauna that can hold up to six people at a time. Visitors can pay by the hour or purchase memberships. It's open from 6 am to 10 pm 7 days a week all year long.

Recommendation: To approve a business license.

Motion: To approve/not approve a commercial business license for Ogden Valley Sauna LLC

Action:

Motion:

Second:

Mayor Sorensen:

Bruce Ahlstrom:

Sandy Hunter:

Lewis Johnson:

Artie Powell:

Memorandum of Understanding Regarding the Use of Huntsville Town Hall by Ogden Valley City

1. Implementation of Resolution: Pursuant to Resolution No. 2024-06-06, dated June 6, 2024, of the Town of Huntsville ("Huntsville"), this Memorandum of Understanding confirms the terms on which Ogden Valley City ("City") may utilize the Huntsville Town Hall and other Huntsville facilities space, located at 7309 East 200 South, Huntsville, Utah.
2. Purpose and Scheduling of Use: It is anticipated that the City will use the facilities for City Council meetings, public meetings, and other municipal-related gatherings, with the advance notification and permission of Huntsville. The City will advise Huntsville of its meeting schedule and other anticipated needs shortly after the November 4, 2025 municipal election. Reasonable advance notice will be provided to a person designated by Huntsville of all desired usages. Permission and scheduling will be at the sole discretion of Huntsville.
3. Electronic Support: Huntsville will make available the electronic support it utilizes for its own regular public meetings and municipal events, including wifi, recording capabilities, and other technical elements in support of the City's meetings.
4. Additional Facilities: The City may also use the board room in the Maintenance Building located at 167 South 7500 East, Huntsville, Utah, and basement storage space available in its Town Hall. Any materials stored there will be the exclusive responsibility of the City, including any shelving, supplies, or other items required for such storage.
5. Public Reception Area: Huntsville will make its public reception area available for City office hours at dates and times that do not conflict with Huntsville's office hours, which are currently Monday and Wednesday, 9:00 AM to 1:00 PM.
6. Facility Maintenance: Ogden Valley City will maintain the condition of the facilities it uses in the same condition as they were provided, including cleaning, chair removal, and other maintenance as directed by Huntsville. *The parties agree there will be no rent or other charges for the first 6 months*
7. Review and Modification: This Memorandum will be reviewed in June 2026, allowing both parties the opportunity to modify the plan based on changing circumstances. Nothing in this summary shall prevent either party from revisiting or adjusting the terms of usage at any time, provided that 60 days advance notice is given of any change affecting the use for City Council meetings as described herein.
8. Compliance with Laws: The City agrees to comply with all applicable federal, state, and local laws, regulations, and ordinances during its use of the Huntsville Town Hall and related facilities. This includes adherence to safety, health, and public conduct standards to ensure a lawful and respectful environment for all users.

Thereafter it will be per month offset with costs

9. Insurance and Indemnification: Each party shall maintain appropriate liability insurance covering its separate use of the facilities. Ogden Valley City agrees to indemnify and hold harmless the Town of Huntsville from any claims, damages, or liabilities arising out of the City's use of the facilities, except to the extent caused by Huntsville's own negligence or willful misconduct.

10. No Contract or Lease: It is understood that nothing in this document or in the Huntsville resolution creates a contract, lease, or legal obligation of any kind. The parties further acknowledge that Huntsville has extended this usage in the spirit of mutual support and comity as sister municipalities and that the City will offer mutual aid to Huntsville in the same spirit as the need arises.

*except
as
spec. fact
1, 1, PP 7.*

Signature blocks here

Exhibit A: Resolution No. 2024-06-06

HUNTSVILLE TOWN RESOLUTION NO. 2024-06-06

**A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ADOPTING A MEMORANDUM OF
UNDERSTANDING WITH THE INCORPORATION SPONSORS OF THE PROPOSED
OGDEN VALLEY CITY FOR USE OF TOWN HALL**

WHEREAS, the Town Council of Huntsville, Utah, recognizes the incorporation of Ogden Valley City and the need to support its municipal functions; and

WHEREAS, the Town desires to provide access to its Town Hall and related facilities to Ogden Valley City under mutually agreeable terms; and

WHEREAS, the Town Council authorizes the Mayor to execute a Memorandum of Understanding with Ogden Valley City regarding the use of Town Hall facilities;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Huntsville, Utah, as follows:

1. The Mayor is authorized to sign the Memorandum of Understanding with Ogden Valley City for the use of Town Hall and related facilities.
2. The terms of use shall be consistent with the Memorandum of Understanding presented to the Town Council.
3. This resolution shall take effect immediately upon adoption.

ADOPTED this 6th day of June, 2024, by the Town Council of Huntsville, Utah.

[Seal and signatures]

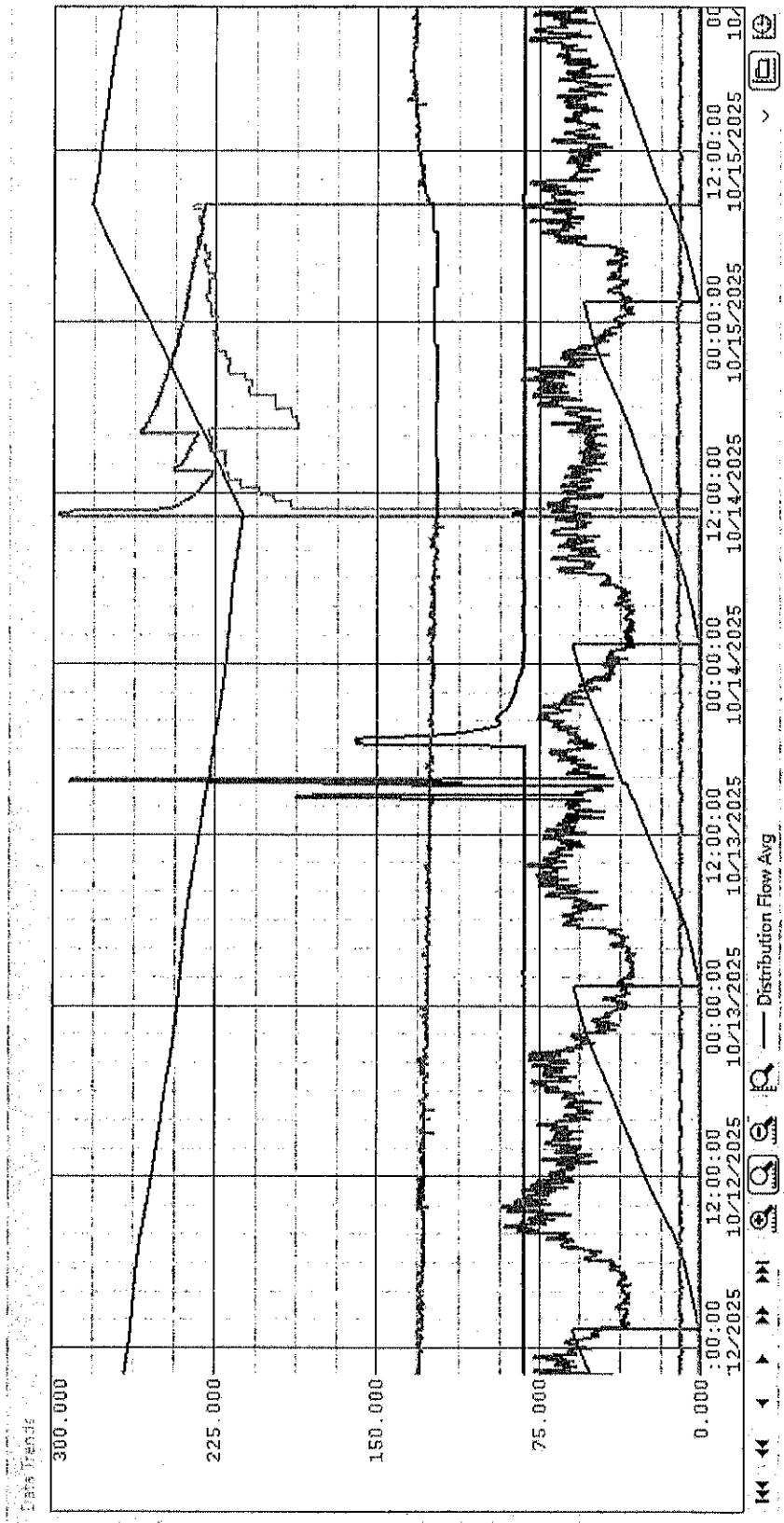
HUNTSVILLE TOWN CULINARY WATER SYSTEM REVIEW

December 04, 2025

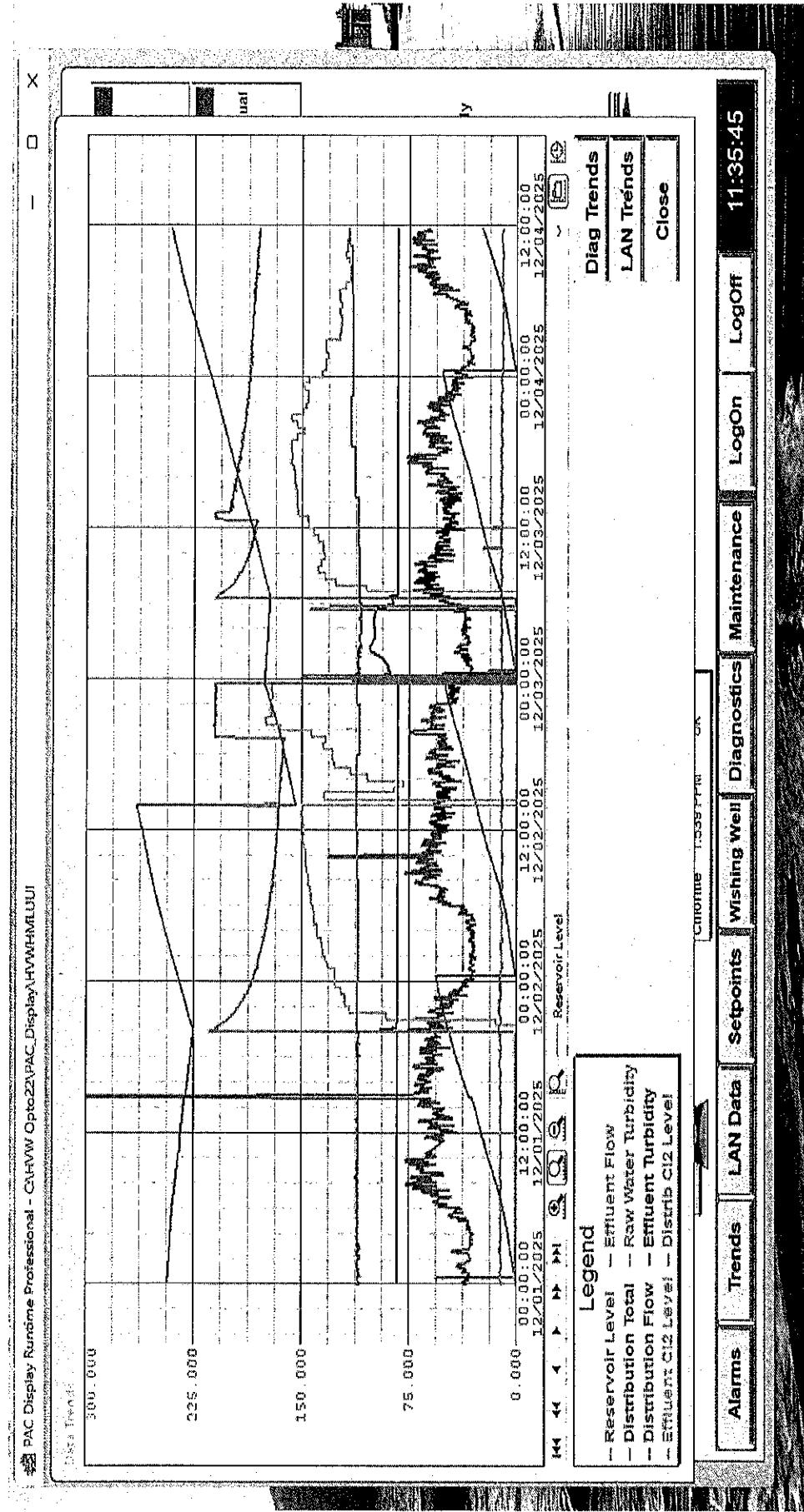
Recent Status

- Frequency of in-town leaks has gone down
- Recent distribution trends are better
 - Unable to determine a potential reservoir area leak

Typical Days in October



Typical Days in November/December



Recent Flow Totals

	Plant	Distribution	Difference	Town	Loss
March	6,668,750	6,529,465	139,285	1,107,005	5,422,460
April	4,776,586	5,932,840	-1,156,254	1,505,931	4,426,909
May	12,014,684	11,061,950	952,734	1,774,214	9,287,736
June	9,268,581	8,119,719	1,148,862	2,286,684	5,833,035
July	4,239,003	3,834,772	404,231	2,655,537	1,179,235
August	3,994,721	3,381,410	613,311	1,873,130	1,508,280
September	3,017,877	2,653,294	364,583	1,497,164	1,156,130
October	3,093,841	2,439,779	654,062	1,190,903	1,248,876
November	2,281,471	2,353,684	-72,213	1,049,539	1,304,145

Recent Status (cont.)

- Lead-Copper Survey
 - Second required submittal completed
 - 70 residential connections inspected
- Grant/Loan status
 - Working on RFP with Jared Anderson
- New reservoir telemetry equipment installed and working
- In-plant bypass modification designed, ordered, and will be installed soon



Frontier Precision, Inc.
2716 S Lincoln Ave, Ste G Jerome, ID 83338
208-324-8006

Invoice

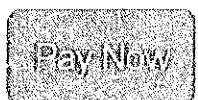
Acct. No.	Date	Invoice #
ID08533	11/25/2025	INV339019
PO#	Terms	Sales Rep
Ron Gault	Due Upon Pick Up	506 COMBE, STEVEN R

Bill To:
Accounts Payable Huntsville Town PO Box 267 Huntsville UT 84317

Ship To:
Ron Gault Huntsville Town 535 South 7600 East Huntsville UT 84317

Contact	Contact #	Contact Email	Location	Ship Date	Shipping Method
Ron Gault		rjgault@msn.com	09 - Jerome	11/25/2025	FedEx

Item #	Description	Tax %	Qty	Rate	Amount
WIOM-ANT-WP-RPSMA-20	Wireless I/O module includes: -Wireless I/O module -Remote mount antenna, 20ft RG58 cable, RP-SMA connector		2	\$1,140.00	\$2,280.00
Ranger-4DPak-Int-2AI1DI-VZSIM1-N-STD-N	Ranger-4DPak-Int-2AI1DI-VZSIM1-N-STD-N RANGER LTE M1 Transmitter Round housing with 1/2" NPT input Expansion Module. Adds 2 AI and 1 DI for a total of 3AI 3DI		1	\$1,350.00	\$1,350.00
ON-SITE	On-site Service/Installation configure WIOM module to receive and transmit a level proportional 4-20mA signal Wire and configure Ranger LTE		1	\$200.00	\$200.00



Subtotal:	\$3,830.00
Shipping:	\$55.34
Tax:	\$0.00
Total:	\$3,885.34



Frontier Precision, Inc.
2716 S Lincoln Ave, Ste G Jerome, ID 83338
208-324-8006

Invoice

Acct. No.	Date	Invoice #
ID08533	11/25/2025	INV339019
PO#	Terms	Sales Rep
Ron Gault	Due Upon Pick Up	506 COMBE, STEVEN R

Remittance Slip

Please detach and include this slip with your payment.

Make Checks Payable To:

Frontier Precision, Inc.
1713 Burlington Drive Bismarck, ND 58504

*If paying by credit card, please call our corporate office at
(701) 222-2030 or toll free at (800) 359-3703*

Invoice #: INV339019
Customer Name: ID08533 Huntsville Town
Invoice Date: 11/25/2025
Due Date: 11/25/2025
Amount Due: \$3,885.34
Amount Paid: _____



Bid Proposal for Huntsville - Stainless Steel Spools

CUSTOMER

CONTACT

NOTES

HUNTSVILLE TOWN

P.O. BOX 267
HUNTSVILLE, UT 84317

Job

Huntsville - Stainless Steel Spools
Ogden, UT
Bid Date: 11/18/2025
Bid #: 4580460

Sales Representative

Shane Adams
(T) 801-621-6668
(F) 801-392-1577
Shane.Adams@coreandmain.com

Core & Main

2457 S 1620 West
Ogden, UT 84401
(T) 8016216668



Bid Proposal for Huntsville - Stainless Steel Spools

HUNTSVILLE TOWN
Job Location: Ogden, UT
Bid Date: 11/18/2025
Core & Main Bid #: 4580460

Core & Main
2457 S 1620 West
Ogden, UT 84401
Phone: 8016216668
Fax: 8013921577

Seq#	Qty	Description	Units	Price	Ext Price
20	1	6"X15.25" FLG'D SCH40 304SS W/1EA: 4" FLG BRANCH AT CL	EA	2,486.67	2,486.67
40	1	6X1/8 FLG ACC KIT W/ CORR BLUE RED RING RUBBER GASKET	EA	30.16	30.16
50	5	6X1/8 FLG RING RR GASKET	EA	2.70	13.50
60	1	10"X18.5" FLG'D SCH40 304SS W/1EA: 4" FLG BRANCH AT CL	EA	3,766.67	3,766.67
80	4	10X1/8 FLG FF RR GASKET	EA	6.05	24.20
90	2	4 F6102 FLG RW GV OL ON CLOW GATE VALVE EPOXY COATED W/STAINLESS STEEL BOLTS & NUTS	EA	866.59	1,733.18
100	3	4 COMP FLG DI F/STL IMP	EA	93.63	280.89
110	3	4 BLIND FLG DI IMP	EA	150.01	450.03
120	14	4X1/8 FLG ACC KIT W/ CORR BLUE RED RING RUBBER GASKET	EA	22.64	316.96
130	4	3/4 BRS SAMPLING TAP HOSE BIB MIPTXPLAIN NO LEAD	EA	7.19	28.76
					SUBTOTAL 9,131.02
					Sub Total 9,131.02
					Tax 661.99
					Total 9,793.01

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

**HUNTSVILLE TOWN
ORDINANCE 2025-12-04**

WILDLAND-URBAN INTERFACE CODE

**AN ORDINANCE OF HUNTSVILLE, UTAH, ADOPTING CHAPTER 6.11 ENTITLED
“WILDLAND-URBAN INTERFACE (WUI) BUILDING CODE” INCLUDING THE WUI
SENSITIVE LANDS/HAZARAD AREA MAP IN ACCORDANCE WITH THE 2025 UTAH
LEGISLATURE HB 48; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Huntsville Town is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town; *mark of ✓*

WHEREAS, the Utah State Legislature in 2025 enacted House Bill 48 entitled “Wildland Urban Interface Modifications,” which among other things requires counties and municipalities to adopt ~~that the~~ Wildland-Urban Interface (WUI) building code, limits, and standards and to preserve WUI areas and protect properties at risk from wildfire;

WHEREAS, under the State Legislature’s 2025 House Bill 48, the Utah Division of Forestry, Fire and State Lands (“Division”) directed the Town to create a “high-risk WUI map” which the Town implements as part of its existing “Sensitive Lands/Hazard Area Overlay Map” to include the “high-risk WUI map” (WUI Map) and the statute establishes requirements for adoption of WUI building code with limits and standards for structures located in WUI areas;

WHEREAS, the City finds that the WUI and its required WUI Map is a topographical/geography sensitive lands/hazard area that is, the intermix or interface of structures and vegetation in proximity to wildland fuels that pose a threat to life, property and the public welfare, and that adoption of this Ordinance and Map provides for public safety, preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town as a measure to reduce wildfire risk;

WHEREAS, House Bill 48 provides that adoption of the WUI limits and standards is required for the Town to remain eligible for certain state reimbursements and funding related to wildfire mitigation and response;

WHEREAS, the Town seeks to implement the WUI Building Code referenced in House Bill 48 and has considered its application within the City boundary and seeks to establish a local WUI Map consistent with state guidance; *the Town's code* *in accordance with*

WHEREAS, the Town, in accordance with this unfunded State mandate, Weber-Fire District, and the Town's departments, has completed preparation of a ~~WUI map~~, identifying areas within the Town that

the wui map prepared by the Weber Fire District, identifying

are subject to increased wildfire risk based on history, vegetation, fuels, topography, and structural exposure;

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

Section 1: Repealer. Any Ordinance or portion of the Municipal Code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Adoption. Chapter 6.11 of the *Huntsville Town Municipal Code* is amended as follows:

Chapter 6.11 **Wildland-Urban Interface Code**

Sections:

06.11.010 Definitions.

06.11.020 WUI Building Code Adopted.

06.11.030 Adoption of Wildland-Urban Interface (WUI) Map.

06.11.010 Definitions.

For purposes of this Chapter, the following definitions apply:

1. “High-Risk WUI Property” means a property or structure located in the WUI Map where there may exist elevated wildfire risk exposure.
2. “Local fire authority” means Weber Fire District.
3. “WUI Building Code” means the most current version adopted by the State of Utah of the International Wildland-Urban Interface Code (IWUIC), a set of model regulations from the International Code Council (ICC) designed to reduce property loss from wildfires in areas where structures meet wildlands. It establishes requirements for building materials, construction methods, and land use to make structures and communities more resilient, including provisions for ignition-resistant construction, defensible space, emergency access, and water supply.
4. “WUI Map” means the Sensitive Lands/Hazard Area Map adopted by the Town that include the WUI Area designated in said WUI Map.
5. “Wildland-Urban Interface (WUI) Area” means any area within the Town boundary in which structures are adjacent to, intermingled with, or threatened by wildland fuels and which has been designated by map as subject to certain limits on development and the WUI Building Code.

06.11.020 WUI Building Code Adopted.

1. Adoption. The Town hereby adopts and incorporates herein, by this reference, the most current version of the WUI Building Code as adopted by the State of Utah.
2. Applicability. The WUI Building Code shall only apply to all new structures, additions, renovations triggered by applicable thresholds, and landscaping/site work within the WUI Area as designated herein.
3. Conflict. Where a conflict exists between existing Municipal Code and the WUI Building Code adopted herein, the WUI of this Chapter provisions shall govern as provided by law.

4. Development. The Town shall enforce the WUI Building Code as part of its subdivision, site plan, building permit, inspection, and code enforcement processes, in cooperation with the local fire authority and applicable Town departments.
5. Grandfather. Existing structures within the WUI Zone are not required to retrofit. However, when an existing structure triggers a permit for renovation or addition, the permit review shall include compliance with this Chapter.

06.11.030 Adoption of Wildland-Urban Interface (WUI) Map.

1. Mapping. The Wildland-Urban Interface Area Map (“WUI Map”) the most current version of the WUI Map adopted by the Utah Division of Forestry, Fire and State Lands (“Division”), as amended and updated by the Division, is hereby adopted as the WUI Map. The WUI Map delineates those areas within the Town that are determined to be at elevated risk of wildfire based on criteria including history, fuel conditions, structure exposure, vegetation type, density, slope, topography, geography, access limitations, and proximity to wildland fuels.
2. WUI Map. The Town hereby adopts and approves the WUI Map, attached hereto and incorporated herein by reference as Exhibit A, as the Official WUI Map to be included in the Town’s Sensitive land/Hazard Area Overlap Map and as a component of this Chapter.
3. Notice. The Town shall provide any notice that may be related to the WUI Map.
4. Construction Limits. New structures or development within the area designated on the WUI Map shall comply with the WUI Building Code. Efforts shall be made to protect open WUI Area as part of open space, a conservation subdivision, or otherwise as part of site plan or other similar development approval.
5. Update. The Town shall review and, if necessary, update the WUI Map as needed or required by State Law.

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.

Section 4: Effective date. This Ordinance ^stake effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the Town Council on this _____ day of _____, 2025.

Richard L. Sorensen, Mayor of Huntsville Town

ATTEST:

Town Clerk Recorder, Huntsville Town

RECORDED this _____ day of _____, 2025.

PUBLISHED OR POSTED this _____ day of _____, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Recorder Clerk of Huntsville Town, hereby certify that the foregoing Ordinance was duly passed and published or posted in accordance with State Law.

DATE: _____

Huntsville Town Clerk Recorder