

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, May 11, 2016

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will, after a brief public opening hold a **CLOSED MEETING** on Wednesday, May 11, 2016 at 6:30pm and a **PUBLIC MEETING** on Wednesday, May 11, 2016 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

Closed Meeting 6:30pm

A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

Regular Meeting 7:00pm.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes of April 13, 2016.
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Archaeologist Dr. Robert Schuyler, Lecture & Walking Tour of Silver Reef on Saturday, May 14th at 10:00am
7. Public Hearings:
 - a. Ordinance 2016-03, Compensation of the Treasurer
8. Action Items:
 - a. Approval of Tentative Budget for 2016-2017 General Fund and Capital Improvement Fund and setting of Public Hearing date
 - b. Road Works
 - c. Treasurer Appointment Ratification
 - d. Ordinance 2016-03, Compensation of the Treasurer
 - e. Discussion and possible action on the \$20,000 2016-2017 CLG Grant
9. Discussion Items:
 - a. Valley Road and East Cherry Lane gravel on road
 - b. Zoning Agreement for the Grapevine Wash properties
 - c. Open Public Meeting Act Training
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports

Closed Meeting- A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

12. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting:

The undersigned Clerk/Recorder does hereby certify that the above notice was posted May 9, 2016 at these public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leedstown.org.

Kristi Barker

Kristi Barker, Clerk/Recorder

Town of Leeds

Town Council Meeting May 11, 2016

1. Call to order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 6:32pm on May 11, 2016 at Leeds Town Hall, 218 N Main.

A motion to close the public meeting and move into a "Closed" meeting to discuss litigation; as allowed by Utah state Law 52-4-205(1)(c) was made by Councilmember Rohr, with a 2nd by Councilmember Sheltman. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-----|-----|---------|--------|
| MAYOR: WAYNE PETERSON | x | | | |
| COUNCILMEMBER: RON CUNDICK | | | | x |
| COUNCILMEMBER: ANGELA ROHR | x | | | |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | | | |
| COUNCILMEMBER: NATE BLAKE | | | | x |

The closed meeting began at 6:33pm and went until 6:48pm. The public meeting reconvened at 7:00pm.

ROLL CALL:

| | Present | Absent |
|---------------------------------|---------|--------|
| MAYOR: WAYNE PETERSON | x | |
| COUNCILMEMBER: RON CUNDICK | | x |
| COUNCILMEMBER: ANGELA ROHR | x | |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | |
| COUNCILMEMBER: NATE BLAKE | x | |

2. Pledge of Allegiance by Councilmember Blake.

3. Declaration of Abstentions or Conflicts: None.

4. Approval of Agenda:

Councilmember Blake moved to approve tonight's agenda and meeting minutes of April 13, 2016, 2nd by Councilmember Sheltman. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-----|-----|---------|--------|
| MAYOR: WAYNE PETERSON | x | | | |
| COUNCILMEMBER: RON CUNDICK | | | | x |
| COUNCILMEMBER: ANGELA ROHR | x | | | |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | | | |
| COUNCILMEMBER: NATE BLAKE | x | | | |

5. Citizen Comments: None.

6. Announcements:

- a. Archaeologist Dr. Robert Schuyler, Lecture & Walking Tour of Silver Reef on Saturday, May 14th at 10:00am.
Mayor Peterson announced the Silver Reef Museum event.

7. Public Hearings:

- a. Ordinance 2016-03, Compensation of the Treasurer.
Mayor Peterson, the previous Treasurers in the reverse order were, Ron Cundick, Wayne Peterson and Joe Allen. They all served in a volunteer manner and were members of the Town Council while they were the Treasurer. Prior to that, it was a paid position and at that point in time the hourly rate going back 4 plus years was \$14.00 per hour. The proposed rate that is being put forward is \$17.00 per hour.

Mayor Peterson asked for a motion to open the Public Hearing on Ordinance 2016-03. Councilmember Rohr, I so move. 2nd by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-------|-------|---------|--------|
| MAYOR: WAYNE PETERSON | x | _____ | _____ | _____ |
| COUNCILMEMBER: RON CUNDICK | _____ | _____ | _____ | x |
| COUNCILMEMBER: ANGELA ROHR | x | _____ | _____ | _____ |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | _____ | _____ | _____ |
| COUNCILMEMBER: NATE BLAKE | x | _____ | _____ | _____ |

Mayor Peterson asked for a motion to close the Public Hearing on Ordinance 2016-03. Councilmember Rohr, I so move. 2nd by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-------|-------|---------|--------|
| MAYOR: WAYNE PETERSON | x | _____ | _____ | _____ |
| COUNCILMEMBER: RON CUNDICK | _____ | _____ | _____ | x |
| COUNCILMEMBER: ANGELA ROHR | x | _____ | _____ | _____ |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | _____ | _____ | _____ |
| COUNCILMEMBER: NATE BLAKE | x | _____ | _____ | _____ |

8. Action Items:

- a. Approval of Tentative Budget for 2016-2017 General Fund and Capital Improvement Fund and setting of Public Hearing date.

Mayor Peterson, we need to set a Public Hearing date, the proposed Public Hearing date would be two weeks from tonight on May 25th, then on June 8th the approval of the Final Budgets.

Town Council discussed the highlights from the 2016-2017 Tentative Budgets. The following amendments were made to the General Fund expenses:

1. \$600.00 added to sanitation for Dumpster Days to compact the trash in the Dumpsters.
2. \$1500.00 added to highways and streets for gravel on the east side of Cherry Lane.

Mayor Peterson asked for a motion to approve the Tentative Budget amended with an additional \$600.00 that will be put into compaction services for Dumpster Days and \$1500.00 for road maintenance and repair; which will increase the projected surplus that would be brought in to \$15,543.00.

Councilmember Rohr, I so move. 2nd by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-------|-------|---------|--------|
| MAYOR: WAYNE PETERSON | x | _____ | _____ | _____ |
| COUNCILMEMBER: RON CUNDICK | _____ | _____ | _____ | x |
| COUNCILMEMBER: ANGELA ROHR | x | _____ | _____ | _____ |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | _____ | _____ | _____ |
| COUNCILMEMBER: NATE BLAKE | x | _____ | _____ | _____ |

b. Road Works.

Mayor Peterson, I have been asked by Darren Cottam whether we could perhaps start the work in the June time-frame with the actual expense being in the next Fiscal Year. Town Council discussed it further. No action was taken.

c. Treasurer Appointment Ratification.

Mayor Peterson, what was circulated was the resume for Ralph Reid. Ralph is here with us this evening. Ron Cundick and I were the interview committee and we both felt like Ralph was an extremely qualified individual for this position and beyond with the experience he has had. I was hoping Ralph could give a brief summary of his background. Ralph Reid indicated he is a Certified Public Accountant and discussed his work experience.

Mayor Peterson asked for a motion to ratify the appointment of Ralph Reid as the Treasurer for the Town of Leeds.

Councilmember Rohr, I so move. 2nd by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-------|-------|---------|--------|
| MAYOR: WAYNE PETERSON | x | _____ | _____ | _____ |
| COUNCILMEMBER: RON CUNDICK | _____ | _____ | _____ | x |
| COUNCILMEMBER: ANGELA ROHR | x | _____ | _____ | _____ |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | _____ | _____ | _____ |
| COUNCILMEMBER: NATE BLAKE | x | _____ | _____ | _____ |

Ralph Reid was sworn in as Treasurer by Kristi Barker, Clerk/Recorder.

d. Ordinance 2016-03, Compensation of the Treasurer.

Mayor Peterson asked for a motion to approve Ordinance 2016-03.

Councilmember Blake, I so move. 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-----|-----|---------|--------|
| MAYOR: WAYNE PETERSON | x | | | |
| COUNCILMEMBER: RON CUNDICK | | | | x |
| COUNCILMEMBER: ANGELA ROHR | x | | | |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | | | |
| COUNCILMEMBER: NATE BLAKE | x | | | |

e. Discussion and possible action on the \$20,000 2016-2017 CLG Grant.

Mayor Peterson, this grant is a 50/50 match. There is a State of Utah contract that you will see there. The department of Heritage and Arts administers this on behalf of the National Park Services. The reason we are looking for approval here is that we have to front 100% of the cost and then they will reimburse us for 50% of the cost, up to the maximum of \$10,000. Then we as the Town are obligated to maintain the improvements for 5 years.

Mayor Peterson asked for a motion to approve the 2016-2017 CLG Grant that we have been awarded.

Councilmember Rohr, I so move. 2nd by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | Yea | Nay | Abstain | Absent |
|---------------------------------|-----|-----|---------|--------|
| MAYOR: WAYNE PETERSON | x | | | |
| COUNCILMEMBER: RON CUNDICK | | | | x |
| COUNCILMEMBER: ANGELA ROHR | x | | | |
| COUNCILMEMBER: ELLIOTT SHELTMAN | x | | | |
| COUNCILMEMBER: NATE BLAKE | x | | | |

9. Discussion Items:

a. Valley Road and East Cherry Lane gravel on road.
Item was discussed earlier in the meeting.

b. Zoning Agreement for the Grapevine Wash properties.
Mayor Peterson, the documents are being finalized for a Zoning Agreement that would also include a resolution of the outstanding law suit. It is also going to set aside the previous Development Agreement. Copies of that are expected to be available early next week at which time they will be posted on our website and made available to the public.

Councilmember Rohr left the meeting at 7:55pm.

c. Open Public Meeting Act Training.
Mayor Peterson showed a video by David Church on the Open Public Meeting Act to complete this year's training.

10. Citizen Comments: None.

11. Staff Reports:

Mayor Peterson, short term rentals have been a hot topic. Turns out here in Leeds, we stopped with a Planning Commission decision on it. The State Legislator almost took up the topic; however, the person who was sponsoring the bill agreed to back away and allow the Utah League of Cities and Towns to gather some more information with the understanding that there would not be a new rush to implement short term rental prohibitions. I was in a meeting earlier today where there is a thought that maybe there is a ways to address the short term rental in communities limiting it, more than prohibiting it. There are going to be some draft suggestions as to how that could be done, circulated by some of the other Towns that are looking into this. I will keep people up to date with regard to it.

12. Adjournment:

Councilmember Blake adjourned the meeting.

Time: 8:25pm.

APPROVED ON THIS 25 DAY OF May, 2016



Mayor, Wayne Peterson

ATTEST:



Kristi Barker, Clerk/Recorder

Town of Leeds

Town Council CLOSED Meeting Minutes

May 11, 2016

1. Call to order:

Mayor Peterson called to order the "Closed" meeting of the Leeds Town Council at 6:33pm on May 11, 2016 at Leeds Town Hall, 218 North Main.

ROLL CALL:

| | <u>Present</u> | <u>Absent</u> |
|---------------------------------|----------------|---------------|
| MAYOR: WAYNE PETERSON | <u> x </u> | <u> </u> |
| COUNCILMEMBER: RON CUNDICK | <u> </u> | <u> x </u> |
| COUNCILMEMBER: ANGELA ROHR | <u> x </u> | <u> </u> |
| COUNCILMEMBER: ELLIOTT SHELTMAN | <u> x </u> | <u> </u> |
| COUNCILMEMBER: NATE BLAKE | <u> </u> | <u> x </u> |

2. Purpose of the closed meeting was to discuss impending litigation and related matters as allowed by Utah state Law 52-4-205(1)(c)

3. Adjournment:

Mayor Peterson adjourned the meeting with the intent of reconvening the Public meeting after a motion by Councilmember Sheltman and 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

| | <u>Yea</u> | <u>Nay</u> | <u>Abstain</u> | <u>Absent</u> |
|---------------------------------|---------------|---------------|----------------|---------------|
| MAYOR: WAYNE PETERSON | <u> x </u> | <u> </u> | <u> </u> | <u> </u> |
| COUNCILMEMBER: RON CUNDICK | <u> </u> | <u> </u> | <u> </u> | <u> x </u> |
| COUNCILMEMBER: ANGELA ROHR | <u> x </u> | <u> </u> | <u> </u> | <u> </u> |
| COUNCILMEMBER: ELLIOTT SHELTMAN | <u> x </u> | <u> </u> | <u> </u> | <u> </u> |
| COUNCILMEMBER: NATE BLAKE | <u> </u> | <u> </u> | <u> </u> | <u> x </u> |

Time: 6:48pm.

APPROVED ON THIS 25 DAY OF May, 2016



Mayor, Wayne Peterson

ATTEST:



Kristi Barker, Clerk/Recorder