

PUBLIC NOTICE
TOWN OF LEEDS

TOWN COUNCIL MEETING AND WORK SESSION

The Town Council of Leeds will hold a Town Council Meeting and Work Session on,
Wednesday, October 13, 2004, at the Leeds Town Hall, 218 North Main Street at
6:00 p.m. Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Eric Pitzenburger
Request waiver of Zone Change Fees
6. **Work Session**
Discussion items for Work Session:
Zoning/Subdivision Ordinances
Fee Schedule
Capitol Improvement Plan
BLM Public Purposes Land
Irrigation Pipe Project
7. Adjournment

POSTED THIS 13TH DAY OF OCTOBER 2004



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL OCTOBER 14, 2004. IT IS
AGAINST UTAH STATE LAW TO REMOVE BEFORE DATE INDICATED.**

In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

TOWN OF LEEDS
Minutes of the Town Council Meeting and Work Session
October 13, 2004

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 6:05 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Gloria Parnell and Dale Barnes. Council Members Dave Harbour and Darrell Nelson were excused.

3. PLEDGE OF ALLEGIANCE:

Gloria Parnell

4. APPROVE AGENDA AND MINUTES

Motion by Dale Barnes to approve tonight's agenda. There were no minutes available for approval. Seconded by Gloria Parnell. Passed unanimously.

5. ERICK PITZENBURGER:

Request waiver of Zone Change fees. Mayor Gier stated the issue Pitzenburger is having with his property has been discussed extensively at previous meetings. A brief review was given. Pitzenburger purchased a ½ acre lot from Keith Steele. However Keith Steele had not gone through the process of splitting his property. Since the property is also in a 1 acre zone, Steele not only did an illegal lot split but it was also a non conforming lot. Pitzenburger took on the responsibility of making the lot split legal by submitting a minor subdivision plat. He also requested the zone change since he purchased a ½ acre lot in a 1 acre zone. The Council discussed the expenses the Town has incurred concerning legal notices and staff time concerning the minor subdivision and zone change request.

Motion by Dale Barnes to refund \$700 of the \$1,000 Pitzenburger has paid for the zone change application. Seconded by Gloria Parnell. Roll call vote. All aye votes. Motion passed unanimously.

6. WORK SESSION:

Discussion items for Work Session.

Zoning/Subdivision Ordinances. The Planning Commission tabled this at their last meeting encouraging the members to review before the next meeting. The Council had nothing further at this time since Council Members Harbour and Nelson were not present.

Fee Schedule. The Mayor encouraged the Council to look over the fee schedule and see if there are any changes they would like to consider.

Capitol Improvement Plan. The Council discussed several ideas for the 1 and 5 year action plan. One of the suggestions was to consider purchasing a backhoe for the Town.

BLM Public Purposes Land. Maps of the BLM property were distributed to the Council Members and the Mayor sent the BLM a letter.

Irrigation Pipe Project. Brent Gardner from Alpha Engineering called the Mayor and told her the Leeds Irrigation Company will pay their share of the cost. The start date is scheduled

for sometime in December.

October 27th has been set for the public hearing date to annex the State of Utah School and Institutional Trust Lands North West of Town and also to to open and amend the budget for the curb and gutter expenditure on Main Street.


7. ADJOURNMENT:

The meeting adjourned at 7:35 p.m.

APPROVED AND SIGNED THIS 27th DAY OF OCTOBER 2004



Mayor Norma Gier



Joy Stevens Clerk/Recorder

TOWN OF LEEDS

RESOLUTION NO. 04-05

A RESOLUTION OF THE LEEDS TOWN COUNCIL TO OPEN AND AMEND THE 2004-2005 BUDGET FOR THE TOWN OF LEEDS, UTAH; AND

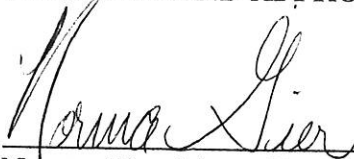
WHEREAS, the Town Council of the Town of Leeds, Utah, has held an open and public hearing on the 27th day of October 2004, to open and amend the 2004-2005 budget for the Town of Leeds; and

WHEREAS, the Town Council of the Town of Leeds, Utah, by unanimous vote opened and amended the 2004-2005 budget to reflect an increase in fund expenditures; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Leeds Town Council of the Town of Leeds, Utah, held an open and public meeting on October 27, 2004, and by unanimous vote did open and amend the 2004-2005 budget to reflect an increase in fund expenditures in the amount of \$21,965.00 for improvements on Main Street.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the budget for the fiscal year 2004-2005 is hereby opened and amended.

ADOPTED AND APPROVED THIS 27TH DAY OF OCTOBER 2004.



Norma Gier, Mayor Town of Leeds


attest: Joy Stevens, Clerk/Recorder

BEGINNING. ACCORDING TO THE BOUNDARY DESCRIPTION THERE ARE APPROXIMATELY 38.28 ACRES OF LAND.

3. THIS ORDINANCE SHALL TAKE EFFECT upon recording with the Washington County Recorder's office, or 30 days after final passage by the Town Council, whichever date is sooner.

4. If any section, subsection, phrase or clause of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, phrase or clause shall be deemed separate, distinct and independent and such holding shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED THIS 27th DAY OF October, 2004
Norma Gier
Norma Gier, Mayor Town of Leeds

attest: Joy Stevens
Joy Stevens, Clerk/Recorder

ROLL CALL VOTE:

MAYOR <u>Norma Gier</u>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
COUNCIL MEMBERS:		
<u>Wavell Nelson</u>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
<u>Storia Parnell</u>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
<u>Dave Harbour</u>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
<u>Dale Barnes (absent)</u>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY

AYE VOTES 4 NAY VOTES 0 ABSTENTIONS 0

Ordinance # 04-06 is passed rejected

Joy Stevens
Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING & PUBLIC HEARING

The Town Council of Leeds will hold a Town Council Meeting and Public Hearings on, **Wednesday, October 27, 2004**, at the Leeds Town Hall, 218 North Main Street at **7:00 p.m.**

Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Oath of Office to Deputy Recorder Pauline Fowlks
6. Public Hearing: (Motion to open and close)
Resolution #04-05 to open and amend the 2004-2005 budget to reflect an increase in fund expenditures in the amount of \$21,965.00 for Main Street improvements.
7. Action on Public Hearing
8. Public Hearing: (Motion to open and close)
Ordinance #04-06. An ordinance annexing the area known as "SITLA NE ANNEXATION"
9. Action on Public Hearing
10. Council Member Darrell Nelson
11. Council Member Gloria Parnell
Babylon Road Project
12. Council Member Dave Harbour
13. Council Member Dale Barnes
14. Adjournment

In compliance with the Americans with Disabilities Act, 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 Town Hall at 879-2447 at least 48 hours prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted in three public places within Leeds Town limits on this 26h day of October, 2004. These public places being

- 1) Leeds Town Hall 2) Leeds Post Office 3) Waltons Plaza



Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting and Public Hearing
October 27, 2004

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:00

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Darrell Nelson, Gloria Parnell, and Dave Harbour. Also present was Attorney Heath Snow and Clerk/Recorder Joy Stevens. Council Member Dale Barnes was excused.

3. PLEDGE OF ALLEGIANCE:

Dave Harbour

4. APPROVE AGENDA AND MINUTES OF OCTOBER 13, 2004:

Motion by Dave Harbour to approve the agenda and minutes of the Town Council Meeting on October 13, 2004. Seconded by Gloria Parnell. Passed unanimously.

5. OATH OF OFFICE TO NEW DEPUTY RECORDER:

Clerk/Recorder Joy Stevens administered the Oath of Office to Pauline Fowlks as the new Deputy Recorder.

6. PUBLIC HEARING: (Motion to open and close)

Resolution #04-05 to open and amend the 2004-2005 budget to reflect an increase in fund expenditures in the amount of \$21, 965.00 for Main Street improvements.

Motion by Darrell Nelson to open the public hearing. Seconded by Dave Harbour. Passed unanimously. Mayor Gier updated everyone concerning Washington Co. Water Conservancy District pipeline in conjunction with the Leeds Water Company pressurized irrigation pipe line. The Town has been asked to contribute \$21,965.00 for the curb and gutter portion of the project. The open ditch is a hazard and at least 2 children have drowned in it. This ditch will be covered in this project.

Comments from Council Members: Dave Harbour stated this will be money well spent. Darrell Nelson asked if the property owners will have a say in where the pressurized irrigation connection to their property is located. Gloria Parnell asked if any utility poles will need to be moved. Mayor Gier asked Brent Gardner, Alpha Engineering representative, for a time line of phases and when the project will start. Gardner said the property owners will have a say concerning the location of the connection for the pressurized irrigation system. Gardner said there may be changes to grades on driveways and entries into some properties. Gardner said they will not be moving any utility poles. Main Street will have a center turn lane. Gardner stated a time line has not yet been set.

There were no comments from the public.

Motion by Darrell Nelson to close the public hearing. Seconded by Gloria Parnell. Passed unanimously.

7. ACTION ON PUBLIC HEARING:

Motion by Gloria Parnell to approve Resolution #04-05 to open and amend the 2004-2005 budget for the expenditure of \$21,965.00 for the Main Street project. **Seconded** by Darrell Nelson. **Roll call vote. All aye votes. Passed unanimously.**

8. PUBLIC HEARING: (Motion to open and close)

Ordinance #04-06. An Ordinance annexing the area known as "SITLA NE ANNEXATION"

Motion by Dave Harbour to open the public hearing. **Seconded** by Gloria Parnell. **Passed unanimously.**

Mayor Gier read Ordinance #04-06. Council Member Darrell Nelson asked if there were any roads on this property. SITLA representative Curt Gordon said there are no roads but there are existing right-of-ways. Ken Miller explained the location of the property, and stated that the trust lands are participating with Silver Reef Highlands concerning the water tanks. Council Member Dave Harbour expressed concerns about septic systems and the density in the area. Curt Gordon said these concerns are more appropriate during the subdivision phase. No zone has been designated yet. Gordon stated a plan and zone request will be presented after annexation. Attorney Snow reminded the Council that this area is in the Master Annexation Plan for Leeds. The property is contiguous to the Town of Leeds and does not create an island. Snow said even if the Town does not annex this property they will still bear the burden. There were no protests filed during the protest period.

There were no comments from the public.

Motion by Dave Harbour to close the public hearing. **Seconded** by Gloria Parnell. **Passed unanimously.**

9. ACTION OF PUBLIC HEARING:

Motion by Dave Harbour to approve Ordinance #04-06 and annex the area known as "SITLA NE ANNEXATION". **Seconded by Gloria Parnell. Roll call vote. All aye votes. Passed unanimously.**

10. COUNCIL MEMBER DARRELL NELSON:

Nelson had nothing further at this time.

11. COUNCIL MEMBER GLORIA PARNELL:

Babylon Road project. Parnell handed out an estimate prepared by Bush and Gudgell Engineering. The project will be done in phases. The first phase will be to remove the large trees and then grade and cut the ditches. Parnell will get more bids for the tree removal before the next meeting.

12. COUNCIL MEMBER DAVE HARBOUR:

Harbour submitted, for the Town files, the Bylaws and Articles of Incorporation of LDWA. Harbour inquired whether several new businesses in Town had obtained a business license. The businesses in question had all obtained a license. Harbour asked the Council Members to continue their review of the new zoning ordinances.

13. ADJOURNMENT:

The meeting adjourned at 8:25 p.m.

APPROVED AND SIGNED THIS 10th DAY OF NOVEMBER 2004



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder