

- PUBLIC NOTICE -
TOWN OF LEEDS TOWN COUNCIL MEETING
The Town Council of Leeds will host their regular meeting on
Wednesday, June 14, 2006
Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
AGENDA



*Note
Pending
changes*

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated May 31, 2006, and Executive Meeting June 6, 2006

Public Hearings:

6. Mayor Trudy Law: Open and amend budget for current fiscal year 2005-2006

Action Items:

7. American Frontier Realty: Installation of advertisement signage at Walton's Plaza
8. Mayor Trudy Law:
 - a. Budget for Fiscal Year 2006-2007; Public Hearing for June 28, 2006 Town Council Meeting
 - b. Appointments to the Board of Adjustment and Planning Commission
 - c. Resolution No. 2006-10 to adopt the Community Response Team Program for the purpose of promoting Community Preparedness
 - d. ~~Resolution No. 2006-11~~ for Agreement with CPA
 - e. Plant tree for Beautification Contest
9. Frank Lojko:
 - a. Main Street, east side: areas adjacent to the new sidewalks, remaining repairs and modification required
 - b. Main Street, west side: shoulder from Silver Country Stores town center up to Walton Plaza
 - c. Replacement of damaged and destroyed signs
 - d. UDOT report on Main Street
 - e. UDOT Grant: approval to install curb and gutter on the East shoulder of Main Street from
 - f. Roundy Mountain Road to south of Vista Avenue
 - g. Potholes and minor road repairs to streets

*APPROVAL
OF*

Discussion Items

10. Jared Westhoff: Update on Water Meeting June 13, 2006
11. Mayor Law:
 - a. July 4th Breakfast
 - b. Second Quarter July Newsletter

**PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING MINUTES
Wednesday, June 14, 2006**

1. Call to Order by Mayor Law at 7:02 p.m.
2. Roll Call taken with Jared Westhoff, Dale Barnes, Mayor Trudy Law and Frank Lojko present; Dave Harbour was excused and Counsel Heath Snow was not in attendance.
3. Pledge of Allegiance was led by Dale Barnes.
4. The Agenda for tonight had corrections noted to Item #6, Open and amend Budget 2006, to be changed from an action item to a discussion item, and change Item #8d, Resolution #2006-11, from a Resolution to an Approval. A Motion to approve tonight's agenda dated June 14, as corrected, was made by Jared Westhoff, seconded by Dale Barnes, all voted aye for unanimous approval.
5. The Minutes of the meeting of May 31, 2006 had two corrections noted by Jared Westhoff. They were in item 14, sentence #4, change the title of Maurice Hall from 'Water Master' to 'Water President' and change "...with a price and the agreement" to "...with a price for the agreement." Frank Lojko made a motion to accept Minutes dated May 31, 2006 as corrected Dale Barnes seconded all voted aye for unanimous approval. It was noted that the minutes of the executive meeting dated June 6, 2006, were not ready and would be presented at the following meeting.

Public Hearing

Mayor Trudy Law opened the Public Hearing process to open and amend the budget for the current fiscal year. Mayor Law stated it can be difficult to determine the actual amount needed for planning each year's budget. Unexpected expenses can arise as did for the Town's road expenses. Mayor Law said we are not going into debt and the funds are available to adjust the budget to reflect the actual expenses. Mrs. Weight asked to identify the roads where additional funds were spent. Mayor Law said she would give Mrs. Weight a complete accounting of expenditures. Dale Barnes stated a good portion went to Babylon Rd. Fire Chief Steve Lewis asked how much of the budget goes to the Leeds Police Dept. Mayor Law stated there was \$26,000 budgeted for Police with \$18,500 spent thus far. Police Chief Dave Crouse estimated an increase would be needed to cover increased fuel costs and an increase in hours on duty in Leeds. Bailey Muir asked if the Council knew what percentages were spent patrolling in town and patrolling on the Interstate. Mayor Law said she would talk to Chief Crouse to talk about more presence in the town, as well as the coverage on the freeway. Jared Westhoff noted the semi trucks were not using their Jake brakes as much as before. No further comments were heard. It was noted that the Public Hearing will be continued at the next meeting for final approval, and then closed for tonight.

Action Items:

7. American Frontier Realty Advertising Sign Request:
Pat Early stated that the Planning Commission approved the sign to be installed on the building, with recommendation to have Town Council determine clarification of Signage Ordinance in Chapter 22 of Ordinance #05-02 for business signs. Pat said she changed her color scheme from red, white and blue to colors that complimented the scenic area. Planning Commission

Law stated the new appointments will begin July 1, 2006, made Mayor Law made a motion to approve appointments of Steve Lewis as a member of the Planning Commission and Alan Roberts as Alternate for 5 year terms, seconded by Frank Lojko with all in favor for unanimous vote. Mayor Law again expressed her appreciation to Sydney Holt for staying on the Board of Adjustments. Mayor Law then made a motion to nominate Penny Weston to the Board of Adjustments with Donna Nelson as Alternate, for 5 year terms, seconded by Jared Westhoff with all in favor for unanimous vote. Mayor Law said there would be a training meeting with Sydney Fannesbeck of the Utah League of Cities and Towns on June 27. Jared Westhoff expressed his opinion that Sydney Fannesbeck is knowledgeable in urban needs. We will want to consider our rural town desires during the training. Syd Holt said Sydney Fannesbeck has agreed to have the town establish the questions for Ms. Fannesbeck and it is good to have alternative points of view. Mayor Law said is a great opportunity for our Town as we can use all the information available to us.

c.) Resolution No. 2006-10 – The CERT (Community Emergency Response Team) program, as discussed at our last meeting, will be very beneficial to our community. A Motion was made by Mayor Law to approve Resolution No. 2006-10 to adopt the Community Response Team Program for the purpose of promoting community preparedness, seconded by Dale Barnes, all in favor for unanimous approval.

d.) Approval for agreement with CPA Firm Wilson and Associates - Mayor Law stated for several years now, the Town employed the services of CPA Firm Hafen Buckner & Associates, with last year's budget estimated at \$6500.00 for accounting and budget review fees. Mayor Law said that when a town does not receive more than \$300,000 in income, the Town only needs to complete a review rather than an audit, saving a substantial amount of money. Hafen, Buckner Associate's annual fees have averaged approximately \$3800.00. With the Town's new employees and Council members, consultation training for accounting practices is an added advantage and highly recommended. Wilson Associates works with numerous municipalities and have agreed to provide the Town of Leeds with monthly on-site consultation to employees plus complete the annual review for an annual total of \$3500.00 based on a two-year contract. Mayor Law made a Motion to hire Wilson Associates, CPA Firm to be the Town financial auditors, complete annual reviews and provide consultation training based on a two-year contract, seconded by Frank Lojko with all in favor roll call vote unanimous.

e.) Plant a Tree for Beautification Contest information will be posted for public information.

9. Frank Lojko:

a.) Main Street, east side - Frank stated he has gone door-to-door on Main Street and discussed the height of driveways with residents and encouraged the public to contact Town Hall if there are further concerns and problems regarding the streets and repairs.

b. & e.) Main Street, west side - Frank said that we have not received the report from UDOT regarding repairs to the west side of Main Street and added there is a grant available for \$12,400.00 and requires a match from the own of \$2,400.00. Frank recommended Sunrise Engineering come out to assess the costs of curb, gutters and sidewalks to be installed on the west side of Main Street to help assist some residents that cannot afford to pay for them. Alan Roberts said that it should be equitable, and if special circumstance is allowed for one resident, it would be expected for all.

c.) Damaged or Destroyed signs - Frank gave the example that there were two stop signs knocked down up in Silver Reef and with residents reporting it, they were put back in place the following day.

d.) UDOT report on Main Street - has not been received as yet.

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING MINUTES
Wednesday, May 31, 2006

1. Call to Order by Mayor Law at 7:00 p.m.
2. Roll Call taken with Jared Westhoff, Dale Barnes, Mayor Trudy Law, Dave Harbour and Frank Lojko present; Counsel Heath Snow was not in attendance.
3. Pledge of Allegiance was led by Jared Westhoff.
4. Motion to approve tonight's agenda dated May 31 was made by Dale Barnes, seconded by Dave Harbour, all voted aye for unanimous approval.
5. Motion to accept Minutes dated May 10, Work Session Minutes dated May 16 and May 23, 2006 was made by Dave Harbour, seconded by Dale Barnes, all voted aye for unanimous approval.

Public Hearing

6. Motion was made by Mayor Law to open public hearing for Ordinance No. 2006-06, an Ordinance annexing the ten-acre parcel of land located at Lot 8, Section 7, Township 41 South, Range 13 West, Salt Lake Basin and Meridian which lies south of Interstate Highway 15, owned by Cousins Investments, LLC.

Mayor Gier said it was a positive thing to annex the parcel into the Town of Leeds. Alan Roberts asked what the zoning was and was Mayor Law said it is being annexed in as Commercial Property. Gloria Parnell asked if the zoning had been changed and Mayor Law said the zone change was from open space to commercial and was part of the annexation. Motion was made by Jared Westhoff and seconded by Frank Lojko to close the public hearing.

Action Items:

7. Action on Public Hearing: to adopt Ordinance No. 2006-06. Motion was made by Dave Harbour and seconded by Dale Barnes to approve Ordinance No. 2006-06, Fuller Annexation. A roll call vote was taken with unanimous approval by all members of the Council. Mayor Law noted the property would now become part of the Town of Leeds, Dave Harbour said the Boundary Commission must be notified to complete the annexation process.

8. Rick Carson: Road Repairs needed and status in Silver Reef - scratched from agenda per Mr. Carson's 24-hour e-mail notification.

9. Donald Pendleton: Citizen's Corps Council of Eastern Washington County to present resolution re: Grants for Community Emergency Response Teams (CERT). Mr. Pendleton provided the Council with detailed information regarding grants for CERT Programs and presented the proposal for the Town of Leeds and explained how the program works. Mayor Law said it was an excellent program and will be a positive agreement for the town to adopt it. Mayor Law said she will write a resolution to approve the program and would present it at the next council meeting on June 14.

14. Jared Westhoff: Jared thanked all for the Work Meeting and updated the status of the Water Conservancy District and sewer project. He said that Counsel Heath Snow did a good job negotiating with Ron Thompson of the Water Conservancy District asking them if they would help not negatively impact Leeds Domestic Water Association (LDWA) and/or the Town by not having a double impact charge and eliminating the surcharge and the Conservancy District seemed to be open to that. The Water Conservancy wants the Town to define a distinct service area for LDWA and Jared said the Town, LDWA and the Irrigation Company need to meet together to define the service area. Jared said they are now waiting on Counsel Heath Snow to get back to Water Master Maurice Hall with a price and an agreement. Scott Nielson said they now have commitments for about two-thirds of the money and a couple of big developers said they will put up the balance to bring in the IBI Sewer system. Mayor Law said the monies will not come from the Town's funds, and she understood there would be an escrow account set up and we will have signing authority but will not go through with the Town Board.

15. Dale Barnes:

a.) Dale said there is some finishing up to do around the volleyball court and they have cement that will be poured around the restrooms. Dale said he'd like to plant a row of trees to the right of the volleyball court and wants to check it out further. Dale looked into the expense of a baseball diamond in the event we get the additional property and said St. George paid \$190,000 and upwards for theirs. He said it would cost quite a bit of money and would require a substantial amount of volunteers.

b.) Dale said we need to get summer help for George Fridell in the Public Works Dept noting that the summer months require more work.

Mayor Law:

a.) Volunteers for Planning Commission and Board of Adjustment – Mayor Law noted that Ordinance #2006-05 revised the term dates and will have direct affect on the openings coming available for this year. Mayor Law noted that Alan Roberts and Sydney Holt had submitted interest in positions on the Planning Commission.

b.) Regarding the July 4th breakfast, we are looking for volunteers and asked again for those willing to help to please notify Karen at Town Hall.

c.) Mayor Law said the Work Meetings have been very beneficial, reducing the length of time of regular Town Council Meetings and thanked Mayor Gier for participating at the Work Meeting regarding Ordinance #2006-05 and said Mayor Gier's input was very helpful.

d.) Mayor Law said we need to submit our budget in May for the upcoming fiscal year ending June 30, 2007 and we will open and amend the current budget 2006 at the next Town Council Meeting. Mayor noted there will be a public hearing for the Budget within the next couple of weeks.

e.) Mayor Law said she met with the Mayor of Springdale regarding the Beautification Contest and one of the things to do is plant a tree which fits in with Dale's suggestion to plant a row of trees in the Park. Darrell Nelson said if they enter the Contest there would be a \$100.00 fee to enter and Mayor Law said that is not correct and there would be no additional fee.

f.) Mayor Law said a new enclosed bulletin board will be installed inside the Post Office for the posting of Town Business. The Postmaster agreed to allow the Town to install the board inside the Post Office, allowing the Town full access to the existing Community Affairs bulletin board located on the outside of the building. Mayor Law thanked Karen for her willingness to research costs and availability of the boards and thanked Karen's husband John for all of his work for the Town.

Frank Lojko:

a.) Frank met with Chair Commissioner James J. Eardley of Washington County to discuss position on roads, body politic, annexation and ordinances regarding paintball and vandalism in

PUBLIC HEARING
TOWN OF LEEDS

The Leeds Town Council will hold a Public Hearing to consider adoption of the Leeds Town Budget for the 2006-2007 fiscal year and also to open and amend the 2005-2006 budget to balance the accounts. The Public Hearing will be held during the Town Council Meeting on Wednesday, June 14, 2006, at 7:00 p.m., at the Leeds Town Hall, 218 N Main Street. The budget is available for public inspection at the Leeds Town Hall.

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 24 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 with Leeds Town limits on this 8th day of June, 2006. These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Town of Leeds website: www.leedsutah.us.

Karen Markovich

Karen Markovich, Clerk/Recorder



Fax Cover Sheet



To: Karen
 Company: Town of Leeds
 Phone: _____
 Fax: 879-6905

From: Steve Davis
 Date: 5-19-06
 Regarding: _____
 # of Pages: 5
(INCLUDING THIS SHEET)

- URGENT INFORMATION YOU REQUESTED FOR REVIEW PLEASE REPLY

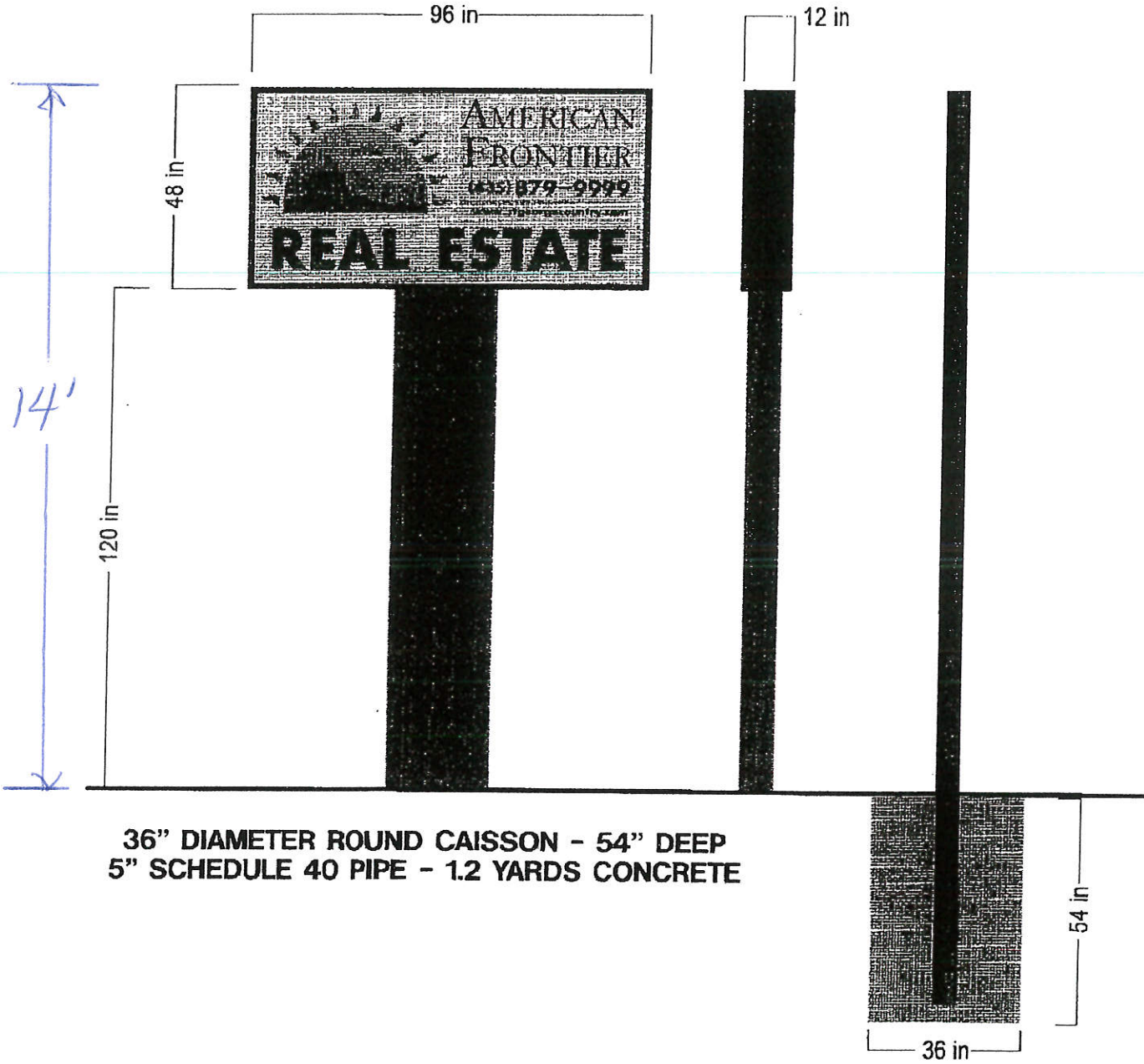
Message: I will supply colored drawings.
I just want to make sure we are on
the agenda.

Steve
cell: 862-7612



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IMPORTANT NOTICE

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TOWN OF LEEDS
RESOLUTION 2006-10

A RESOLUTION TO ADOPT THE COMMUNITY RESPONSE TEAM PROGRAM FOR THE
PURPOSE OF PROMOTING COMMUNITY PREPAREDNESS

Whereas, it is the goal of the Town of Leeds, in the event of a major emergency or disaster, to save lives, prevent injury, protect property and preserve the environment, to the maximum extent possible with existing resources and under existing conditions, and

Whereas, the Town of Leeds recognizes the need to prepare for emergencies and disasters of many different types and causes, and

Whereas, the Town of Leeds supports the principle of emergency and disaster preparedness for the community, its businesses, families and citizens, and

Whereas, the President of the United States has established the Citizen Corps Program for the purpose of Community Preparedness at the State and local levels, as part of the USA Freedom Corps, within the Office of Domestic Preparedness of the Federal Department of Homeland Security, and

Whereas, the Governor of the State of Utah has established the Citizen Corps Program for the purpose of Community Preparedness within the State of Utah, as part of the Utah Commission on Volunteers, within the responsibilities of the Lt. Governor of Utah, and

Whereas, the Southwest Utah Regional Citizen Corps Council has been established for the purpose of Community Preparedness within Utah's five Southwestern Counties, and

Whereas, the Community Emergency Response Team Program has proven itself across America for the past twenty years to be an effective and practical means of preparing communities, businesses, families and individuals to save lives and prevent injury in the immediate time period following an emergency or disaster, by caring for themselves, their neighborhoods and their communities, and

Whereas, the Community Emergency Response Team Program is supported by the Federal and State Departments of Homeland Security, and is a principle initiative of the National, State and Regional Citizen Corps Councils,

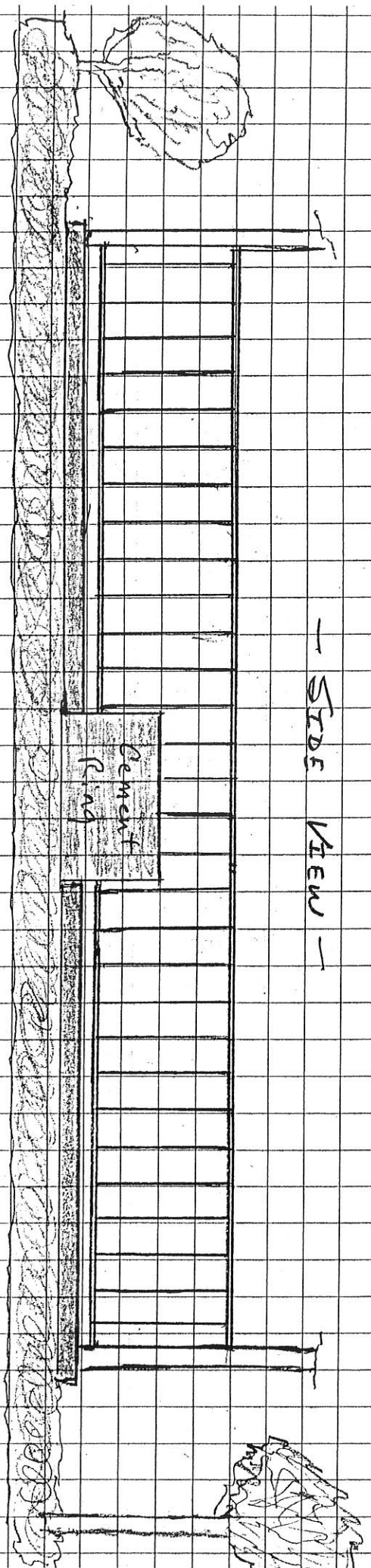
Be It Therefore Resolved that the Town of Leeds does support in principle the establishment of the Eastern Washington County Citizen Corps Council, without any specific commitment of resources at this time, for the general purpose of promoting Community Preparedness throughout the municipalities and communities of the Hurricane Valley and its neighboring areas, through communication, coordination and collaboration in emergency and disaster preparedness, response and recovery, through planning, training and exercise, and specifically through the establishment of an area-wide Community Emergency Response Team Program.

This Resolution will become effective as of June 14, 2006.

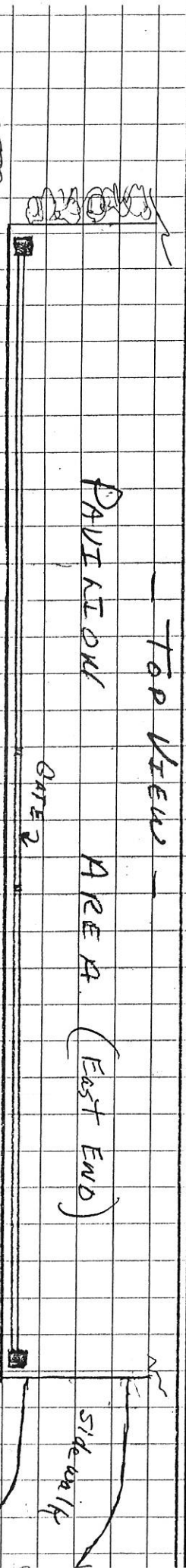
PASSED BY RESOLUTION #2006-10 THIS 14TH DAY OF JUNE, 2006.

Trudy Law, Mayor
Town of Leeds

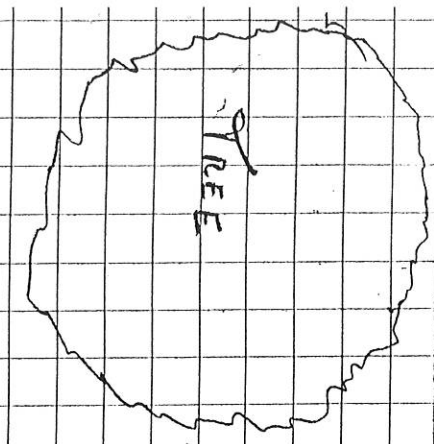
Attest: Karen Markovich, Clerk/Recorder



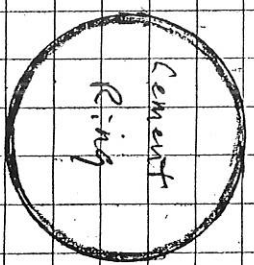
— SIDE VIEW —



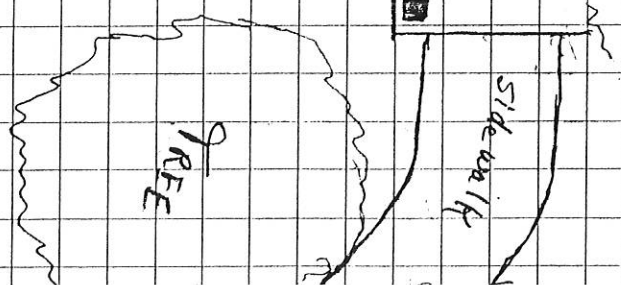
— TOP VIEW —



TREE



Cement Ring



TREE

SIDE WALK

PUBLIC HEARING
TOWN OF LEEDS

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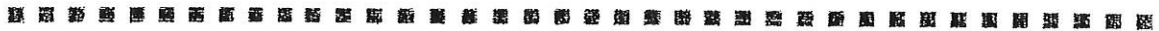
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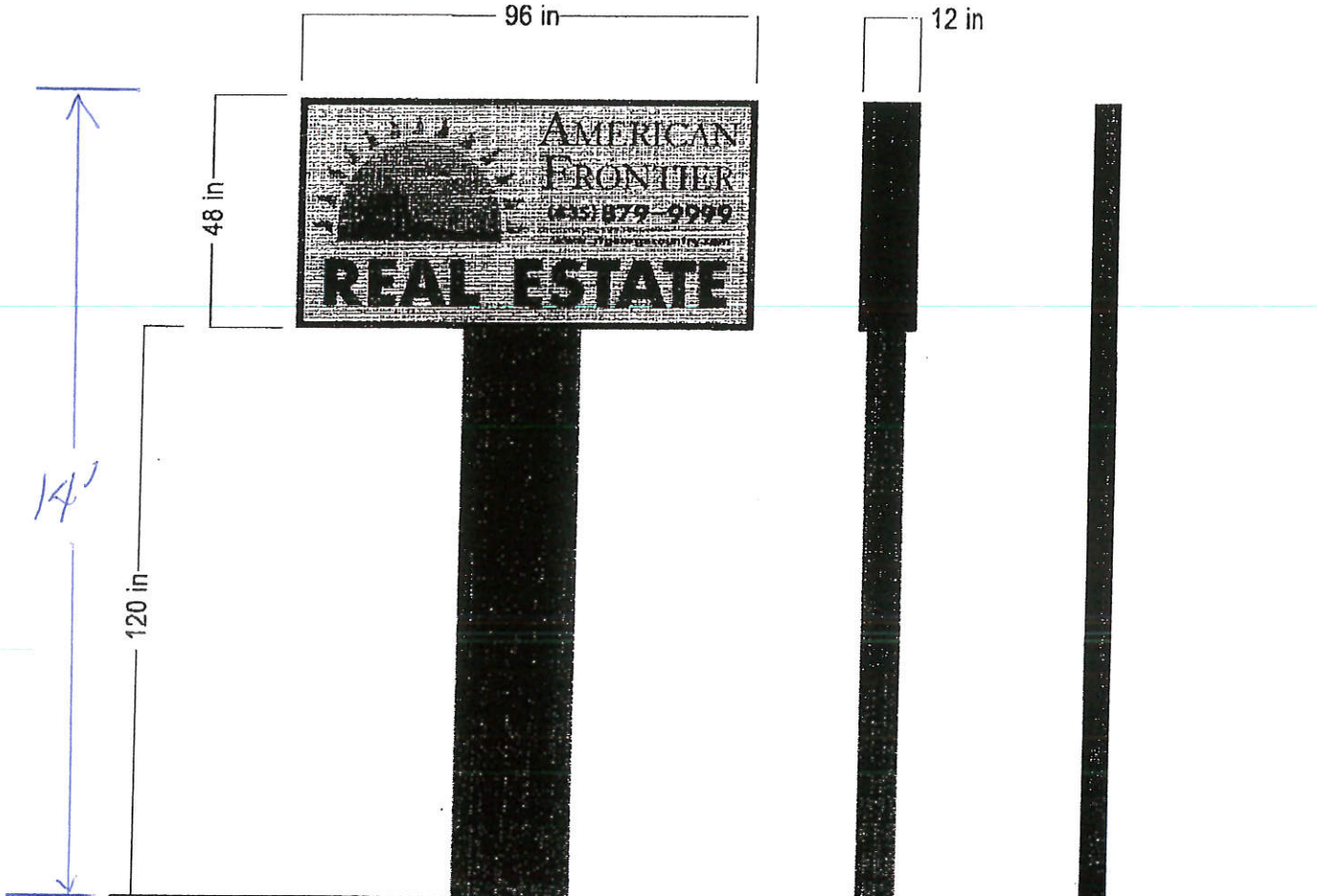
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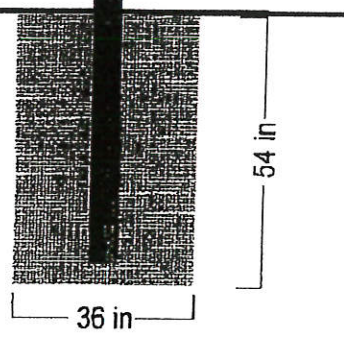


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TOWN OF LEEDS
RESOLUTION 2006-10

A RESOLUTION TO ADOPT THE COMMUNITY RESPONSE TEAM PROGRAM FOR THE
PURPOSE OF PROMOTING COMMUNITY PREPAREDNESS

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Whereas, the Town of Leeds recognizes the need to prepare for emergencies and disasters of many different types and causes, and

Whereas, the Town of Leeds supports the principle of emergency and disaster preparedness for the community, its businesses, families and citizens, and

Whereas, the President of the United States has established the Citizen Corps Program for the purpose of Community Preparedness at the State and local levels, as part of the USA Freedom Corps, within the Office of Domestic Preparedness of the Federal Department of Homeland Security, and

Whereas, the Governor of the State of Utah has established the Citizen Corps Program for the purpose of Community Preparedness within the State of Utah, as part of the Utah Commission on Volunteers, within the responsibilities of the Lt. Governor of Utah, and

Whereas, the Southwest Utah Regional Citizen Corps Council has been established for the purpose of Community Preparedness within Utah's five Southwestern Counties, and

Whereas, the Community Emergency Response Team Program has proven itself across America for the past twenty years to be an effective and practical means of preparing communities, businesses, families and individuals to save lives and prevent injury in the immediate time period following an emergency or disaster, by caring for themselves, their neighborhoods and their communities, and

Whereas, the Community Emergency Response Team Program is supported by the Federal and State Departments of Homeland Security, and is a principle initiative of the National, State and Regional Citizen Corps Councils,

Be It Therefore Resolved that the Town of Leeds does support in principle the establishment of the Eastern Washington County Citizen Corps Council, without any specific commitment of resources at this time, for the general purpose of promoting Community Preparedness throughout the municipalities and communities of the Hurricane Valley and its neighboring areas, through communication, coordination and collaboration in emergency and disaster preparedness, response and recovery, through planning, training and exercise, and specifically through the establishment of an area-wide Community Emergency Response Team Program.

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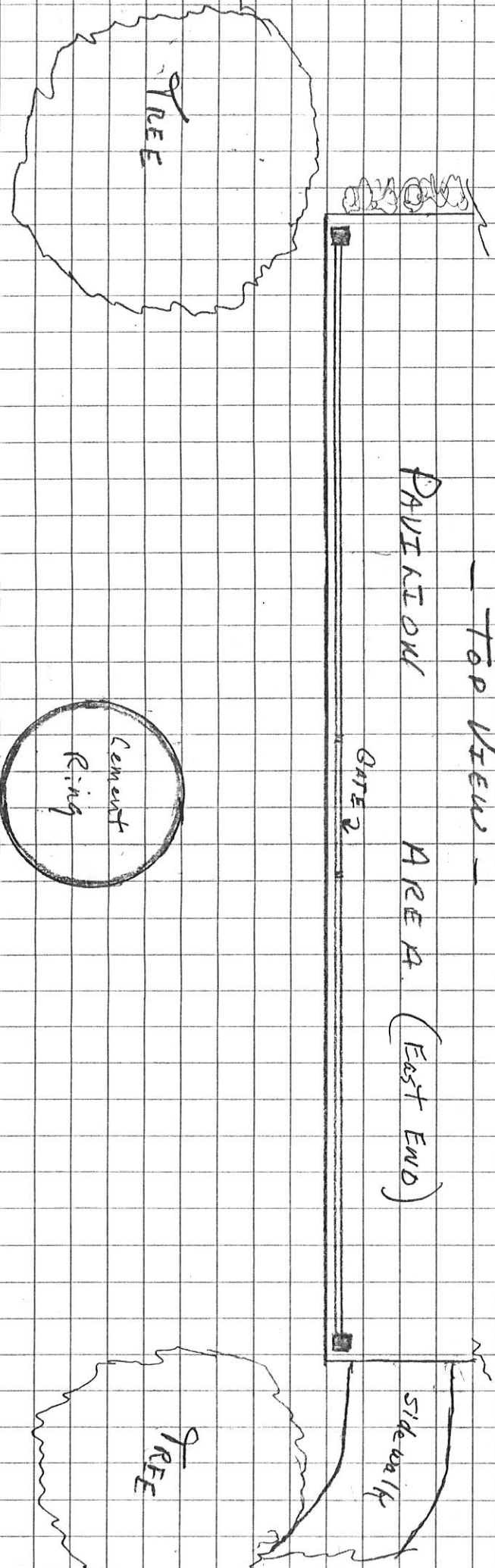
PASSED BY RESOLUTION #2006-10 THIS 14TH DAY OF JUNE, 2006.

Trudy Law, Mayor
Town of Leeds

Attest: Karen Markovich, Clerk/Recorder



— SIDE VIEW —



— TOP VIEW —

PAVILION AREA (East End)

PUBLIC NOTICE
TOWN OF LEEDS TOWN COUNCIL MEETING

Wednesday, June 28, 2006



The Town Council of Leeds will host their regular meeting on at Leeds Town Hall, 218 North Main St.
THE PUBLIC IS WELCOME TO ATTEND

AGENDA

*Note pen &
ink changes -*

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated June 14, 2006 and Executive Session Minutes dated June 6, 2006

Public Hearings

6. Mayor Law
Open and amend Budget 2006 and propose/approve Budget 2007

Action Items

7. Jared Westhoff
Approval for the town to pay for 1/3 of the \$5,000.00 cost, up to \$1650.00, for the agreement between LDWA, Leeds Water Company, and The Town of Leeds.
8. Frank Lojko
 - a. Joseph Phillips, Sunrise Engineering: Updates on roads, sidewalks, repairs
 - b. Submit list of roads requiring road measurements to UDOT

Discussion Items

13. Jared Westhoff
IBI Land Use and Infrastructure Study update
9. Dale Barnes
 - a. Update on Oak Grove Campground
 - b. Update on progress with new park in Silver Reef area
10. Dave Harbour
11. Frank Lojko
 - a. Repairs to be funded on Main Street and easement areas adjacent to Main Street
 - b. UDOT report on Main Street
 - c. UDOT grant for curb and sidewalks from Vista Avenue to Roundy Mountain Road
 - d. Type of funding- UDOT Grant and Matching Funds, Beautification Grant Funds, Road Funds, Loans, Developers/Builders and Property Owners

**PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING MINUTES
Wednesday, June 28, 2006**

1. Call to Order by Mayor Law at 7:00 p.m.
2. Roll Call taken with Jared Westhoff, Dale Barnes, Mayor Trudy Law, Dave Harbour, Frank Lojko and Counsel Heath Snow.
3. Pledge of Allegiance was led by Mayor Trudy Law.
4. Motion was made by Frank Lojko and seconded by Dave Harbour to move Item # 9 “IBI Land Use and Infrastructure Study Update” to follow Item #13 of the agenda so that the public could be present for that item with all votes aye for unanimous approval.
5. Motion to accept Minutes dated June 14 was made by Jared Westhoff and seconded by Dale Barnes with all votes aye for unanimous approval.

Public Hearings

6a. Mayor Law – Open and Amend 2006 Budget: Mayor Law motioned to open and amend the 2006 Budget to balance it for year-end June 30, 2006. Mayor Law said that while some expenses such as administrative wages were less than was anticipated, there were other expenses that far-exceeded expenditure expenses, such as Road Repairs. Mayor Law said she wanted to make it clear that we are not in the red; we have solid reserves and are on track with total expenditures. Mayor Law said revenues received were higher than was originally estimated for and this too would be amended to reflect actual revenues. Frank Lojko thanked Mayor Law, Treasurer Jean Beal and all involved for their hard work in preparing the Budget for 2007. Mayor Law moved to close the public hearing. Motion to close the public hearing and include approval of the amended 2006 Budget was made by Dave Harbour and seconded by Frank Lojko, with a unanimous roll call vote.

6b. Mayor Law – Approval of 2007 Budget: Mayor Law opened the public hearing for the 2007 Budget. Arlene Green commended to Town for doing such a great job in balancing the budget and noted the Federal Government should take note. Dave Harbour said the revenues appeared lower than would be expected as annexation and impact fees will be increasing during the upcoming year. Dave also noted the several expenses seemed high. Jared Westhoff recommended increasing expenses for the Water agreements as the legal fees will be approximately \$2,000.00. After further discussion, \$2,000.00 was added to Revenue’s Impact Fees and added to Legal Expenses to keep the Budget balanced. Frank Lojko recommended the other items on the Budget remain as-is for now. Motion was made by Dave Harbour and seconded by Frank Lojko to close the public hearing, with a unanimous roll call vote. Motion was made by Dave Harbour and seconded by Jared Westhoff to approve the 2007 Budget as amended, with a note to pay special attention to review the Budget in the next four months (October 2006). Roll call vote taken with unanimous approval of 2007 Budget.

7. Jared Westhoff: Jared updated the Town on the proposed tri-lateral agreement between the Town of Leeds, the Irrigation Company, and Leeds Domestic Water Association (LDWA), which is intended bring additional water connections to the residents. Rick Hafen, Water Attorney, will complete the agreement. Syd Holt asked if the Irrigation Company could service

all current LDWA users if they requested it. Jared Westhoff said an expert will be needed to perform a study to assess just how much irrigation water is available. Gloria Parnell asked if the Town would profit from the trilateral agreement, to which Jared answered no, as it is the Town's responsibility to provide services to residents. Mrs. Arlene Green asked if residents in Silver Reef would be able to purchase irrigation water just to water gardens or trees. Jared Westhoff said that presently, Silver Reef area does not have irrigation water certificates issued to them and suggested to use mining water available at the mines. Counsel Snow recommended the Town join the water agreement and said that new residential developments will be required to install secondary irrigation water systems so that when it becomes available they can connect to it rather than use culinary water for irrigation. Counsel Snow elaborated on the water pooling agreement stating that at the current growth, we will utilize 100% of the water rights within six years. Further discussion concluded with a cost of \$1650.00 for the legal agreement to be drafted by a neutral person and a cost of \$350.00 for Counsel Heath Snow's review of the document. Motion was made by Jared Westhoff to spend up to \$2,000.00 to enter the trilateral agreement with the Irrigation Company and LDWA with a second by Frank Lojko and approved with a unanimous roll call vote.

8. Frank Lojko: Frank Lojko introduced Joseph Phillips from the Town's engineering firm Sunrise Engineering. Mr. Phillips presented an outline of their Contract for Miscellaneous Engineering Services as requested by the Town of Leeds. Discussion between Council and Heath Snow recommended Sunrise complete the reviews for preliminary plats [prior to going to the Planning Commission], final plats, and construction drawings, noting the Town should not pay for the builders' engineering expenses. Counsel Snow suggested the Town establish a fee schedule for each review and include the legal fees associated with the reviews, and check with the Economy of Scales for appropriate fees. Frank asked Mr. Phillips to measure the roads in Town and Dave Harbour stated UDOT offers a free service. Mr. Phillips encouraged us to take the free service.

Discussion Items

9a. Dale Barnes - Oak Grove Campground: Dale reported that for the Town to assume responsibility of operating the Oak Grove Campground, among expenses would be to hire a Camp Host. Frank Lojko said Dixie College wants to enter a joint venture to create a nice campground for students to complete wildlife, plant and geological studies, particularly as Dixie College is establishing a four-year program. Frank agreed to set up a meeting with Dixie College to define specific needs, benefits, and expenses of assuming responsibility of the Campground. Counsel Snow questioned whether Leeds Police have the jurisdiction to enforce Town Ordinances outside the bounds of the Town of Leeds. Further discussion noted that as the Forestry will retain ownership of the property, they would be liable for damages or injuries on the Campground.

9b. Dale Barnes – new park in Silver Reef: Dale said that Martha Hamm's group and landscape architect Susan Crook are obtaining a survey with SITLA and will update the outcome after it is completed. Counsel Snow advised the Town also enter a legal contract with Susan Crook.

10. Frank Lojko: UDOT report: UDOT is waiting for Alpha Engineering to get back with them with their findings of road repairs. Frank noted the pole in the middle of Center Street has been removed and Charter Cable said the contractor will pave the road. Frank also said the Town may receive a UDOT grant for the curb, sidewalk and gutter for the areas in need of repair from Vista Avenue up to Roundy Mountain Road. Installation of gravel for the west side of Main Street

from Leeds Market up to Walton's Plaza has not yet begun. Frank and LoAnne Barnes will assess the drop-off areas of the sidewalk and driveways on Main Street and the Town will assess and report on the cost of the road repairs.

11a. Mayor Law - Status of Leeds Fire June 20, 2006: Mayor Law expressed sincere gratitude for the work that the firefighters did in containing the June 20th fire at the south end of the Town. Mayor Law also expressed thanks to volunteers from the City of Hurricane and Washington, and said that as the Bureau of Land Management and the Forestry are agencies and not volunteers, they intended to charge the Town for their services. Mayor Law said she believes there is financial assistance available and we will know in a few weeks where we stand. Mayor Law stressed to residents the importance of keeping fuel grasses cut and their homes clear of debris.


11b. Status of Newsletter: The Newsletter will be mailed with the Trash collection statements and said that anyone not receiving the trash bill could get a Newsletter through Town Hall.

11c. Progress of July 4th Breakfast: Mayor Law reported that the 4th of July breakfast, activities and fireworks were planned as scheduled and it would be a memorable day for the town and residents.

12. Jared Westhoff – IBI planning: Jared said the IBI planning is now in the process of completing the legal agreement with financial backing provided by group of land developers who are forming a Limited Liability Company (LLC). Jared said there are to be four Work Session meetings to discuss what the Town wants and Meeting notices will be mailed to all residents. Counsel Snow added that IBI plans a review to the Town Council prior to the final agreement.

Mr. Stacy Eaton, a land owner to the north of Leeds, expressed his concern regarding IBI. Stacy said he has 168 acres in Washington County and believes IBI's Scott Nielson who owns land in that area has a conflict of interest as he cannot develop his land without an established sewer system. Stacy asked if Leeds would force him to annex his land into the Town. Counsel Snow stated that if the group annexing into the Town has the larger property, it would force Mr. Eaton's land to be annexed also. Mr. Eaton went on to say that he did not want to invest \$2 million in the IBI sewer system as would be his portion. Mayor Law asked Stacy if Scott Nielson was forcing him to invest in the sewer system and Stacy said he was, in a roundabout way, as he would be forced to annex into Leeds. Mayor Law said that no, Stacy would not be liable to invest in the sewer system. Mayor Law thanked Mr. Eaton for his willingness to attend the meeting and express his views.

13.) Adjournment: Motion to adjourn was made by Frank Lojko at 8:55 p.m.


Trudy Law, Mayor


Karen Markovich, Clerk/Recorder

REVENUE

	2006 Budget	Amended 2006 Budget	2007 Budget
TAXES			
Gen. Property Taxes - Current	40,000.00	40,000.00	45,000.00
Prior Years' Taxes - Delinquent	1,000.00	100.00	100.00
Gen. Sales & Use Taxes	48,000.00	63,000.00	65,000.00
Fee-in-Lieu of Property Taxes	8,000.00	5,000.00	6,000.00
Franchise Taxes	4,000.00	3,500.00	4,700.00
Misc. Prepayments & Penalties	1,000.00	700.00	1,000.00
	<u>102,000.00</u>	<u>112,300.00</u>	<u>121,800.00</u>
LICENSES & PERMITS			
Animal Licenses	400.00	350.00	350.00
Business Licenses	2,000.00	2,250.00	2,500.00
Conditional Use Permits	600.00	1,800.00	600.00
Building Permits	20,000.00	30,000.00	26,000.00
Misc. Licenses, Permits & Fees	3,000.00	6,000.00	6,000.00
Annexation Fees		1,000.00	1,000.00
Encroachment Permits		225.00	225.00
Zone Change Application Fees		3,400.00	3,000.00
Building Inspection Fees		60.00	
Impact Fees	21,000.00	16,000.00	11,000.00
	<u>47,000.00</u>	<u>61,085.00</u>	<u>50,675.00</u>
INTERGOVERNMENTAL REVENUE			
Class C Road Funds	28,000.00	16,945.00	25,000.00
Liquor Fund Allotment	100.00	835.00	1,000.00
Court Fines	3,000.00	1,855.00	2,000.00
Leeds Area SSD Lease	6,181.00	6,181.00	6,181.00
Leeds Area SSD 911 Fees	1,500.00	3,290.00	2,500.00
	<u>38,781.00</u>	<u>29,106.00</u>	<u>36,681.00</u>
CHARGES FOR SERVICES			
Cemetery	1,440.00	3,730.00	3,100.00
Sanitation	35,000.00	35,000.00	35,750.00
	<u>36,440.00</u>	<u>38,730.00</u>	<u>38,850.00</u>
MISC. REVENUE			
Interest Earnings	4,000.00	9,650.00	8,100.00
Rents & Concessions	300.00		1,000.00
Princess Pageant Fund-Raiser	200.00	200.00	1,000.00
Donations		1,480.00	1,000.00
Miscellaneous Revenue	100.00	2,200.00	2,200.00
	<u>4,600.00</u>	<u>13,530.00</u>	<u>13,300.00</u>
CONTRIBUTIONS & TRANSFERS			
Excess Beg. Fund Bal to Approp.	42,804.00	71,141.00	31,359.00
Beginning Fund Balance - Appropriated	42,804.00	71,141.00	31,359.00
	<u>42,804.00</u>	<u>71,141.00</u>	<u>31,359.00</u>
TOTAL REVENUES	<u>271,625.00</u>	<u>325,892.00</u>	<u>292,665.00</u>

EXPENSES

	2006 Budget	Amended 2006 Budget	2007 Budget
Administration			
4142 · Admin Wages	45,000.00	39,000.00	40,000.00
Payroll Taxes	4,100.00	6,500.00	7,000.00
Employee Benefits	13,000.00	10,000.00	9,000.00
Building Expenses Utilities	2,200.00	2,700.00	2,500.00
Building Expenses Maintenance	500.00	1,200.00	1,000.00
Office Expenses & Supplies	3,000.00	7,500.00	5,000.00
Travel & Training	1,500.00	2,000.00	2,000.00
Dues & Subscriptions		25.00	100.00
Dues & Banking Fees	200.00	250.00	30.00
	<u>69,500.00</u>	<u>69,175.00</u>	<u>66,630.00</u>
Professional Services			
Accounting	6,500.00	4,000.00	3,500.00
Legal	18,000.00	26,000.00	20,000.00
Engineering	2,000.00	1,000.00	2,000.00
Building Inspections	5,500.00	13,000.00	6,000.00
	<u>32,000.00</u>	<u>44,000.00</u>	<u>31,500.00</u>
Elections			
2005 Elections	<u>500.00</u>	<u>1,750.00</u>	<u>-</u>
Legislative			
Stipend	10,200.00		
Misc. Expenses	1,500.00	4,000.00	
Legal Notices			3,000.00
Dues & Subscriptions			800.00
Travel & Training			275.00
	<u>11,700.00</u>	<u>4,000.00</u>	<u>4,075.00</u>
Liability Insurance & Bonds			
Insurance & Bonds	<u>11,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>
Public Safety			
4201 · Police Wages	11,600.00	8,500.00	18,000.00
Dispatch Fees	3,579.00	6,500.00	5,525.00
Equipm't & Supplies	1,000.00	1,600.00	1,000.00
Vehicle	2,500.00	1,200.00	5,750.00
Travel & Training	500.00		500.00
Utilities & DSL Internet	1,000.00	1,300.00	1,000.00
Leeds Area SSD Bond	6,181.00	6,181.00	6,181.00
	<u>26,360.00</u>	<u>25,281.00</u>	<u>37,956.00</u>
Highways and Streets			
Project Engineering		11,000.00	12,000.00
Construction	51,965.00	87,000.00	60,000.00
4401 · Highway & Street Wages	3,300.00	3,000.00	2,500.00
Utilities	3,500.00	4,500.00	3,500.00
Repair & Maintenance	1,000.00	3,500.00	2,000.00
	<u>59,765.00</u>	<u>109,000.00</u>	<u>80,000.00</u>

TOWN OF LEEDS & SUNRISE ENGINEERING
Presentation at Town Council Meeting
June 28, 2006

Contract for Miscellaneous Engineering Services

1. Contract for Engineering Services
 - a. Agreement for Engineering and Technical Services
 - i. Base Contract
 - ii. Common Language
 - b. Work Releases
 - i. Supplemental Contract
 - ii. Scope, Contract Period, Fees
 - iii. Work Release #1 – Silver Reef Highlands Inspection
 - iv. Work Release #2 – Miscellaneous Engineering Services

2. Requested Tasks
 - a. Silver Reef Highlands Development
 - i. Post-Construction Development Inspection
 - ii. Engineering Fee = \$500
 - b. Harold Furrow Minor Subdivision
 - i. Final Plat Review
 - ii. Engineering Fee = \$637
 - c. Vista View Estates Development
 - i. Mid-Construction Development Inspection
 - ii. Engineering Fee = \$682
 - d. LWC & WCWCD Water System Improvements
 - i. Post-Construction Improvements Inspection
 - ii. Engineering Fee = \$587
 - e. Roadway Improvements Prioritization Review
 - i. Roadway Conditions Inspection & Prioritization
 - ii. Engineering Fee = \$587
 - f. Ed Snow Minor Lot Subdivision
 - i. Final Plat Review
 - ii. Engineering Fee = \$TBA

3. Pertinent Questions
 - a. Sunrise Engineering Level of Effort
 - i. Adequate Results?
 - ii. Within Budget?
 - b. Concerns with Plat Review
 - i. Title Report Being Required?
 1. Easements and Rights-of-Way
 - ii. Preliminary Plat Review?
 1. Developers Receiving Guidance

- iii. Site Visit?
 - 1. Identify Potential Problems
- c. Authorization to Work
 - i. Authorization by Single Council Member?
 - ii. Communication among Council Members?
- 4. Capabilities of Sunrise Engineering
 - a. City Engineering
 - b. Water System Engineering
 - c. Wastewater System Engineering
 - d. Transportation Engineering
 - e. Electrical Engineering
 - f. Environmental Engineering
 - g. Scientific & Professional Studies
 - h. Survey Services
 - i. Geographical Information Systems (GIS)
 - j. Drafting & Technical Illustrations
 - k. Funding Acquisition & Administration
 - l. Project Administration & Inspection
 - m. Building Inspection & Plan Review

June 28, 2006

Trudy,

I am suggesting the following guidelines for summer celebrations:

- A ban be placed on personal fireworks for the 3rd, 5th and 24th of July.
- Consider allowing fireworks to be used at the Park in a controlled environment on July 4th as was done last year.
- Post in Town and on the Town web site: www.leedsutah.us.
- Individuals using illegal fireworks will be cited.
- Individuals using fireworks that cause a fire which results in damage and fire suppression will be subject to pay for those costs.

The dept. will burn off the remaining fields Saturday morning.

It's going to be a great 4th -

Steve Lewis