

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on

Wednesday, May 26, 2010, 7:00 p.m.

At Leeds Town Hall, 218 North Main Street

Public is welcome to attend

AGENDA

Up to two Town Council Members may participate in the meeting by telephone or video conferencing (Ord 2006-08)

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE CLERK/RECORDER BY 6:55 P.M.

BUSINESS SESSION:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Abstentions and Conflicts by Council Members, if any
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Minutes of Meetings from May 12, 2010 Town Council Meeting
6. Financials Reports for April 2010
7. Announcements:
8. Citizen Comment: (No action may be taken on a matter raised under this agenda item). *Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Fran Rex in writing before 1:00 p.m. on the Wednesday one week before the Council meeting.*

WORK SESSION:

9. Sunrise Engineering Road Study Presentation regarding possible options

ACTION ITEMS:

10. Consideration and Possible Amendment to Minutes of April 28, 2010 Town Council Meeting
11. Consideration and Possible Determination of Caden Carnley's Eagle Scout Project
12. Letter of Intent for a Planning Commission position
13. Consideration and Possible Appointment of the Planning Commission position to applicant Doug Erdmann
14. Consideration and Possible Approval of repairs to the cul-de-sacs on Vista and Silver Meadow Roads.

DISCUSSION ITEMS:

- A. Town Council Members Responsibilities and Reports
- B. Update on Community Impact Board (CIB) Grant for a Town of Leeds Storm Water Master Plan for Town Master Storm Water Plan.
- C. Discussion of Parks: Safety of the Town playground, and discussion of the Silver Reef Park
- D. Discussion of a Sewer Committee

UPDATES BY STAFF:

- E. If any

EXECUTIVE CLOSED SESSION – An Executive Meeting may be held if needed for the purpose of pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205)(1)(c).

- F. 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 the 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 May 25, 2010. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://omn.utah.gov>, the Town of Leeds Website www.leedstown.org, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

May 26, 2010

BUSINESS SESSION:

1. **Call to Order** – At 7:10 p.m. by Mayor Hyrum Lefler.
2. **Pledge of Allegiance** – was led by Mayor Hyrum Lefler
3. **Roll Call** – Present were Mayor Hyrum Lefler and Council Members Angela Rohr and Frank Lojko. Clerk /Recorder Francene Rex and Treasurer Jean Beal were also in attendance. Council Members Alan Roberts and Keith Sullivan were excused.
4. **Declaration of Abstentions and Conflicts by Council Members** – Mayor Lefler noted he was the uncle to the scout presenting a possible Eagle Project to the Town Council in agenda item 11.
5. **A Motion** was made by Frank Lojko with a **second** by Mayor Lefler to **Approve the Consent Agenda** including **Tonight's Agenda**, and the **Minutes from May 12, 2010 Town Council Meeting**. An **Aye** Vote was **Unanimous** from those in attendance.
6. **Financials Reports for April 2010** – was reviewed and accepted
7. **Announcements** – Mayor Lefler announced said the Cultural and Beautification Committee just met, and are planning the 4th July and State Holliday 24th of July Town Celebrations. He noted they were trying to step up the celebrations with volunteers -- reminiscent of years past celebrations.
8. **Citizen Comment - Resident** and Former Leeds Mayor Norma Gier commented on the road work on Silver Meadows Drive, noting it had been slated as the number one priority of road work due to its increased traffic; deterioration; and the fact it had never been completed correctly. She asked the Council to attend to it better and /or the two cul-de-sacs and road end during the current road work. She presented the Council with a map of the road and surrounding neighborhood. Another Silver Meadow Road Resident stated one of his neighbors and three boys had hauled away some of the chips he had laid down and Western Rock had dumped at the end of the road. Gier further informed that people were doing wheelies in the chips of the cul-de-sacs. She thanked Western Rock for the work that had been done, but wanted the Town to make sure the work got completed. Council Member Frank Lojko gave the background of the current road project as follows: He said the Silver Meadow Road had not been ignored, but that there were limited funds a few years ago, so the Town used an emulsion sealant 88 on most roads to hold the roads together until funds were accrued. He said the Town had strategically waited to fix the roads until the Utah Department of Transportation (UDOT) re-surfaced Main Street, so as to "piggy-back" the other road work on top of theirs. He explained this saved \$6,000 to \$8,000 because Leeds would not have to pay the costs of "mobilization" of the equipment and machinery. He further explained that this enabled Leeds to get the same high road specifications UDOT required on Main Street for its side roads at low bid price. He also noted that Western Rock had flushed the roads and retrieved loosened gravel and placed them on other needed areas. Lojko stated the Town wanted to do a good job to complete the Vista and Silver Meadow Road, but that there was some confusion as the project proceeded because the map that was used to measure for the Western Rock Bid, showed Vista and Silver Meadow Road as one road named Vista. Also, the road base of the cul-de-sacs and road end could not handle chip/ seal but needed to have asphalt, because the current base on one was broken asphalt; and the other cul-de-sac and road end only had chips and/or gravel and dirt. The only solution was to asphalt. Lojko noted that an item on that night's agenda was in place to address these issues. He also noted that road repair plans for the next few years were to include a slurry seal on many of the other roads, and to create corners on some roads to eliminate walking dangers; corner road deterioration; and trespassing onto private or public areas. Lojko then listed the roads that were chip/sealed.
 - Valley Road --from Cherry to Center Street. It would not include from Cherry Street to Babylon Road due to a new water line likely to be placed by Leeds Domestic Waterusers Association (LDWA) in the coming year.

- Valley Road – from Center Street to Mulberry Street
- Center Street – East of Main. It would not include West Center due to the need conclude an easement granting process and project.
- Cherry Street – between Valley and Main
- Babylon - between Valley and Main
- Mulberry
- Pecan
- Vista – Including Silver Meadow Drive
- Mesa View

Lojko noted that although Silver Reef Road was also in great need of repair, it was not included in this project due to an upcoming water project and development. Norma Gier asked if the Council would address the repair approvals next on the agenda due to her need to leave and attend to her diabetic daughter's needs.

9. Consideration and Possible Approval of repairs to the cul-de-sacs on Vista and Silver Meadow Roads – This item was on the agenda as #15, but in order to address it promptly after the citizens comments concerns regarding the cul-de-sacs a **Motion** was made by Angela Rohr with a **second** by Frank Lojko to **Move** action **item #15** to be heard immediately **after agenda item #8**. An **Aye** Vote was **Unanimous** from those in attendance. Note: this will increase each subsequent agenda item number by one. Council Member Frank Lojko asked Sunrise Engineer to present the amount of coverage and costs needed to address the two cul-de-sacs and the road end based on the map Norma Gier had presented and said was the developer plot plan map. Sunrise Engineering representative said based on the assumption that the cul-de-sacs were 3,200 square feet, and they would be covering one full, and two half cul-de-sacs, his estimated cost was \$8,800. Lojko said this was still part of the original project, and because Western Rock would still be offering the same bid price, their bid to complete the Silver Meadow Road was approximately \$6,225.00. Lojko suggested the Council approve up to \$9,000 in case of any unknowns. Council Member Angela Rohr asked if this included sealant, to which Lojko said roadway and driveway specifications for sealant were different, and this bid would meet the road specifications. Rohr noted the bid price per inch was much lower than she had spent on her own driveway. Lojko noted that the costs of other driveways in the El Dorado Hills had been much more than the bid price from Western Rock and the Sunrise Engineers agreed it was an excellent price. Mayor Lefler noted that the asphalt would help maintain the corners which were the worst of the problem. A **Motion** was made by Frank Lojko with a **second** by Angela Rohr that based on the contract with Western Rock, to **approve a change order** of the bid provided each Council Member dated May 18, 2010, that the estimated quantity unit is 3,225 square feet which could vary. The price is \$6,224.25. On the change order he recommended the Town Council set a ceiling to not exceed \$9,000, and that the Town do three cul-de-sacs 1) one at the corner of Vista and Silver Meadow Road; 2) one at the east corner of Silver Meadow by lots 15 and 16; and 3) and the other at the end of Silver Meadow Road adjacent to lots 21 and 22. Discussion was had regarding the road end right of way, and Sunrise Representative suggested only to go within five feet of the property line; however, he estimated the drawing showed the end cul-de-sac to have only a thirty-five (35) feet "knuckle" which may require them to go all the way to the property line to provide an adequate turn around area. Lojko suggested they get a good consensus from the adjoining property owners as to how to proceed. Rohr noted the Liddell's northern driveway was in a wash and wondered whether to connect to it, but Lefler wondered if they had a right of way for that driveway. Then Lojko was asked to repeat the motion. A roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR HYRUM LEFLER	x	_____	_____	_____
COUNCIL MEMBER ALAN ROBERTS	_____	_____	_____	x
COUNCIL MEMBER ANGELA ROHR	x	_____	_____	_____
COUNCIL MEMBER KEITH SULLIVAN	_____	_____	_____	x
COUNCIL MEMBER FRANK LOJKO	x	_____	_____	_____

Change Order for up to \$9,000 to Western Rock to complete Town Road Cul-de-sac Project was

Passed x Rejected _____ TABLED _____

COST TO THE TOWN – not to exceed \$9,000 From the Class C Road Funds

WORK SESSION:

10. **Sunrise Engineering Road Study Presentation regarding possible options** – Mayor Lefler noted that a road study completion had been approved by the Town Council on March 24th, 2010, and turned the time over for Rick Snyder and Joe Phillips of Sunrise Engineering to present their preliminary findings. Mr. Snyder reported the following on the existing conditions. They had placed two traffic counters on the Silver Road. One before the first curve, and the other by the water tank to collect data on the number and speed of cars travelling the road. The average speed was 41 miles per hour (mph), and the number of cars was approximately 560 per day. Snyder noted that when roads average more than 600 cars per day, it was required to have a 35" wide road (rather than 24"). He said the surveyor analysis on the road for horizontal alignment (steepness of the turn) showed the first and second curves were very deficient, and the third curve was slightly deficient. He said the advisory speed was 25 mph. Snyder also noted the first curve's visibility problem due to much vegetation, and a tight curve. He stated a driver would not have adequate time to avoid an accident. He said the curve radius needed to be increased. He further reported on the slope of the road, and noted that one slope decreased visibility but could easily be remedied. Snyder then displayed a map showing private property ownership along the roadside, and noted that most lots extended to the middle of Silver Reef Road, and one extended to the other side of the road. There was discussion among the Council Members regarding the possibility that some of the owners had dedicated the road, but Snyder reported they had pulled all recorded records at the County office. He then presented the following four road alignment options to decide on which to do a more intense study:

Road Alignment Options

- Option 1: Widen the road to a 60" right of way; and increase the diameter of the 1st and 2nd curves by taking the curve through one private property (which is for sale). The remaining widened road would require getting road dedications from all the property owners. He did not recommend this option.
- Option 2: Roundabout with center. Would need to be large enough to handle emergency vehicles, school buses, and trucks without requiring them to go into the "truck apron." And large enough to handle large tractor trailers and delivery trucks using the "truck apron;" and Widen the road to a 60" right of way
- Option 3: Try to make much of what exists work. Increase the diameter of the curves by going through one private property (which is for sale); and create a "T" to access a relocated Wonder Lane and relocated Bonanza Flats Road. He noted that if the Utah Department of Transportation (UDOT) created a four way freeway intersection from the current on/off ramp, Wonder Lane would need to be relocated.
- Option 4: Strait Road through one private property (which is for sale); a "T" to access relocated Wonder Lane, relocated Bonanza Flats Roads and the abandoned portion of Silver Reef Road; the existing roads would remain the same. He said this option would phase well.

He then proposed three Road Cross Section Options as follows:

- Option A: 12.5' Travel Lanes with 2% slopes; 8.5 Shoulder; and 12' Barrow Ditch
- Option B: 12' Median; 12' Travel Lanes; 6' Bike Lane; and 6' Sidewalk
- Option C: 12' Travel Lanes; 9' Shoulder (street parking); and 9' Trails. (could have one or two trails) Or 10' shoulder and 8' Trail.

Council comments were as follows:

Frank Lojko liked option A as Silver Reef Road gave access of open space to recreational vehicles bikes, and horses and this option would work well for those; he did not like roadside parking; and liked a planted median. He also thought option 2 round-about would be the least intrusive, and would not require the Town to purchase land. Mayor Lefler did not think the median was consistent with the desired rural atmosphere. He liked road options A and C since the Town could pave the middle travel lanes first, then expand the other later, and he did not think curb and gutter were necessary. Angela Rohr noted people liked to park at the sides to take pictures, and did not think a median was "right" for a road leading to a National Forest. The Council then discussed the road alignment options. Noting the roundabout option was less intrusive with less land owners to work with, Lefler asked the Council if a round-about was convenient. Rohr said no. Lojko thought the straight option 4 would become a raceway, and liked option 3 more than the round-about. He ascertained from Town Manager Drake Howell that the number of possible homes from the connecting areas of SITLA, Silver Point Estates and

Silver Highlands was a possibility of approximately 180 more homes. He noted the traffic flow would increase greatly, to which Mayor Lefler stated an increased traffic flow was easier without a round-about. Mr. Snyder advised to look at the big picture. He noted that slower traffic sometimes made a habit of going straight through a round-about, then, when traffic increased, the habit remained and a potential of accidents increases. He offered the idea that if a round-about were put in to begin with, to keep other options open for the future, and said funding was available. Lojko noted repairs needed to be made to the Silver Reef Road before long. Mayor Lefler suggested to go with option 2 for now, and see how option 3 could connect to it. Rohr asked if a round-about was expensive. Mr. Snyder responded that putting in a round-about up front was not too expensive, but retro-fitting one was. Rohr worried about the cost of the round-about, and Lefler said the expense would be placed on the developers, to which Lojko concurred that the Silver Ponte Estates was willing to put into a round-about, but needed the Town's decision. Rohr said the Silver Reef Road needed attention soon, and wondered if it could wait on a developer. Mr. Snyder said the cheapest option was the straight option, but with developers help, the round-about was cheapest for the Town. He also noted the road side work could be added when the developments come in. He said once a Master Plan were adopted, developers would need to adhere to it. Lojko said the Town should work with Sunrise Engineering to help obtain funding and find out if Forest Service funding was available due to the traffic produced by travel to the National Forest. Mayor Lefler asked Sunrise Engineering to further develop the study to include the first step of round-about option 2, with the possible addition of option 3.

ACTION ITEMS:

- 11. Consideration and Possible Amendment to Minutes of April 28, 2010 Town Council Meeting –** Mayor Lefler stated the approval of the chip/seal road project given during the April 28, 2010 Town Council Meeting included a list of roads to be repaired which did not state Silver Meadow Road. He said the measurements taken for the bid had included Silver Meadow Road with Vista, and the intention of the motion was to include Silver Meadow Road, but such specific statement was overlooked. Council Member Frank Lojko added that the confusion stemmed from the map given to Western Rock for the bid showed only the name of Vista when referring to Vista and Silver Meadow. **A Motion** was made by Mayor Lefler with a **second** by Frank Lojko to **Add to the April 28, 2010 Town Council Meeting Minutes** as a clarification that on agenda item 12, **Vista was intended to include Silver Meadow Drive** per measurement taken and the bid approved.. An **Aye Vote** was **Unanimous** from those in attendance.
- 12. Consideration and Possible Determination of Caden Carnley's Eagle Scout Project –** continued.
- 13. Letter of Intent for a Planning Commission position –** Mayor Lefler presented a letter of intent to fill the Planning Commission Member vacancy from recent resident Doug Erdman. The Council discussed the option. Noting no objection to Mr. Erdman personally, the Council felt more longevity of residency was preferred so as to get a feel for other citizens attitudes and preferences, and declined the offer.
- 14. Consideration and Possible Appointment of the Planning Commission position to applicant Doug Erdmann –** discussion not needed.
- 15. Consideration and Possible Approval of repairs to the cul-de-sacs on Vista and Silver Meadow Roads –** This item was moved to be agenda item #9

DISCUSSION ITEMS:

- A. Town Council Members Responsibilities and Reports –** Mayor Lefler noted that Council Member Frank Lojko has had the past and current responsibility of working on the roads, and asked if he would be willing to also help with the parks. Lojko responded yes. Lefler said Council Member Angela Rohr's responsibility was helping with the committees, and noted she would also be helping with the budget. Mayor Lefler stated that Alan Roberts and Keith Sullivan had agreed to serve on a sewer committee, and that Roberts had also agreed to be a liaison between the Town Council and Planning Commission as well as supervise the CCC Camp improvements.
- B. Update on Community Impact Board (CIB) Grant for a Town of Leeds Storm Water Master Plan for Town Master Storm Water Plan –** Mayor Lefler stated the first step for receiving a matching CIB Grant for a Storm Water Master Plan was approved, so the application was advanced and Lefler would be meeting with them again on June 10, 2010 for the next step. Council Member Frank Lojko voiced his

optimism of receiving the grant, as did Mayor Lefler – noting it was by far the smallest grant being requested.

C. Discussion of Parks: Safety of the Town playground, and discussion of the Silver Reef Park – Mayor Lefler gave the following background from the staff report: A week ago, the Silver Reef park experienced having someone camp for a few days. The Washington County Sheriff's Office was called and an officer came out. Because he could not access our ordinances on the weekend, and because there was not a sign stating "no camping," the officer could not require the people to leave. He suggested the Town put up a sign that would give him the authority to make someone leave. Lefler also stated that Town Public Works Director George Fridell has informed that the chips underneath the children's playground area are now at a level below standards. He said if it were inspected, it may be closed down until more chips were laid down. Lefler then asked for Council Member Angela Rohr's report on the Silver Reef park's non functioning water fountain, boundary and name. Rohr stated the water fountain had just been turned off for the winter, the boundary was a sloping arch of two (2) acres, and that a prior "naming contest" fell through; therefore, it had not yet been named. She added there was concern regarding the existing fire pit as a fire danger since there was little water from which to douse a fire. She said several residents have volunteered to cover or remove it. Council Member Frank Lojko suggested a natural looking brown laminate sign be placed to prohibit camping and fires. Discussion on the playground chips was had, and Lojko was asked to get a price for wood and rubber chips as well as a sign for the Silver Reef park.

D. Discussion of a Sewer Committee – Mayor Lefler stated that Alan Roberts and Keith Sullivan had agreed to serve on a sewer committee. Lefler said they would follow through on the Ash Creek Agreement extension, as well as help find a feasible sewer solution by working with all involved entities, such as landowners and developers. He said currently construction companies have time and can complete projects for .70 on the dollar. He felt this was a good time to move forward in pursuing a sewer project. He said Rick Sant of Silver Point Estates, and the Grape Vine Wash Development had both offered their time, effort and expertise to finding a solution. Lefler said he was committed to consolidating other things in order to focus on finding a sewer solution before some funding was lost.


UPDATES BY STAFF:

E. Mayor Lefler reported that the fence on West Center Street was completed and Attorney Heath Snow was drafting a letter stating the fence was completed and to our knowledge, the Town has fulfilled all obligations from their agreement with Terry Prsbrey.

EXECUTIVE CLOSED SESSION – None

F. Adjournment by Frank Lojko at 9:55 p.m.

APPROVED ON THIS 9th DAY OF June, 2010



Mayor Hyrum Lefler

Attest:



Clerk/Recorder Francene Rex