

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, August 11, 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 July 28, 2010 Town Council Meeting
6. Financials Reports for June 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:

ACTION ITEMS:

9. Appointment of Mayor pro tempore
10. Discussion and possible approval on rock wall bid for wall between park and Snow's property
11. Discussion and possible approval of amendment to the current Interlocal Agreement with AshCreek SSD
12. Discussion and possible consent from Council to make additional expenditures for Cultural Events

DISCUSSION ITEMS:

13. Memo from Heath Snow's office on the E-Verify requirements of Senate Bill 81, and a new Procurement Ordinance
14. Reports by Town Council Members:
 - a. Report on Sewer issues - from Alan Roberts and Keith Sullivan
 - b. Assignment of Cemeteries to a Council Member
 - c. Report on Codification – from Angela Rohr
 - d. Report on survey regarding a Leeds Police Department – Frank Lojko (and idea from Mayor Lefler)
 - e. Report on corner curbs – Frank Lojko
 - f. Update on Town Committees
 - i. Preparedness- Communications Plan, Buildings Plan, Resource List, and Drills; Sub-committee
 - ii. Cultural and Beautification- Fall Festival
 - iii. Historical- Work meeting in September, and "Mine Tour" idea

UPDATES BY STAFF:

- A. If any
- B. 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 August 10, 2010. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pnm.utah.gov>, the Town of Leeds Website www.leedstown.org, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

August 11, 2010

MINUTES

BUSINESS SESSION:

1. **Call to Order** – At 7:04 p.m. by Mayor Pro Tem Frank Lojko.
2. **Pledge of Allegiance** – was led by Keith Sullivan.
3. **Roll Call** – Present was Mayor Pro Tem Frank Lojko and Council Members Alan Roberts, Angela Rohr and Keith Sullivan. Mayor Hyrum Lefler was expected to arrive later. Clerk /Recorder Francene Rex, Treasurer Jean Beal, and Public Works Director George Fridell were also in attendance.
4. **Declaration of Abstentions and Conflicts by Council Members** – Council Member Keith Sullivan noted he was related to one of the bidders in item #10, but would receive no monetary gain.
5. **A Motion** was made by Alan Roberts with a **second** by Keith Sullivan to **Approve** the **Consent Agenda** which included the **Town Council Minutes** from **July 28, 2010**. An **Aye** Vote was **Unanimous**.
6. **Financials Reports for July 2010** – It was noted that the prior meeting financial reports had a balance sheet from one month and a profit and loss sheet from another month. The current review was in an effort to straighten out the confusion. Sullivan asked if the corner curbs would come out of the sidewalk account or road funds, to which Lojko said the sidewalk account was from impact fees for sidewalks only, and that this project would come from the road fund. He noted the proposed corner curbs were an effort to reduce degradation to the newly re-surfaced roads. There was discussion regarding how 911 fees should be handled while the Town waited for the results of the Leeds Police Department survey.
7. **Announcements** – Council Member Angela Rohr noted she had approached an entity digging on the south end of Main Street between Cemetery and Mulberry Streets in the south bound lane. When asked they said they were uncovering a “lost” irrigation company manhole cover. They assured her the cover would be left flat, but when she checked later, the big man cover was indeed flat, however, the two ten inch (10”) diameter control access areas were one inch (1”) drop creating bumps. Mayor pro tem Lojko stated no entity was to cut the street without first receiving permission from the Town. And they also needed to clear it with the highway department. Rohr stated the entity digging was Western Rock with an inspector from the Utah Department of Transportation (UDOT) supervising. Audience member, Brett Comas stated he was with the Leeds Irrigation Company and was unaware of a lost manhole or the need to dig up the street. George Fridell was asked for his input. Fridell said they had ascertained it was not culinary water by shutting off valves, but that the records confirmed a manhole was there. It was ascertained that it was covered during a prior road paving job and not during the recent resurfacing because it was old and rusty.
8. **Citizen Comment** – None

WORK SESSION:

ACTION ITEMS:

9. **Appointment of Mayor pro tem - A Motion** was made by Alan Roberts with a **second** by Angela Rohr to **Nominate Frank Lojko as Mayor pro tem**. An **Aye** Vote was **Unanimous**. No other members were nominated. **A Motion** was made by Alan Roberts with a **second** by Angela Rohr to **Appoint Frank Lojko as Mayor pro tem** for the year **2010**.

ROLL CALL VOTE:

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

Appointment of Frank Lojko as Mayor pro tem for the year 2010 was Passed x Rejected _____ TABLED _____

10. **Discussion and possible approval on rock wall bid for wall between park and Snow's property -** Mayor Pro Tem Frank Lojko explained the reasons for constructing a rock wall was to help clean up the Snow's property from prior dumping, and fix the retaining wall by stacking the rocks on the property line. The Council had requested photos from the bidders. Lojko also invited Public Works Director George Fridell to make comments as well. Mayor Hyrum Lefler arrived at 7:29 p.m. The Council then reviewed, commented on, and discussed the pictures in their packets and on screen. Fridell noted that all the bids were instructed equally to include clean-up, leveling of the top level, and leveling the area behind the restrooms for additional parking. He added that the length of slope, which would extend onto the Snow's property, was left to the contractor's discretion. Then the Council had discussion regarding the height of the slope and if it would be so high that it would need a fence. Fridell noted that the Snow's were not too concerned with how far out the slope went, and said the slope could be six (6) to eight (8) feet wide. There was also discussion of how to structure the rock wall and it was noted that only the top or bottom could be a straight line, and not both. It was decided to get clarification on the wall line; to do research on the allowed height before a fence would be required; and to get a letter from the Snow's giving Mike Eager permission to make decisions regarding the use of rocks on the property and the slope being on their property; and to forward this item to the next regular Town Council Meeting on August 25, 2010.
11. **Discussion and possible approval of amendment to the current Interlocal Agreement with AshCreek SSD** – Mayor Lefler reminded that an amendment to extend the Ashcreek Interlocal Agreement needed to be agreed upon before September 25, 2010. The following areas of the current agreement were discussed:
- 1) To correct the rates
 - 2) It was important for Ashcreek and Leeds to acknowledge that impact fee credits could be given so developers would not pay twice for sewer.
 - 3) If Leeds did not put in a sewer system, Leeds would need to release the value of the credits to Ashcreek.
 - 4) In general the agreement currently stated that if Leeds did not put in a sewer system, the impact fees would go to Ashcreek.
 - 5) If Leeds did use Ashcreek, Leeds should expect to be treated as the other surrounding towns and their agreements with Ashcreek.
 - 6) It should be agreed that the account is a joint account.
 - 7) It was noted the term "New Development" in 4(h) was a broad term. The wording should clarify that a development did not have to hook up to the sewer, but could develop its own sewer plan.
 - 8) The agreement contemplated Leeds using the Harrisburg pump station which may not be the case.
 - 9) The idea of entering a short term interim agreement, then when the decision of whether or not Leeds would put in its own sewer system was made; a full agreement could be executed.
 - 10) Clarify whether Ashcreek or Leeds would/should receive the impact fees if the agreement is terminated.

- 11) Leeds should have representation on the Ashcreek Board if Leeds is serviced by Ashcreek.

Other issues were also discussed as follows:

- 12) A possible solution to currently placed septic systems was to require a dry line be placed for future sewer system use (just as the SITLA agreement stated).
- 13) If Leeds received funding from the Department of Water Quality (DWQ) or other grants, mandatory hookup would be required in areas defined as being serviceable by sewer.
- 14) If hook-up became mandatory, the Town would look for grants to help fund the cost of the mandatory hook-ups.
- 15) Smart wastewater management would be to be proactive so the Town was in the driver's seat. If the Town waited, the State will eventually give directives to Leeds.
- 16) A positive reference to the perspective of Leeds Domestic Water Users Association (LDWA) President Ron Cundick was made, that improvements may be expensive, but the need to be prepared and safe was important.
- 17) It would be cheaper to put in a sewer now, and a sewer would help the Town move forward.

It was decided that the Mayor and one Council Member or just two Council Members would meet with Ashcreek to finalize the verbiage, then each entity would send it to their attorney, then it would return to the Town Council for approval.

12. Discussion and possible consent from Council to make additional expenditures for Cultural Events

Mayor Hyrum Lefler stated his feeling of the worth of cultural events because they bring communities together, create memories, and help people get to know each other. He noted the Town was putting a float in the Washington County Fair Parade to advertise for the Leeds first annual festival of Wild West Days in Leeds. He stated the funding for the float came completely from donations. He then reviewed a modified staff report listing expenditures for the following: A simple Sound System; Advertising; Food; Shootout Actors; Soap Box Derby awards; and Water Rockets. Lefler said the Town would charge for food and craft booths. Council Member Keith Sullivan added a possible entrance fee for the soap box derby. Lefler said he would like the event to pay for itself. He also noted the Town has constantly borrowed a sound system from different citizens through the years for other Town events such as Easter, the 4th and 24th of July, Veteran's Day, and etc., and thought it would be good for the Town to own a good used sound system for all these events as well as for emergency purposes. He said more specific figures would be available for an upcoming meeting. There was some discussion regarding some of the planned events and how to get donated advertizing and other help such as business sponsors for soap box derby cars; the public service at Dixie College; the community calendar which publicizes events on the radio; and etc.

DISCUSSION ITEMS:

13. Memo from Heath Snow's office on the E-Verify requirements of Senate Bill 81, and a new Procurement Ordinance

Mayor Hyrum Lefler said he had received an e-mail and phone call from the State to make sure the Town was in compliance. He said it would affect Leeds procurement policies of who is hired and what contractors were hired. He said Attorney Heath was preparing a draft revision. Council Member Frank Lojko suggested the Town use a similar ordinance as Salt Lake City, surrounding towns, or see what the League of Towns and Cities has drafted to lower the attorney time costs. Lefler said he would do such.

14. Reports by Town Council Members:

- a. **Report on Sewer issues - from Alan Roberts and Keith Sullivan** – Sullivan said he and Mayor Lefler had met with Sunrise Engineering twice and Sunrise is in the process of discerning the gaps in the past Leeds sewer studies. He said it would then be sent to Ed McCulley of the Department of Water Quality (DWQ) to ascertain if it met the requirements for a grant. He said the sewer would first affect the main part of Leeds, and then phase into the Silver Reef area. He also noted the hook-up costs could be wrapped into the grant application with the feasibility studies, design work, and construction. This would help so mandatory hook-up fees would not be a hardship for the citizens. Sullivan noted the time was getting close to make a decision.
- b. **Assignment of Cemeteries to a Council Member** – Discussion was had regarding the historical Protestant and Catholic Cemeteries and the real feasibility of selling current plots in


the newer areas. The problems of many big rocks, and possible unmarked graves were discussed. It was decided to find out the cost of having them surveyed and continue the discussion in another meeting.

- c. **Report on Codification – from Angela Rohr** – Mayor Lefler asked Rohr to bring a list of names for a committee. Clerk/Recorder Fran Rex said she would look for a list of volunteers made during a prior meeting
- d. **Report on survey regarding having a Leeds Police Department – Frank Lojko (and idea from Mayor Lefler)** – Frank Lojko said he would have one of two Dixie College student groups formulate a survey. Either the Department of Government Relations who provide assistance to towns and the County, or the Department of Students in Communication who are required to do a “cap stone” project. He said the survey would include questions asking if the public would like the Town to pursue grant funding for a Leeds Police Department (LPD) or other options. Mayor Lefler noted his support to look at the option of pursuing a grant because he has received many verbal comments in support of keeping the LPD.
- e. **Report on corner curbs – Frank Lojko** – Lojko reported that neither Sunrise Engineering nor Western Rock had yet responded with bids. Rohr asked if asphalt curbs would be cheaper, to which Lojko responded asphalt curbs break up when run over, and that concrete was much better. Lojko then asked Mayor Lefler if the Town needed an ordinance for the different type of curb. Roberts responded it could be an amendment to the current construction standards with good language to specify where the different types of curbing could be used. Lojko also noted that a road in Silver Reef Highlands was beginning to break up due to drivers taking a turn to sharply. .
- f. **Update on Town Committees**
 - i. **Preparedness- Communications Plan, Buildings Plan, Resource List, and Drills; Sub-committee** - Mayor Lefler said the committee was designing a plan for an “immediate needs” emergency such as HAZMAT, earthquake, fire, or flood , and how communications, buildings, and resources would be used and/or handled. He said he would like to put together a list of people who are experienced in certain areas or have equipment they would allow to be utilized. He noted the list would be mindful of privacy.
 - ii. **Cultural and Beautification- Fall Festival** – Mayor Lefler noted this was addressed adequately during agenda item #12.
 - iii. **Historical- Work meeting in September, and “Mine Tour” idea** – The idea of touring a mine brought up many insurance issues. The idea of placing descriptive signs at the entrances was also discussed.

UPDATES BY STAFF:

- A. If any - None
- B. **Adjournment** by Frank Lojko at 9:54 p.m.

APPROVED ON THIS 25 DAY OF August, 2010



Mayor Myrum Lefler

Attest:


Clerk/Recorder Francene Rex