

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, August 25, 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 August 11, 2010 Town Council Meeting
6. Announcements: Upcoming September Work Meeting for the CCC Camp & how it might fit into economic development, as well as other Historic Site plans around town. Mtg being held with Leeds Historical Committee.
7. 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:

8. Consideration and possible Consent that Silver Pointe Estates has met the sewer solution condition placed upon their preliminary plat approval.
9. Consideration and possible Approval of Ash Creek Agreement extension
10. Consideration and possible Approval to set a Public Hearing for an amendment to the Consolidated Fee Schedule adding a fee for festival booths.
11. Consideration and possible Approval of bid for surveying for corner curbs
12. Consideration and possible Approval of bid for corner curbs
13. Consideration and possible Approval of bid for cul-de-sacs

DISCUSSION ITEMS:

14. Discussion on the results of Sunrise Engineering "sewer phasing exhibit."
15. Discussion on Funding Options and Funding Procedures for sewer system.
16. Discussion on a mandatory Sewer Connect Ordinance.
17. Discussion and Town Council input on an updated Business Sign Application Form.
18. Reports by Town Council Members:
 - a. Park issues - Alan Roberts
 - i. Lighting
 - ii. Culinary Water
 - iii. Rock Wall
 - b. Report on Wild West Days Festival in Leeds - Mayor Lefler
 - c. Report on Codification - Angela Rohr
 - d. Report on Rubber chips in Park, Road issues, and UDOT Drainage on Main Street – Frank Lojko

UPDATES BY STAFF:

- 19.
20. 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 24, 2010. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leedstown.org, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

**TOWN OF LEEDS
TOWN COUNCIL MEETING**

August 25, 2010

MINUTES

BUSINESS SESSION:

1. **Call to Order** – At 7:00 p.m. by Mayor Hyrum Lefler.
2. **Pledge of Allegiance** – was led by Angela Rohr.
3. **Roll Call** – Present was Mayor Hyrum Lefler and Council Members Alan Roberts, Angela Rohr and Keith Sullivan. Frank Lojko arrived at 7:15 p.m. Clerk /Recorder Francene Rex, Treasurer Jean Beal, Public Works Director George Fridell, and approximately 30 citizens were also in attendance.
4. **Declaration of Abstentions and Conflicts by Council Members** - None
5. **Consent Agenda: A Motion** was made by Keith Sullivan with a **second** by Alan Roberts to **Approve** the **Consent Agenda** which included the **Town Council Minutes** from **August 11, 2010** with the following **changes**: addition of Brett Comas name to item number 7, and replaced Alan Roberts name with Mayor Lefler in the second sentence of item number 14a. An **Aye** Vote was **Unanimous**.
6. **Announcements**: Upcoming September Work Meeting for the CCC Camp & how it might fit into economic development, as well as other Historic Site (such as tithing house, cemeteries & etc.) long range plans around town. Meeting to be held with Leeds Historical Committee.
7. **Citizen Comment**: Mayor Lefler noted the sign-up sheet stated most comments were regarding sewer and informed he would give time for comment during that agenda item, but said if a few citizens wanted to make their comment then, they could. **Ralph Rohr** wondered if all options had been considered; thought septic tanks worked well; thought the consideration was for development; felt the Town was dying; and voted against spending time and money investigating a sewer option. **Elliot Sheltnen** supplied a chart of declining new home sales; read from two e-mails he had sent the Town in 2006 and 2008 warning of a falling economy; and read current newspaper headlines of a bad economy. (Frank Lojko arrived at 7:15 p.m.) Sheltnen said he felt the economy would not get better, but only get worse, and asked where growth would come from and did not think Leeds needed a sewer system. He thought the public should vote on the issue.

WORK SESSION:

ACTION ITEMS:

8. **Consideration and possible Consent that Silver Pointe Estates has met the sewer solution condition placed upon their preliminary plat approval** – Mayor Lefler read a staff report as follows: The Preliminary Plat approval for Silver Pointe Estates was granted with the condition that they find “a viable sewer solution.” In order to find a viable sewer solution, much research, studies, and resources have been expended from Silver Pointe. These efforts have produced third-party studies outlining several viable solutions. Mayor Lefler stated the Town received a letter from Rick Sant of Silver Pointe Estates requesting that this condition be deemed fulfilled. He said Mr. Sant was able to put in his own sewer, but was willing to hook on to a Town system if that would better help the Town’s residents. His entitlements expire in January of 2011, and having the Towns approval that he has met the condition would enable him to move forward towards a final plat. Mayor Lefler said he recommended consent by the Council that this condition has been met, and approve that a letter be sent from Mayor Lefler to Silver Pointe Estates to that effect. There was discussion regarding the further timeline, and it was ascertained that Mr. Sant would need to present a final plat before the preliminary plat expired which would give him one year from that time, and then a possible one more year extension. Keith Sullivan stated the subject had been discussed many times and that more than enough studies had been done

and money spent. He felt Mr. Sant had proved he had a viable solution. **A Motion** was made by Keith Sullivan with a **second** by Alan Roberts to **Approve** that **Silver Pointe Estates has met the viable sewer solution condition** placed upon their preliminary plat approval and a **letter** be sent from Mayor Lefler to Silver Pointe Estates to that effect. Further discussion was had, and Frank Lojko suggested including the verbiage they "find" a viablesolution. Sullivan **amended his motion** to state "**Silver Pointe Estates has met the condition that was place upon them for preliminary plat approval because they have found viable sewer solutions**, and a **letter** be sent from Mayor Lefler to Silver Pointe Estates to that effect.

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			

Approval that Silver Point Estates has met conditions on their preliminary plat was Passed x Rejected _____ TABLED _____

9. **Consideration and possible Approval of Ash Creek Agreement extension** – Mayor Lefler the item involved an agreement with Ash Creek which expires on September 25, 2010. He said the agreement did not lock Leeds into anything, but it would leave the door open to use Ash Creek’s treatment plant if Leeds did not move forward with sewer. Mayor Lefler reviewed the amendments to the agreement. 1) Extending the agreement for two more years; 2) A minimal price change from \$.72 to \$.75; and 3) Noted the original agreement addressed hooking onto the Harrisburg pump station; however, studies have shown it may by-pass the Harrisburg pump station, therefore dropping the costs to \$.69 or be negotiated. Roberts stated the collected impact fees would go to a joint account. If Leeds put in sewer, the impact fees would go to Leeds, but if Leeds used Ash Creek, the impact fees would go to Ash Creek. He noted the word “if” should be added to the sentence referencing the Harrisburg pump station, because there should be no cost to the Town if it did not pump directly into the Harrisburg pump station. Mayor Lefler asked the Council if they would be okay having Attorney Heath Snow review the amendment. All agreed to have Attorney Snow review it and bring it back to the next meeting.

10. **Consideration and possible Approval to set a Public Hearing for an amendment to the Consolidated Fee Schedule adding a fee for festival booths.** Mayor Lefler noted the expectation of selling booths to help pay for the cost of the Wild West Days Festival. He said this would be the first annual Leeds Festival. He proposed getting stage built as an Eagle Project with the maximum cost to the Town of \$250 and the rest being donated; a PA system donated or capped at a \$450 expense to the Town. He noted the constant need to borrow a PA system during past Town events (Easter, 4th & 24th of July and etc) and the importance of having one in case of an emergency. He informed of a float built for parades to advertise the event, and noted the float was made with donated funds and won first place in the general category. He said the committee was working hard to make the event pay for itself and use as little as possible from Town funds. He wanted to set a cap of \$1,100 for expenditures and expected much of it would be reimbursed by booth and soapbox derby applications. This item was forwarded to the Town Council Meeting on September 8, 2010.

11. **Consideration and possible Approval of bid for surveying for corner curbs** - Council Member Frank Lojko reviewed prior Town Council discussions regarding the need for corner curbs to prevent damage to the recently chip/sealed roads. He explained that cars cutting corners caused road break-ups. He said the corners needed to be surveyed to ascertain where private property ended, so curbs would be placed on Town property. He noted this was not curb and gutter, but just a special low profile corner curb for safety and the prevention of road damage. He said the following corners were listed in the survey bid: Valley Road Intersections at Mulberry lane, Center Street, Cherry Lane, and 200 North Street, as well as the intersection of Vista Avenue and Main Street. He said along with conducting a survey, Sunrise would layout the design for the curbs, provide surveying maps, and field staking. Angela Rohr noted other streets were mentioned during their prior discussions. Lojko reminded that streets not recently chip/sealed should only receive corner curbs after they were chip/sealed. He noted the recent chip/seal job did not include streets that were slated for LDWA’s upcoming water project, but did include all of Vista, Silver Meadow, Pecan, and Valley Road with all its perpendicular streets. He

noted the streets were completed in conjunction with UDOT's Main Street project which saved machinery transportation costs (a savings of approximately \$15,000.00 to \$20,000.00), and allowed Leeds to obtain the same highway grade materials on the side roads as was put on Main Street for the lower grade price. He said all the streets were completed, including patchwork, for under \$45,000.00 (which would have cost up to \$80,000.00 if not done in conjunction with the UDOT project). Lojko also reviewed the Town's implemented plan of putting emulsion on the roads to protect them for four to five years to allow time for chip/sealing of several roads a year until they were all completed. Mayor Lefler said the bid of \$4,600 included the listed five (5) corners, and noted it also included the price of additional corners if desired. He also advised the bid was for survey work only and not the actual curb construction. Rohr reiterated that other corners had been discussed. The Council ascertained that the following roads had also been recently chip/sealed, and could also benefit from the curb protection: Roundy Mountain Road, Pecan, and Babylon. **A Motion was made by Frank Lojko with a second by Alan Roberts to Approve the Sunrise bid of \$4,600 for surveying services and basic design for curb placement on five (5) intersections including Valley Road Intersections at Mulberry lane, Center Street, Cherry Lane, and 200 North Street, as well as the intersection of Vista Avenue and Main Street, with the addition of adding Babylon, Roundy Mountain Road, and Pecan.** Rohr noted this was an additional of \$2,600 to the original bid of \$4,600, and asked if this was within the budget. She was answered yes by Lefler. Mayor Lefler noted the total would be **\$6,900** for eight (8) intersections. Sullivan asked if the first five (5) could be done now, and the rest later. Lojko said that was not a problem, but noted the current prices may be cheaper, and the Town would achieve a savings if the concrete truck were brought to Leeds just once rather than twice. Rohr also noted the bid prices were for all intersection surveys completed simultaneously. Roberts advised he was okay with the expenditure for the survey, but the curb style would need to be addressed so as to comply with the Town's construction standards before construction could occur. Mayor Lefler stated other corners could also benefit from a new curb style in order to maintain a rural feel.

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			

Approval of Sunrise Bid to survey eight intersections for corner curbs was

Passed x Rejected TABLED

COST TO THE TOWN \$6,900 from ROAD FUNDS

12. Consideration and possible Approval of bid for corner curbs – Council Member Frank Lojko
13. Consideration and possible Approval of bid for cul-de-sacs– Council Member Frank Lojko reviewed when the above noted chip/seal job was completed, it failed to address three areas on Silver Meadow Road and Vista, and Mesa View. Two corner “knuckles” (big corners) and one large cul-de-sac for school bus and trash truck turn around. He said the Town Council had agreed to get a bid to complete the job. Lojko noted that Western Rocks and Sunrise calculations did not match, and when it was re-measured it came to approximately \$22,000 at a \$1.73 unit price of fine grade and pave with 2 ½ asphalt on existing road base. Lojko noted this was much more than originally thought, but reminded of the concept of doing a job right the first time so it did not need to be done again. He commended the resident’s patience, and wondered how a school bus and trash vehicle was currently turning around. A resident in attendance noted big vehicles turn around by trespassing on his driveway. Lojko added that a cul-de-sac at the end of Mesa View was also included in the bid. Rohr understood the need for the end of Silver Valley, but questioned the need for the two “knuckles” to which Lojko responded the development was platted with wide turns, and the Town now owned those areas but has not paved them (they are currently gravel), and when the road was recently widened with chip/seal, those areas were not included because the needed base for chip/seal was not in place. Consequently, they did not get chip/seal. He reminded that the Town could only use road funds for roads. Mayor Lefler asked the measurement of Mesa View. He was hoping for a lower cost; hesitant to spend too much in one year; and noted roads needing attention in the Silver Reef area. Lojko responded that the measurement was approximately 3,000 square feet, and noted it would cost more to complete it later. Lojko also added it

was good to keep a routine of completing a full area at a time, then moving to the next. Mayor Lefler agreed this would bring closure to the area for a while. A town resident noted the problems in the Silver Meadow Road area had existed for more than twenty years. Lojko agreed the area had been neglected for years and had heavily traveled roads. Council Member Keith Sullivan stated he would like the Town to “get the biggest bang for their buck.” and complete what was needed most. **A Motion** was made by Alan Roberts with a **second** by Frank Lojko to **Approve the expenditure of \$22,074.80 to Western Rock Products for bid on the “knuckles” and cul-de-sacs on Mesa View, Vista and Silver Meadows Road.** Mayor Lefler stated Western Rock would need to put gravel down and build up the road as part of the job.

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			

Approval of expenditure of \$22,074.80 to Western Rock to chip/seal “knuckles” and cul-de-sacs of Mesa View, Vista and Silver Meadows Road was

Passed x Rejected **TABLED**

COST TO THE TOWN \$22,074.80 from ROAD FUNDS

DISCUSSION ITEMS:

14. Discussion on the results of Sunrise Engineering “sewer phasing exhibit.” – To explain the Council’s interest in exploring wastewater treatment possibilities, Council Member Alan Roberts read page four from a provided guide for elected officials document called Onsite Wastewater Treatment. He said a section entitled “Roles and responsibilities of Elected Officials” stated “it is the duty of elected officials to deal with the public health, welfare and safety of the citizens who elected them. He stated the Leeds area wastewater was governed by the Washington County Health Department due to individual septic systems. He said the Town needed to be in the driver’s seat, rather than developers/property owners, when deciding how to handle wastewater. He felt it was important to look at the future of the Town. He addressed the question of why the Town should get involved with sewer if the septic tanks were working fine, by stating developments had the right to provide their own onsite wastewater systems. He wondered if residents would want to view a wastewater lagoon in their neighborhood, and felt the time had come for the Town to truly decide if a sewer system would serve the Town best or not. He referred to a map showing projected servicing of the Town with different phasing based on potential future growth. He said a Town should not inhibit private property owners from developing their land. Mayor Lefler said as he considered the wastewater options of the Town, he examined the current General Plan and the recent General Plan update surveys. Lefler said these documents generally expressed that Town residents wanted to keep the rural nature as well as protect property rights and were open to opportunities for small commercial development. He noted the ideas were somewhat competing and cautioned to not lean too heavily to one side or the other, but rather find ways to allow them to mesh. He thought using the phrase rural atmosphere to inhibit private property rights was one sided, and pursuing heavy commercial would dispel a rural atmosphere which was the other extreme. He thought the Town should consider sewer as one of the options, just to keep the options open. He said he had no preconceived opinion on the matter but wanted to look at the facts to decide from there. He stated following the General Plan necessitated the consideration of a sewer option. Therefore, he said he had contacted the Department of Water Quality (DWQ), the Community Impact Board (CIB Board) and Sunrise to explore the options of what would it take if the Town wanted to pursue sewer. He noted the growth in the Town from when he moved in twenty years prior, and acknowledged the inevitability of future growth. In addressing the issue of timing due to the economy, he said this could also equal lower costs, and a lull to enable the Town to decide and be more in control of its infrastructure regarding future developments. Lefler said prior research on the pursuit of State grants found receiving State funding would necessitate mandatory hook-ups to sewer. He wanted to be rational and careful, and wondered if another alternative were available such as phasing in hook-ups, and exempting areas that would be too costly or not make sense. DWQ said this was possible, so he

asked Sunrise Engineering to draft a phasing exhibit map for discussion. The following phases were discussed and identified as follows:

- Phase 1 = Existing Leeds Town Community – to be included in Phase 1 improvements (including Main Street, Valley, Vista, and those in close proximity to the main area of Leeds).
- Phase 2 = Future Town developments required to connect at development. It was noted that developers would need to build & connect according to the Towns plan (including Silver Pointe Estates, Grapevine Wash, SITLA, Silver Eagle Estates, and etc)
- Phase 3 = Existing Leeds Town Community required to connect when development brings trunk line to proximity, or when septic system fails (including Wells Fargo Silver Reef & Silver Reef Highlands)
- Phase 4 = Existing Leeds Town Community – Large lots to be left on septic or potential future connection. A sewer connect would not be required because it would not be economically feasible. (Including Eldorado Hills, from Bonanza Flats up).
- Phase 5 = Washington County Community to be connected upon annexation (including Homespun, Case De Oro, Hidden Valley, and etc.).
- Phase 6 = Washington County Jurisdiction – connection required upon annexation and development. (Washington County areas currently undeveloped).

Mayor Lefler reiterated the map was a summarization to initiate talks with DWQ and ascertain the possibility of phasing. Council Member Keith Sullivan read the following from page four of the above noted Onsite Wastewater Treatment document: "Elected officials find themselves in the difficult position of needing to develop regulations to protect the public health and environment while representing the concerns and aspirations of the people." He also reiterated the presented maps were just early concepts for discussion and not meant to be absolute specifics. He asked all to be mindful of others, our children and the future and not just think of ourselves, so all could "put their heads together" and come up with a concept of what might work. He did not want the meeting to digress into personal feelings. Citizens were given time for comment as follows:

Don Goddard – said a prior federal government study recommended septic systems for towns the size of Leeds at that time. He wondered the cost of hook-ups and worried the number of rocks in the area would increase it, and thought some law would say a sewer system could not be placed "next door." He thought the Town Council should make sure to get the right information and the right engineers who know what they are doing, and factor in the cost of digging up rocks. Alan Roberts said the State will eventually mandate a sewer system because of contamination of nitrates in aquifers and growth. He noted LDWA had to recently increase their water charge to improve infrastructure. He felt the option of sewer was part of smart water management.

Jo Sheltman – Did not think the number of homes built in Leeds warranted a sewer system.

Ron Cundick – President of LDWA, noted LDWA had to recently address a low water pressure issue in their fire hydrants because of State requirements. He noted the infrastructure improvements raised its member's monthly payment by \$25. He said the cost was minimal in comparison to a sewer system, and thought the Town should study the issue well before deciding. He said new development should pay its own way, a sewer system for future growth was fine, but, he cautioned not to mandate current citizens to pay for it.

Dave Harbour – said citizens elect people to look after the welfare of the Town for today and the future. He cautioned not to "build a fence" around the Town, or it would be enveloped by the surrounding towns. He appreciated the Town Council looking at what is best for the future. Regarding the corner curb project, he emphasized the need to properly survey for property lines. He also stated from the year 2000 till the economy went down, Leeds averaged 8 houses a year, and three developments were on the horizon. He said the county limited the number of septic tanks Leeds could have was based on one system for every ten acres, and added there were only twenty permits still available three years ago. Harbour continued by stating he did not want current residents to pay for a new system. He reminded that a Capital Facilities Plan (CFP) was needed, and suggested getting a grant or a bond if possible. Harbour thought Silver Pointe Estates should have a definite sewer solution on the final plat.

Council Member Alan Roberts - noted the Town Council had approved that Silver Pointe Estates met the requirement of a sewer solution on their preliminary plat, but that a specific system would need to be spelled out on their final plat.

Dave Harbour – commented that a development putting in a private sewer system would probably want to turn it over to the Town later on. He suggested the Town consider the possible maintenance costs during the approval process.

Don Goddard - said the water study completed in 2007 or 2009 showed no increase in water usage from a 2000 water usage study.

Ben Gordon – expressed his appreciation of the effort in investigating the sewer topic, and thought advanced planning was a good idea. He noted the reason LDWA's project was so big and expensive was because it was done piecemeal, and said culinary water was put in at different stages with different developers, and reiterated an advance plan was good to enable uniformity. He felt at some point a sewer system was inevitable and planning ahead was good. He realized the mandated hook-up problems associated with a grant from the State. He felt new development should pay for new development, and current owners should not be forced to hook-up to help pay for it. He suggested to only require hook-ups when a property owner's current septic system failed.

Roger New – said he was an Environmental Health Scientist who worked for Washington County for five years and fifteen years on his own. He offered to present an informational presentation about onsite sewer systems, and to volunteer his expertise. He said he liked that the Town Council was looking at providing for the future.

Joe Allen – applauded the Town Council for their forward thinking efforts and thought growth was inevitable. He said properly managed growth was best. He thought wastewater being returned to the ground water was clean and best, but if he could see that a viable study verified septic systems were causing health issues, he said he would be more in favor of a sewer system for the greater good...only after all evidence had been considered.

Council Member Angela Rohr – referred to the Onsite Wastewater Treatment document which stated septic systems in dry climates work well, but septic systems in humid places did not work.

Peter Aurigemma – said if the wastewater went to Ashcreek, the water would be gone, but with septic systems, the water goes back into the aquifer. He said he had not heard of anyone being refused a septic system permit. He thought sewer systems being put in new developments was okay, and felt a mandatory hook-up would be a hardship on citizens.

Frank Lojko – noted that Washington County Water Conservancy District (WCWCD) has stated it would not provide water to towns unless they had a sewer system. Lojko said he was not in favor of mandatory hook-ups, but said Leeds needed to be proactive in getting exceptions in writing for areas unreasonable to put in sewer, such as areas with too many and/or large rocks, or large lots. Otherwise, it could become engulfed by the large process of the County or State passing a mandatory hook-up law. He noted there were areas in Town where septic systems could no longer be placed and said this created a problem for those land owners. He said Leeds needed to have a process to inspect septic tanks and require failed septic systems to be fixed so Leeds would not be forced by the County or State to have a mandatory sewer system. Lojko greed that all new developments should burden the cost of putting in a sewer system, and noted SITLA was approved for septic, but they were also required to put in a dry line for future sewer hook-up. He reiterated that being proactive would enable the Town to have some exceptions in place when/if a possible mandatory hook-up were imposed by the State or County. He said we needed to work as a team to find solutions. He did not want to burden people with extra expenses; however, he said it would not be prudent to ignore a possible future problem and not be protected by asking the Department of Water Quality (DWQ) for some exceptions.

Elliot Sheltman - said he appreciated what the Town Council was doing, but thought the current process was about the Town appeasing developers with a sewer system. He worried the housing economy would not support new developments. He thought the developments should put in their own system. He said the reports from the State telling people septic systems were bad were only trying to convince people that sewer systems were good. He reiterated that development should pay for itself.

Mayor Hyrum Lefler – said if the Town was not ready with certain things, it would be forced to allow developers to make some of the decisions.

Council Member Alan Roberts – noted recent Town expenditures to remedy road situations that should have been accomplished by the developer. He said the Town of Leeds and LDWA inherited issues from Silver Reef and Eldorado Hills upon annexation and funds to handle such issues went to LDWA. Roberts reiterated the importance for the Town to make sure developers did not create burdens for the rest of the Town. He said the Town Council and Planning Commission both take the position to prevent such burdens. He applauded and agreed with the idea that new development should pay for development and the infrastructure they bring in for their development.

Jo Sheltman – worried the Town would end up managing a private sewer system.

Alan Roberts - said the State dictates and oversees private water sewer systems. He thought it was in the best interest of the Town to be proactively involved with the process in order to leave the least amount of loop holes. He added that it was not the Towns place to prevent someone from developing due to the fear the economy would not come back, but that it was the property owner's choice as long as all the ordinances and guidelines were met.

It was noted that Rick Sant of Silver Pointe Estates intended to attend the Town Council meeting, but another meeting pre-empted his attendance.

Alan Roberts noted three studies had been completed over the past ten years. He said the majority of the cost was paid by private property owners. He said the Town petitioned Sunrise to review the past studies to show connections in an exhibit for possible funding from the State.

Penny Weston – who lives on Main Street, asked if there would be financial help available for hook-ups and the replacement of cement walks and etc for widows or low income. She thought sewer would be wonderful, but did not think the time was right for it.

Alan Roberts – said there were grants available to help defray costs to individuals who qualify, and that the Town would definitely pursue those avenues.

Mayor Lefler – said the grants would pay for the entire hook-up cost for low and fixed income. He said the cement placement costs would be investigated. He said the State guessed a rough monthly rate estimate of \$45.00. In response to another question, Lefler and Roberts said replacement of a pump on private property would be the responsibility of the private property owner. Lefler reiterated the Town Council was just in the beginning stages of discussion, and more precise information would be investigated, reviewed and discussed before any decisions were made.

Alan Roberts - noted the State Statute 10-8-38 2(a)(i) stated a mandatory hook-up was within 300 feet.

Jim Bray – informed he would be giving a Property Tax presentation during the September 8, 2010 Town Council Meeting. He said his committee had worked on legislation to correct some of the injustices in the current tax code. He then said if the Town Council pursued a sewer system, they should find a way to do it without causing a huge expense to the citizens. He thought they might have some ideas of how to do that, and asked the Council to continue the transparent discussions before further studies or decisions were made.

Mayor Lefler – expressed appreciation to all those who came and commented.

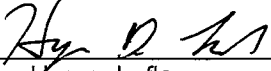
15. **Discussion on Funding Options and Funding Procedures for sewer system** – This item was included during the previous discussion
16. **Discussion on a mandatory Sewer Connect Ordinance** – this item was not discussed.
17. **Discussion and Town Council input on an updated Business Sign Application Form** – Town Clerk/Recorder Fran Rex informed that during a recent business sign application, it was ascertained the current form was outdated and the process could be much easier if Leeds had a more explicate application. She added that without having a town manager to help an applicant walk through the application process and adhere to the current ordinances, it was realized a detailed application could be of benefit. Rex said Planning Commission Member Denise Johnson researched the ordinances and drafted the proposed application form; Clerk/Recorder Fran Rex “tightened” up the form; and the Planning Commission reviewed it during their August 4, 2010 regular Planning Commission meeting. Mayor Lefler asked attending Town resident and past Commission Member Dave Harbour why some sign applications were required a Planning Commission (PC) approval while others only required staff approval. Mr. Harbour said his best recollection was the Town Council felt more controversial signs needed PC approval, but basic ones did not. The Council asked for more time to review the application. The item was forwarded to the September 8, 2010 Town Council Meeting.
18. **Reports by Town Council Members:**
 - a. **Park issues - Alan Roberts**
 - i. **Lighting** - This item was forwarded to the September 8, 2010 Town Council (TC) Meeting.
 - ii. **Culinary Water** -This item was forwarded to the September 8, 2010 TC Meeting.
 - iii. **Rock Wall**
 - b. **Report on Wild West Days Festival in Leeds - Mayor Lefler** -This item was forwarded to the September 8, 2010 TC Meeting.
 - c. **Report on Codification - Angela Rohr** - Rohr stated two volunteers agreed to work on the first seventeen questions with her. She would obtain the questions from Clerk/Recorder Fran Rex
 - d. **Report on Rubber chips in Park, Road issues, and UDOT Drainage on Main Street – Frank Lojko** – Lojko advised he had arranged a meeting in Leeds on August 30th, 2010 at 7:00 a.m. with Utah Department of Transportation (UDOT) Commissioner Jerry Lewis, and UDOT Regional Director Nathan Lee of the Richfield Office. He said they agreed to tour Leeds and view all the blocked drainage areas to find a remedy for the problems. Lojko invited all interested to attend.

UPDATES BY STAFF:

19. None

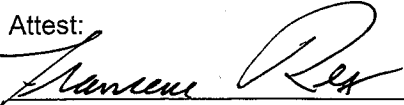
20. Adjournment by Frank Lojko at 10:36 p.m.

APPROVED ON THIS 30th DAY OF September, 2010



Mayor Myrum Lefler

Attest:



Clerk/Recorder Francene Rex