

## PUBLIC NOTICE

### TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on  
**Wednesday, January 26, 2011, 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 January 12, 2010 Town Council Meeting
6. Financial Reports for December, 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. Discussion and possible approval of additional expenditure for the 2011 Princess Pageant

##### DISCUSSION ITEMS:

10. EONE demonstration from Mr. Steve Kreitzmann of Delco Western and Ken Wynder

##### UPDATES BY STAFF:

11. Report on Silver Pointe Estates preliminary plat conditions & submittal of final plat Consideration and Possible consent that Silver Pointe Estates has met all conditions placed upon their preliminary plat approval.
- 12.

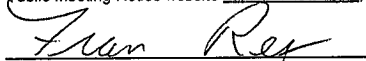
**EXECUTIVE CLOSED SESSION** – An Executive Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a). OR An Executive Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c).

13. 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 January 24, 2011. 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](http://www.leedstown.org), and Spectrum Newspaper

  
Fran Rex, Clerk / Recorder

# TOWN OF LEEDS TOWN COUNCIL MEETING

January 26, 2011

## **MINUTES**

### **BUSINESS SESSION**

1. **Call to Order** – At 7:15 p.m. by Mayor Hyrum Lefler due to technical difficulties
2. **Pledge of Allegiance** – was led by Alan Roberts
3. **Roll Call** – Present was Mayor Hyrum Lefler and Council Member Frank Lojko by telephone and Council Members Alan Roberts and Angela Rohr. Council Member Keith Sullivan was excused and due to technical difficulties, Frank Lojko joined the meeting at approximately 7:37 p.m. before the work session began. Also in attendance were EONE and Delco Western Representatives Mr. Steve Kreitzmann and Ken Wynder, Silver Pointe Estates Applicant Rick Sant, Sunrise Engineering Representative Russ Funk, LDWA Representative Elliot Sheltman, Grapevine Wash Representative Drake Howell Clerk /Recorder Francene Rex, Treasurer Jean Beal and citizens Peter Aurigemma and Gerry Otteson.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Angela Rohr with a **second** by Alan Roberts to **Approve Tonight's Agenda** with an **additional agenda discussion item after item 10 to address the fire hydrant for 654 West Canyon Creek Drive;** and approve the **January 12, 2011 Regular Town Council Meeting Minutes**. There was discussion on whether an item could be added without 24 hours notice. It was ascertained since the item was not an action item, it could be discussed. An **Aye** vote was **Unanimous** from the three members present.
6. **Financial Reports for December, 2010** – The Council looked over the reports. Mayor Lefler informed that the General Fund has increased and is approximately \$130,000. He noted it has been a lot more hard work for staff, and they were doing the best they could.
7. **Announcements** - Mayor Lefler reminded of the Princess Pageant to be held on February 5, 2011 at 7:00 in the Cultural Hall of the LDS Chapel.
8. **Citizen Comment** – Leeds Domestic Waterusers Association (LDWA) Representative Elliot Sheltman stated that LDWA was now offering to help discount the price of \$5,500 to \$2,400 for a fire hydrant for 654 West Canyon Creek Drive. He said the discounted price was reached by adding it to the LDWA current water line project as well as LDWA chipping in some funding. He noted LDWA felt they would have to help fix the problem down the road, so they decided to help now while the price could be less.

### **WORK SESSION:**

#### **ACTION ITEMS:**

9. **Discussion and possible approval of additional expenditure for the 2011 Princess Pageant** – Mayor Lefler read the staff report as follows: "The 2006 budget for the Princess pageant was \$1,400.00. In 2008 it was decreased to \$1,200.00 and last year it was decreased to \$500.00 because of budget concerns. Mayor Lefler noted there were no pageant expenses last year due to having no participants He continued reading the report which stated "We have found the amount to be inadequate for the 2011 pageant and royalty responsibilities." It was noted there were 9 applicants for the pageant this year, and that the budget amount would cover the pageant as well as a royalty float for the parades. Treasurer Jean Beal asked that the budget be restored to \$1,200.00, with an additional \$100.00 this year to help cover costs for the higher number of applicants. The Town Council viewed an itemized list of expenses for the pageant. Council Members Alan Roberts and Frank Lojko had no comment. Council Member Angela Rohr asked why this was not already in the budget, to which Jean reiterated there were no pageant expenses last year and this year there were nine participants. Jean Beal also noted she donates the judges gifts. Mayor Lefler added he first wondered if there were ways to reduce the costs, but Jean

said she had reduced it as much as she could. He said it was not directly necessary for government function; however, it created good memories and afforded an opportunity for the youth to exercise their talents, demonstrate their talents, and then represent the Town throughout Washington County with event such as the County Fair and parades. Rohr ascertained from Beal that the princess pageant was categorized in the cultural and recreation portion of the budget. **A Motion** was made by Alan Roberts with a **second** by Mayor Lefler to **Approve up to \$1,300.00** for the 2011 Princess Pageant for the Town of Leeds. The following 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			

**Budget expenditure increase to up to \$1,300.00 for the 2011 Princess Pageant**

Passed   x   Rejected        **TABLED**       

**Cost to the Town: Up to \$1,300.00**

**DISCUSSION ITEMS:**

- EONE demonstration from Mr. Steve Kreitzmann of Delco Western and Ken Wynder** – Mayor Lefler introduced Mr. Steve Kreitzmann and Ken Wynder, and stated he had invited them to give a presentation on their product for informational purposes of possible sewer options. Mr. Kreitzmann presented a ten minute video of the EONE low pressure sewer system. He said the benefits were as follows: 1) It lowers costs due to minimizing excavation, the reduction or elimination of pump stations, and the reliability of low maintenance. Mr. Kreitzmann said the average time between service calls was ten (10) years. 2) The system works well in hard to service areas such as rocky places, and low gravity areas. 3) The EONE Briner pump could be placed without much disruption to landscaping. Mr. Kreitzmann stated there were one half million users of the system. He noted the following places as using the system: Oahu BYU campus, Springdale Utah, Zion Ponderosa, St. George City, and Arizona areas such as half of Sedona, Payson, and Prescott. Council Member Angela Rohr asked if it was a total system or a partial system, to which Mr. Kreitzmann said there could be a gravity sewer line down Main Street as a “backbone,” to which the lower pressure EONE system could be added where needed. Council Member Alan Roberts asked if it was generally private or public funded and or maintained to which Mr. Kreitzmann responded each community decides, but noted it was generally a 50/50 toss up to what municipalities decided. Roberts asked how it has worked in communities where homeowners took responsibility for it, to which Mr. Kreitzmann responded that homeowners are given a local contact for repairs, but most homeowners want the municipality to maintain it. He noted some developments contract with the city who “owns” the system and has a utility easement for maintenance. The city then contracts with the distributor to maintain the system. The contract states a certain amount per year per unit, and then the distributor maintains the system throughout the year with no further costs to the city or homeowner. Roberts asked if the pumps were in series, to which he was answered the pumps were all in parallel. Mr. Kreitzmann said each pump could pump 180 foot a head. He noted on a flat terrain the system could go two or three miles. In answer to Rohr’s question, he stated the system was made from high density poly ethylene. There was discussion on the design. Mr. Kreitzmann brought a display model and explained it. Mayor Lefler asked what the unit cost was, and if there was a quantity discount. Mr. Kreitzmann said the cost could range between \$2,500.00 and \$4,000.00, and was dependent upon the number of units purchased. He said one unit was approximately \$4,000.00, but when purchased for large projects of 500 units, the cost dropped to approximately \$2,500.00. Smaller purchases would range somewhere between the two. Mayor Lefler asked Sunrise Engineering Representative Russ Funk for his comments. Mr. Funk stated he would like a little more information regarding they system, but agreed there was a place for such a system in areas of solid rock and up and down topography. (descending and ascending). He said a gravity system is generally best if feasible, but if one could save money with this system, it was worth looking into. He noted when there were moving parts such as a pump and lift stations, there is always maintenance. He said a cost analysis would help decide which system would make most sense. Mr. Kreitzmann referred to one of his handouts titled “Proven Performance – Lessons Learned” which gave an analysis in one area for 300 homes in the State of Washington. It showed the monthly cost per household for a gravity system with a lift was \$53.00, whereas the cost for the EONE system was \$26.00. Peter Aurigemma asked if there were backflow prevention, to which Mr. Kreitzmann said there were two check valves. He also stated the pump total run time of 15 minutes per day and the electricity needed equaled that of a 40 bolt light bulb. He noted the homeowner has always paid for the electricity. He added the unit could be placed to a depth of up to 160 inches. Mr. Aurigemma noted it did take electricity for them

to work, to which Mr. Kreitzmann said when the power is off, the dishwashers and washing machines to not run either, so the demand on the system is less. He said the pumps hold 9-12 gallons of storage to keep the system running for 7-12 hours during a power outage. He also stated the systems are often put in under a limited utility district which pays the upfront costs, and then the homeowners are assessed. It was ascertained that the system would need to meet codes. Mr. Rick Sant noted the present possible treatment facility of Ashcreek was three miles away in Harrisburg. He thought this system would take care of some individual problems, but eventually it needed to be dumped into a main gravity fed sewer system and sent to a sewer treatment facility. It is a good idea to solve some problems but does not solve the main problem of taking care of the sewer. Mayor Lefler agreed this system would make it easier to transport and move sewer, but the Town still needed a treatment facility. He asked if this system would be compatible with any type of sewer treatment, to which Mr. Kreitzmann said it would be compatible with the same type of treatment plant as a gravity fed system, and he would need to look at the terrain to ascertain if it would need a lift station.


**10a. Discussion regarding the fire hydrant for 654 West Canyon Creek Drive** – Council Member Angela Rohr stated her December 8, 2010 motion to reverse the October 13, 2010 decision was based on the information that the homeowners had not been approached, and Leeds Domestic Waterusers Association (LDWA) would not help in reducing the amount for the hydrant from \$5,500. She said now that LDWA was offering to help bring the costs of the hydrant down to \$2,400.00, she would like to reconsider the action. Mayor Lefler noted he had talked with the homeowners who stated they paid their impact fees and their home was approved by the proper process; however, he added the contractor paid the impact fees which the Town has a receipt for, but for which no deposit was found. He said the contractor was now deceased and the business dissolved. He told Rohr if she would like to put the current information together, she could bring it to the next Town Council Meeting for possible action.

**11. UPDATES BY STAFF:**

- a. Report on Silver Pointe Estates preliminary plat conditions & submittal of final plat Consideration and Possible consent that Silver Pointe Estates has met all conditions placed upon their preliminary plat approval.** Mayor Lefler stated Mr. Rick Sant had submitted his Silver Pointe Estates Final Plat Application. Council Member Angela Rohr asked if the viable solution condition had been met, to which Mayor Lefler stated in the August 25, 2010 Town Council Meeting, the Council approved that Silver Pointe Estates had met the condition place upon them for preliminary plat approval of finding a viable sewer solution. Council Member Alan Roberts added that Mr. Sant proved he had several options. It was also ascertained that the ingress/egress condition was met by an agreement letter between Mr. Gordon Casey and Mr. Rick Sant; and that the mediation clean-up plan had been approved by the State. Mayor Lefler stated the Town will move ahead with the final plat approval process, and make sure lots are not sold before the lots exist and have services.
- b. Police Survey** – Treasure Jean Beal reported 104 surveys had been returned so far. Mayor Lefler noted the Town would have a full report during the February Town Council Meeting.
- c. CCC Camp Steps project** – Clerk/Recorder Fran Rex reported the Town received the reimbursement for the CCC step work. Mayor Lefler added the total Expense was \$9,251.00. He said the funds came from a SHPO CLG Grant, a Washington County Historical Society Grant, the Community Fund Drive, and a December Donation for a total of \$8,546.20. He noted the Town had approved up to \$1,300.00 (\$700.00 from the general fund and up to \$600.00 from the historical fund), and their final cost was \$704.80.

**12. Adjournment** by Frank Lojko at 9:05 p.m.

APPROVED ON THIS 9<sup>th</sup> DAY OF February, 2011

  
\_\_\_\_\_  
Mayor Hyrum Lefler

Attest:

  
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Clerk/Recorder Francene Rex