

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, February 23, 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 February 9, 2010 Town Council Meeting
6. Financial Reports for January, 2011
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. Consideration and possible approval that a letter be sent from Mayor Lefler stating the Town of Leeds is supportive of a Veterans Administration (VA) facility being constructed in the proposed Grapevine Wash Master Plan development

DISCUSSION ITEMS:

10. Discussion on Addressing Grid in preparation for a draft Resolution.
11. Discussion on possible Roundabout for Silver Reef Road
12. Discussion on Leeds Cemeteries in preparation for a possible draft Resolution
13. Reports by Town Council Members:
 - a. Report on Cul-de-sacs and "knuckles" on Silver Meadows Road and Mesa View-- Frank Lojko
14. Update from Mayor

UPDATES BY STAFF:

CLOSED MEETING – A Closed 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 A Closed Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c).

15. 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 February 22, 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

February 23, 2011,

MINUTES

BUSINESS SESSION:

1. **Call to Order** – At 7:20 p.m. by Mayor Hyrum Lefler
2. **Pledge of Allegiance** – was led by Mayor Hyrum Lefler
3. **Roll Call** - Present was Mayor Hyrum Lefler and Council Member Angela Rohr with Frank Lojko attending via Skype. Also in attendance were Clerk/Recorder Fran Rex, Treasurer Jean Beal and eleven citizens. Council Members Alan Roberts and Keith Sullivan were excused.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Angela Rohr with a **second** by Mayor Lefler to **Approve Tonight's Agenda** and the **February 9, 2011 Regular Town Council Meeting Minutes**. An **Aye** vote was **Unanimous** from those present.
6. **Financial Reports for January, 2011** – The Council took a few minutes to review the reports. Mayor Lefler noted the revenue received in January for general property taxes, franchise tax, and total income for the month was good. He also noted the current totals of each category of the Town's assets are increasing.
7. **Announcements:** Clerk/Recorder Fran Rex announced the Town had received a building permit application for the addition of two decks from the Silver Reef area.
8. **Citizen Comment:** Citizen and former Planning Commission Chair Peter Aurigemma stated when the Planning Commission recommended the current Mixed Use Ordinance to the Town Council; they recommended that only a maximum of 45% of a development should be mixed use. However, he noted the Town Council changed it to 100%. He said this was why he resigned from the Planning Commission. He asked the Town Council to revisit the ordinance and change it to what he thought the Town wanted. He also asked if proper thought was put into changing the addressing grid because he said it would cost residents a lot of money to change things, and noted his wife's nursing licenses, address signs, and anything needing updated addresses. He said he would submit his costs to the Town for reimbursement and hire an attorney if the Town was not willing to pay them. He also asked what Mayor Lefler was planning to do regarding his recent move to a home outside of the Town's boundary. Mayor Lefler said the Council would note his concern about the Mixed Use Ordinance, and that the other two comments would be addressed later in the meeting under their agenda item.

WORK SESSION:

ACTION ITEMS:

9. **Consideration and possible approval that a letter be sent from Mayor Lefler stating the Town of Leeds is supportive of a Veterans Administration (VA) facility being constructed in the proposed Grapevine Wash Master Plan development** - Mayor Lefler stated The Town had received information that the Veteran Administration (VA) was currently selecting a site to construct a several million dollar facility in Southern Utah, and that the Grapevine Wash Master Plan Development (GVW) has expressed strong interest in this opportunity, and has verbally stated willingness to donate the 10 acres needed for the building and grounds. He said GVW would like a letter of support from the Town. Lefler added that Leeds is centrally located in the County and is closer to Iron County (which will also be using the facility), and the GVW area is beautifully suited for such a facility. Mayor Lefler said he felt it was in the Town's best interest to pursue this opportunity for the benefit of the Citizens of the Town. He said that such a facility in Leeds Town limits would increase revenues, open up local jobs, and lay a stronger foundation for stable growth and long-term strength as a Town. He asked the Council to authorize Mayor Lefler to send a letter stating that the Town of Leeds is supportive of a VA facility being constructed in the Proposed Grapevine Wash Master Plan Development, that this area is well suited for such a facility, and that the Town is willing to work with Grapevine Wash and the VA to facilitate its implementation. He said the letter should also include verbiage stating that the Town is willing to participate in Tax Increment Financing to the same level of

the County and School District; that it currently offers the lowest Impact and Inspection Fees in the County; and that it will expedite permitting and regulatory procedures. Mayor Lefler added that the project will be funded by State and Federal, and he did not think it was a problem industry or would bring negative impact to the Town. He noted GVW did not have current infrastructure, and asked if it could appropriately prepare for it. He said a packet showing our interest and what we have to offer the VA must be turned in by the 28th of February, 2011. He added it would also be necessary to work willingly and efficiently with Grapevine Wash over the next several months (if selected) to put things in order for this facility. He gave time to GVW Representative Drake Howell for a power point presentation. Mr. Howell said GVW had learned of the opportunity on week prior. He said it will be a skilled care and rehabilitation center such as a nursing home, and will care for 105 people in nine (9) buildings with one (1) central building. He said the current cities endeavoring to acquire the facility were St. George, Ivins, Hurricane and Toquerville, and that other cities could submit offerings by February 28, 2011. He said the VA would make site visits in March; make their decision shortly after that; and hoped to break ground in the fall. He displayed a map showing the proposed site, and said he felt Leeds had a great potential to be awarded the facility. He said GVW was currently working on all the "nuts and bolts," such and sewer, water and etc. to make it a reality. Council Member Angela Rohr asked if the donated land was Bureau of Land Management (BLM) land, to which Mr. Howell said no. Mayor Lefler commented that having the proposed site at the back of the property would entail the cost of a long road, to which Mr. Howell said they chose that site because it had a close proximity to open space, it was a pristine setting, and it was close to water access and just North of a possible sewer facility site. Council Member Frank Lojko stated Washington County legislature has fought hard to attract the VA project to Washington County. He thought it would be advantageous for the Iron County residence to have the facility in Leeds, and felt it was worth the effort to put interest into the possibility. Lojko noted there would be no cost outlay from the Town for the development. He asked Drake about the projected number of employees. Mr. Howell did not know the number, but felt it would be significant, about 30. Mayor Lefler noted the Federal Agency would require skilled labor. Mr. Howell added that a portion of the GVW vision was to have a health and wellness community, and that having a VA facility and housing for veteran's spouses would complement their vision. He said this is why they decided to aggressively pursue the opportunity. Leeds Citizen and LASSD Board President Don Fawson asked why GVW was interested if the Town did not gain a tax advantage for the facility because the Federal Government does not pay property tax. He said he was not necessarily against it, but strongly advised the Town to investigate what the impact of a VA facility would have on the surrounding neighborhoods. Mayor Lefler said the advantage to the Town would be to bring in a stable business and bring more life to Leeds. He added he knew of a recent VA facility in Ogden of which he could find out the initial impact. Citizen Jim Bray advised to do a fiscal analysis to see the possible impact regarding roads, visitors, increased town population, and increased sales tax revenue. Fire Chief Steve Lewis asked if the Town and Leeds Area Special Service District (LASSD) would be able to levy impact fees, to which Lefler said yes. He noted the facility would increase the ambulance service for LASSD, but because of the federal discounted rate, the department would probably break even on the added service. Citizen Peter Aurigemma said he thought the number of employees would be between 30-50. He felt it would be a positive impact if half of the employees lived in Leeds. He said he felt it was a positive thing and Leeds should pursue it. Mr. Fawson said even if a few of the employees lived in Leeds it would be good and well worth checking into. He said he would support funding the Mayor taking a trip to Ogden to investigate the impact of their VA facility. Answering the question of why GVW was interested in the VA facility, Mr. Drake Howell said it would jump start the GVW activity; it fit with the GVW vision of health and wellness; it would positively impact Leeds with more people at the local market, hair salon, buying stamps, and etc. He said it would also impact Leeds with more cars on the roads, more potholes, and more patients to transport. So, the Town needed to decide what they wanted. He noted he did not like rushes, but reiterated they just became aware of the opportunity and the deadline for submission was Monday, February 28, 2011. He noted if the Town did "throw their hat in the ring", then later decided not to do it, there was nothing compelling them to move forward, nor restricting them from pulling out. Mayor Lefler noted he could travel to Ogden to investigate on Friday, and requested that a motion be specific in its wording. Council Member Frank Lojko said a VA facility would be a stable model, noting the number of 105 patients would stay solid, creating a steady state. He thought it would give a great opportunity for citizens, and asked the Mayor to make the motion. Council Member Angela Rohr noted that during the public process of updating the General Plan with Form Tomorrow, the citizens were interested in industry that would not heavily impact the Town. She noted all industry will have impact, but felt the VA facility was a good fit with what the people had expressed. **A Motion was made by Mayor Lefler with a second by Angela Rohr that the Council authorize Mayor Lefler to send a letter stating that the Town of Leeds is supportive of a VA facility being constructed in the Proposed Grapevine Wash Master Plan Development, that this area is well suited for such a facility, and that the Town is willing to work with Grapevine Wash and the VA to facilitate its implementation. The letter should also include verbiage stating that the Town is willing to participate in Tax Increment Financing to the same level of County and School District, that it currently offers the lowest Impact and Inspection Fees in the County, and will expedite permitting and regulatory procedures. And that the Town is willing to give "Will Serve Letters" where appropriate and possible. The following Roll Call Vote was taken:**

ROLL CALL VOTE:

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

Authorization for Mayor to send a letter supporting that a VA facility be constructed in the Proposed Grapevine Wash Master Plan Development was

Passed x Rejected TABLED

DISCUSSION ITEMS:

10. Discussion on Addressing Grid in preparation for a draft Resolution – The Skype connection was lost momentarily. When connection was reestablished, Mayor Lefler stated this item was on the agenda as a preparation item to refine the draft resolution, so public information meetings and a public hearing could be scheduled. He noted the Town Council had already approved the use of a modified north/south addressing grid. He said most of the homes not in conformance to the north/south grid were on the west side of Interstate-15. He voiced his opinion that either all or nothing should be changed, and added that future new developments would only compound the current problem. He said he understood the concerns of changing addresses and asked Fire Chief Steve Lewis to respond. Lewis stated that the county 911 emergency system goes by street numbers, and although the Leeds Area Special Service District (LASSD) could go through the process to change it to street names in Leeds, he said it still would not fix the problem of having East addresses on both sides of the freeway and other addressing problems. He gave a brief history of the origin of the problem, and said when developments were incorporated into Leeds, their addressing stayed on a north/south grid. Lewis noted it would have been painful to change addresses at the time, but the problem would have been resolved. He said if it were not changed now, it would be even more painful in the future, and currently, he was able to use some State resources to help create a good grid. Prior Fire Chief and current LASSD Board President Don Fawson added further history. He said in 1971, the survey methods used were not up to par and in several areas deeds were not accurate. He said the Waite's volunteered time to survey and help fix the problem. The Town went to a modified grid using Main Street as north and south. Fawson then said fifteen years ago, he worked and worked with Washington County to correct the addresses, but could not accomplish the task. Later, he worked again with the County to create an area map for the Fire Department. He noted that map had helped LASSD immensely, but it also made them further aware of the problems. He said the Emergency Medical System (EMS) and Fire Department have had many problems finding addresses. And though improper, they have had to ask 911 for a name at times, but they no longer know most of the residents by name. Fawson acknowledged the problem of changing addresses, but noted much can now be done on line such as changing driver's licenses, and most had no fee. He said he would look into medical license charges. Mr. Aurigemma reiterated there was a charge for it. Mayor Lefler suggested the Town write a letter which would help residents validate the reason for the address change and possibly help waive any associated fees. Mr. Fawson also thought agencies would be amicable to this idea. He said he would complete further research on types of impacts an address change would have and find ways to mitigate them. He said he did not want to cause problems, but wanted to help mitigate costs as well as mitigate EMS emergencies. He said he had talked with Kenworthy signs and found that addresses etched in stone could be re-etched or covered with a bronze plate. He noted professional address finders such as UPS cannot find addresses in Leeds and have to ask for assistance from the Post Office. Chief Lewis added that even fires can be hard to find if the smoke is not directly evident such as a kitchen fire. He said one kitchen fire took twenty minutes to find because there was a similar "east" address on both sides of the freeway. He noted the owner was mad until he remembered no one else could find his address either. He said the reality is a poor address system is a public safety issue. He also acknowledged it was a problem to change addresses, and noted the Fire Department would have to change their address, but felt it was a small price to pay for public safety. Chief Lewis added it was his interest and job to take care of public safety. He said months of time have been invested working with professionals with a great effort to make the change as least impactful as possible. He said the proposed resolution stated a house number would be given with a building permit, and noted future house numbers would be a mess since it was currently just guess work. He suggested the Town correct the addresses now and do it right. Citizen Jim Bray said he was representing neighbors who were not in attendance. He said he personally really trusted Don Fawson and Steve Lewis in running LASSD for public safety, but noted it would be expensive for those who have addresses engraved in stone and metal fences to change them. He urged the Council and LASSD to research the alternatives thoroughly, give a presentation, and have a public hearing before a decision was made. He wondered if GPS could be used to help EMS find emergencies. He thought if it were well laid out, the public may see it as a good decision, but if was just drafted and passed, there would be a public uproar. Citizen Elliot Sheltman agreed it was important to have a public hearing, and asked which homes would

be impacted. He said GPS did not work in some areas of Leeds. Mayor Lefler said the list of affected homes would be posted along with the public notices for the open houses and public hearing. Chief Lewis reiterated the purpose of the agenda item was to introduce the proposed resolution and set dates for the open houses and a public hearing. He noted that the 911 system does not operate from GPS, and a Google search for roads in Leeds was not very good, but said he was told Leeds mapping would be improved once the address/grid changes were recorded. Mayor Lefler said the Town would select dates after the March 9, 2011 Town Council Meeting, to hold some open houses, then a public hearing would be set.

11. Discussion on possible Roundabout for Silver Reef Road – Mayor Lefler noted this was a preliminary discussion to get the idea on the table. He said in 2010, the Town of Leeds paid for a traffic study to determine the best options for a long term traffic plan on the lower portion of Silver Reef Road. Several options were presented by Sunrise to the Town Council. Although feedback was given, and the options were narrowed down to two in the discussion, the Town Council never officially adopted a plan. He said the two were 1) build a roundabout, and 2) cut a strait road through the Hamilton property. He asked the Council which they would like to adopt, so Silver Pointe Estates could be held to the Town’s desire of how it connects to Silver Reef Road. He added that it was in the best interest of the Town to adopt a plan for traffic flow in this particular area. This will allow the Town to ensure that new Development designs and builds traffic infrastructure most suited to the needs and interests of residents of the Town of Leeds. He noted that Sunrise Engineering was waiting for the Town’s decision before they continued work on the study. Citizen and former Planning Commission member, Peter Aurigemma said the development agreement with Silver Pointe Estates said the development would put in a round-about and then be reimbursed by the Town as the Town received impact fees. Council Member Frank Lojko said the Town should ask Sunrise to correct the recent mistakes they have made before the Town had them do any more. Council Member Angela Rohr concurred. Mayor Lefler stated he would move in that direction.

12. Discussion on Leeds Cemeteries in preparation for a possible draft Resolution – continued to March 9, 2011 Town Council Meeting.

13. Reports by Town Council Members:

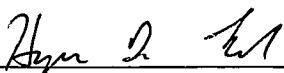
a. **Report on Cul-de-sacs and “knuckles” on Silver Meadows Road and Mesa View– Frank Lojko** – Lojko reported that the work was done, and the neighbors seemed pleased. He said the invoice should be under the bid price, but the Town has not yet received the invoice yet.

14. Update from Mayor - Mayor Lefler reported that many things have changed since he last addressed his housing situation. He said he was willing to resign if that was what the Town wanted. He said he was looking at another option to live within the Town limits, and would know in two months if it would work out. He invited Town Council Members and citizens to give him their input.

UPDATES BY STAFF - None

15. Adjournment by Frank Lojko at **9:25 p.m.**

APPROVED ON THIS 23rd DAY OF March, 2011



Mayor Hyrum Lefler

Attest:



Clerk/Recorder Francene Rex