

## PUBLIC NOTICE

### TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on  
**Wednesday, April 13, 2011, 7:00 p.m.**  
At Leeds Town Hall, 218 North Main Street  
Public is welcome to attend

### AGENDA amended

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 March 23, 2011 Town Council Meeting
6. Announcements:
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.*

#### REGULAR MEETING:

##### ACTION ITEMS:

1. Presentation of possible Eagle Project by Scout Kody Allen
2. Discussion & Possible Approval of Town funding for a portion of the Kody Allen's Eagle Project
3. Discussion & Possible Approval for the Town to bid on Leeds Irrigation shares during upcoming auction
4. Presentation by Fire Chief Steve Lewis of options for applying address changes for public safety
5. Discussion & Possible scheduling of Public Hearing for a possible changes to some Leeds Addresses for public safety.

#### WORK SESSION:

##### DISCUSSION ITEMS:

6. Discussion with Leeds Domestic Waterusers Association (LDWA) regarding building permit process & plat signature block requirement.
7. Discussion with Leeds Area Special Service District (LASSD) regarding building permit process & plat signature block requirement.
8. Discussion regarding CCC Camp water shares with Historical Committee member LoAnne Barnes
9. Discussion regarding Silver Reef Highland park being deed to the Town of Leeds
10. Discussion regarding a possible water line & meter size reduction of the Leeds Cemetery
11. Discussion of responsibility for maintenance responsibilities for Jackson Ranch Road.

##### UPDATES BY STAFF:

1. Update from Mayor Lefler

**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).

2. 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 April 12, 2011. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pnn.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

April 13, 2011

## *MINUTES*

1. **Call to Order** – At 7:00 p.m. by Mayor Hyrum Lefler
2. **Pledge of Allegiance** – was led by Frank Lojko
3. **Roll Call** - Present was Mayor Hyrum Lefler and Council Members Alan Roberts, Keith Sullivan and Frank Lojko. Council Member Angela Rohr arrived at 7:16 p.m. Also in attendance were Clerk/Recorder Fran Rex, Treasurer Jean Beal, LDWA President Ben Gordon, LDWA Board Member Elliot Sheltman, and Scout Kody Allen with his parents.
4. **Declaration of Abstentions and Conflicts by Council Members** – Mayor Lefler noted that his brother lives next to the CCC Camp and holds water shares, but did not think this was a conflict.
5. **A Motion** was made by Frank Lojko with a **second** by Alan Roberts to **Approve Tonight's Agenda** including **Town Council Meeting Minutes for March 23, 2011**. An **Aye** vote was **Unanimous** from those present.
6. **Announcements** - None
7. **Citizen Comment** - None

### REGULAR MEETING:

#### ACTION ITEMS:

8. **Presentation of possible Eagle Project by Scout Kody Allen** – Mayor Lefler invited Kody Allen to explain his proposed Eagle Project. Kody Allen stated he planned to rebuild some rock walls; rebuild and build stairs and a path to the stairs going to the blacksmith shop; have a plaque made containing descriptions of the buildings; and build a drainage system to keep water from running into the buildings. When asked by Council Member Frank Lojko where the water would drain, Kody said it would connect to the current drain spouts. Mayor Lefler referred to the list of costs equaling \$571.00, and asked Kody if he was asking the Town to help with costs. Kody said he had already collected approximately \$200.00 for a past project that did not come to fruition, but he planned to collect more. Historical Committee Member LoAnne Barnes noted the CCC Camp donation box had yielded almost \$200.00 over the past few years, and suggested the Town use those donations for this project. When asked about the plaque, Kody stated there would be one 6" x 8" all weather cast aluminum plaque like the current plaque, which would describe all of the buildings. He said another plaque would be placed telling of the Eagle Scout project. Mayor Lefler asked the council of their thoughts regarding the Town donated some funds. Council Member Alan Roberts encouraged Kody to approach some businesses to donate or greatly reduce the price of needed materials. Lefler concurred. Discussion was had about the need for a vote on the issue. It was decided since the possible Town donation would be well under \$500.00, a council vote was unnecessary, but Mayor Lefler asked if any council members objected. There was no objection. Roberts asked when he planned to get started, Kody replied his board of review was in two weeks, and he would like to get started in a month to make sure it would be completed for a September visit from the National Historical Society Committee.
9. **Discussion & Possible Approval of Town funding for a portion of the Kody Allen's Eagle Project** - Discussion was had about the need for a vote on the issue. It was decided since the possible Town donation would be well under \$500.00, a council vote was unnecessary, but Mayor Lefler asked if any council members objected. There was no objection.
10. **Discussion & Possible Approval for the Town to bid on Leeds Irrigation shares during upcoming auction** – Mayor Lefler invited Council Member Angela Rohr to speak on this subject. She said the Leeds Irrigation auction originally planned for Friday, April 15<sup>th</sup>, was postponed to May. Rohr continued stating she recently ascertained that the cost of the ½, class A shares would end up costing the Town more than culinary water would. She suggested the Town not bid on the shares. LDWA President Ben Gordon said LDWA had several irrigation shares they may be interested in selling the Town. Council Member Alan Roberts noted the Town should look into using irrigation water for outdoor purposes.

**11. Presentation by Fire Chief Steve Lewis of options for applying address changes for public safety**

– Mayor Lefler gave time to Fire Chief Steve Lewis to review the issue Chief Lewis recapped that the Town recently held two public information meetings about the possible address change. He said that although only about a dozen citizens attended the meetings, several others had approached him personally which raised questions and concerns from Eldorado Hills and Silver Reef area citizens about the necessity of the change. Lewis stated the change was due to safety issues, and after analyzing these areas again, he acknowledged that since most of the lots in Silver Reef and Eldorado Hills are currently developed; the lots are currently numbers sequentially; they have been there for awhile; and the lots can be logically found, there was no apparent safety issue. He added that the neighborhoods did not fit the adopted modified north/south grid, but once in the neighborhood, the lots could logically be found. Therefore, Lewis stated most homes in those areas would not be a safety problem, but noted a few homes in which he was still concerned. He concluded stating that places where more building would occur should adhere to the modified grid, but currently completed subdivisions could remain as they were. Mayor Lefler said his intention for an address change was for public safety and noted the two options: 1) to include all 139 addresses the State suggested changing in order to fully match the modified grid, or 2) to change only the 34 addresses most needed for public safety. He said he thought it might be nice to update the whole Town to the newest grid, but understood the problems of the affected areas. He stated he felt option 2 was best, and wanted to the Council to decide on one to have published before the Public Hearing. Council Member Frank Lojko thanked Chief Lewis for the burden he has taken on in researching the needed changes. He reiterated the Town is liable for public safety, and wanted to do what was best for the whole community. He said he liked option 2. Chief Lewis said he recently discovered a new conflict with Bonanza Flat Road. He noted the Silver Pointe Estates development uses Bonanza Flat Road on their preliminary plat; however, three existing homes which “V” off from the Bonanza Flat Road currently use “Bonanza Flat Road” as their address. He said this needed to be resolved and also noted the three resident’s access would change if a round-about was constructed there. Mayor Lefler invited citizen comment. Eldorado Hill resident Jim Bray said he did not think the benefits outweighed the cost and inconvenience of changing addresses unless it was for public safety. He added that personally he thought some changes were good. He liked option 2, but felt the Town needed to explain why each change was necessary. Mayor Lefler called for a motion or a Council consensus. Council Member Alan Roberts felt Chief Lewis has been thorough in his research, but said all changes made should be only for public safety, and that the ordinance should reflect such. Council Member Angela Rohr agreed with emphasizing public safety, and stated she liked option 2. Council Member Keith Sullivan also thanked Chief Lewis, and said he liked option 2. Mayor Lefler said the Council should look over option 2 again, to ascertain that each potential change was needed for public safety.

**12. Discussion & Possible scheduling of Public Hearing for a possible changes to some Leeds Addresses for public safety.** Council Member Lojko suggested the Council take the time to get a visual look at each property by driving around to each affected residence. This would help them be better prepared to make a decision. **A Motion** was made by Alan Roberts with a **second** by Angela Rohr to **set a Public Hearing for May 11, 2011, to hear the proposed Address Changes in the Town of Leeds.** A 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>  x  </u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCIL MEMBER ANGELA ROHR	<u>  x  </u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCIL MEMBER KEITH SULLIVAN	<u>  x  </u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCIL MEMBER FRANK LOJKO	<u>  x  </u>	<u>          </u>	<u>          </u>	<u>          </u>

A Public Hearing for proposed Address Changes set for May 11, 2011

Passed   x   Rejected            TABLED           

**WORK SESSION:**

**DISCUSSION ITEMS:**

**13. Discussion with Leeds Domestic Waterusers Association (LDWA) regarding the building permit process & plat signature block requirement.** LDWA President Ben Gordon asked if the Town would add the requirement of an LDWA signature block to building plats and the certificate of occupancy. He added he would like this to include add-ons and remodels. He said this would aid in ensuring the

meters were consistent, and the pipes were up to code and would interface with the LDWA system. He said the Town currently only required a "will serve" letter from LDWA in the building process. He recapped the current LDWA pipe replacement project and noted they found substandard pipes and meters in the Eldorado Hills area. Mayor Lefler noted Eldorado Hills was in the County when it was built. Gordon noted he did not want this to take the place of the Town's decision of building permits, but just wanted to be kept in the loop. Mayor Lefler asked if LDWA was okay if the block requirement was for the "water provider" instead of specifically LDWA, to which Mr. Gordon said yes. Lefler also stated the Town Attorney, Heath Snow recommended the Town add a "water provider" block signature for liability purposes. Clerk/Recorder Francene Rex noted the LASSD application page in the current building permit packet (which required an authorization signature). Mayor Lefler presented Gordon with a copy and stated LDWA could add a similar page to the packet. There was a brief discussion regarding the need to sign the certificate of occupancy. Mr. Gordon wanted to be able to inspect before the pipe was buried, and make sure things were right at the end. Council Member Alan Roberts asked who currently place the meters, to which Mr. Gordon said the owner did. He said the owner currently pays an impact fee, a water right fee, and the cost of meter installation. Roberts thought it would be to LDWA's best interest to "stay in the driver's seat of who placed the meter." He felt this would eliminate the issues of improper and/or substandard meters, pipes and connections, and Mr. Gordon agreed. Mayor Lefler stated this was good beginning discussion, he asked Mr. Gordon to review the LASSD application and make changes for an LDWA application to be added to the building permit packet. He said the Town would review the building plans. He said he was in favor of requiring a signature block for the water provider on building plats, and the issue would be placed on future agendas for discussion and possible approval.

**14. Discussion with Leeds Area Special Service District (LASSD) regarding building permit process & plat signature block requirement** – Mayor Lefler noted this issue was similar to the above issue and invited Fire Chief Steve Lewis to present his case. Chief Lewis agreed with the first discussion, and said he thought it was also important to have an LASSD signature block on building plats to enable them to enforce the fire code. He noted the recently discovered misplaced fire hydrant due to no fire department sign-off. Mayor Lefler asked if the Council Members had any objection to adding a Fire Department plat signature block requirement. There was no comment from the Council. Lefler said the Town would pursue this request.

**15. Discussion regarding CCC Camp water shares with Historical Committee member LoAnne Barnes** – There was discussion on whether the Town owned LDWA water shares for the CCC Camp. LDWA President Ben Gordon said the Town did not own a share from LDWA's perspective, because the old share was attached to property currently under the freeway. He asked who the Town took title of the CCC Camp from, to which Mayor Lefler noted the 1910 map illustrated the CCC Camp as being subdivided, and said the ownership would be researched. Mr. Gordon noted that water shares were only assigned to property owners. He said the By-Laws stated whoever owns the property, owns the water shares. He continued by stating if the Town could produce documents proving ownership, LDWA would honor it. Historical Committee Vice-Chair LoAnne Barnes implored the Town and LDWA to take the issue seriously and come to some type of an agreement, since grants have been received and work has been done to restore the CCC Camp and the Historical Committee was currently looking to its possible future use. She said they desired to have a drinking fountain for visitors, and noted that in September of 2011 the National Historical Society would be visiting the site. They were hoping to have a drinking fountain by that time. Mayor Lefler noted the adjacent property owners were concerned that a fountain or septic tank might damage the existing spring, but said the issue needed to be researched. Council Member Frank Lojko brought up the idea of getting the CCC Camp under the "parks system", to which Council Member Alan Roberts said he was not opposed to the idea, but this would limit what the Town could do with the site. He noted that the buildings could not be leased if under the parks system. Lojko asked if the council could discuss this further on a future agenda. He thought the site could be promoted and possibly receive more collections than the current donations of approximately \$90.00 per year. Council Member Angela Rohr thought a sign stating water and restrooms were available at the Town Park might suffice. Lefler wanted to first pursue the possibilities for the CCC Camp, and would plan to have it on a future agenda.

**16. Discussion regarding Silver Reef Highland Park being deed to the Town of Leeds** – Mayor Lefler stated the original agreement was that Silver Reef Highlands would deed the park area to the Town of Leeds, but noted this was not completed. He said the Town would press to get this accomplished. He noted this issue had come to light because of a recent letter from Leeds Domestic Waterusers Association (LDWA). It stated that several years ago LDWA installed a water connection on that park

parcel at the Town's request. LDWA was now questioning why the Town did not show up on the plat as the owner, and recommended that the Town ensure that the park exists as a separate parcel of real estate and was owned by the Town of Leeds.

- **Discussion regarding a possible water line & meter size reduction of the Leeds Cemetery –** Mayor Lefler said the letter from LDWA also proposed reducing the size of water line (and therefore, meters) to the Town Hall, Park, and Cemetery. It said, "LDWA plans to replace the oversized 2-inch water meter located at the Town Hall and the oversized one-inch water meter located at the Leeds Cemetery with 3/4-inch water meters. Oversized meters are installed where high volumes of water are needed. The history of the Town's water usage confirms the water usage for each share is typical and we anticipate that the 3/4-inch water meters will be more than adequate to meet the Town's needs. It is our understanding that the 2-inch meter was originally installed when culinary water was used both in the Town Hall as well as to irrigate the Peach Pavilion Park. Lefler gave Public Works Director George Fridell's suggestions to the request as follows: 1) the current 2" water meter at the Town Hall was for the Town Hall, the Park Restrooms, and the main Fire Hydrant. But, he felt a 3/4 in line would be adequate; 2) the 1" water meter at the Cemetery was barely sufficient for the length of area needed to be covered with the settings used. He thought a 3/4 inch line would be inadequate. Council Member Alan Roberts noted the low pressure in the cemetery line was due to line damage, and did not think a line and meter reduction would make a difference. LDWA President Ben Gordon stated the current LDWA water line project was going over budget, and they were looking for ways to reduce costs. He said the larger meters were much more expensive, so they were hoping the Town would agree to a size reduction. Roberts said if the new lines would deliver 20 gpm, he was in support of it. Gordon added that when the Silver Pointe Estates development was completed, the line would loop; therefore the flow would improve. Mayor Lefler asked if smaller lines would lower the pressure, to which Roberts said no. Lefler then asked the Council if they were okay with the change, to which each on the Council said yes.

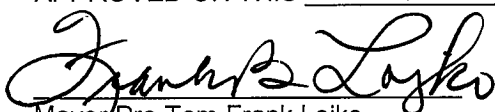
- 17. Discussion of responsibility for maintenance responsibilities for Jackson Ranch Road –** Mayor Lefler said the residents of the Jackson Ranch Road inquired about who was responsible for the up keep of their road. Lefler noted that the majority of the residents using the road were not in the Town of Leeds, but that most of the actual road was within Town boundaries. Council Member Frank Lojko said the Town should inquire if the road was registered on the State inventory. He added that once it was registered, the Town would receive State funds for it, and then the Town could put gravel where needed. Council Member Alan Roberts wondered where the Town should draw the line regarding minor subdivisions, but Lojko thought the issue needed to be addressed. He reiterated to research the registration, to get it registered if it was not currently done, then go from there.

**UPDATES BY STAFF:**

- 18. Update from Mayor Lefler –** Mayor Lefler stated there was an opening on the Board of Adjustments and an opening on the Planning Commission. Lefler also reviewed his living situation of moving from Leeds to a property just outside of the Leeds boundary. He said they were still currently looking for a place within the boundary. He also noted that the Utah League of Cities and Towns (ULCT) Attorney David Church advised that Lefler could legally use his parents-in-laws place of residents as his address. Lefler said he wanted to be more up front than that, and did not want to set the wrong precedence. He also reiterated he would step down as mayor if necessary. Elliott Sheltman, the person who ran against Mayor Lefler in the last election and who first brought up the issue, stated he was fine with Lefler continuing as Mayor under his current living situation, as long as he continued looking for a place within Town boundaries.

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

APPROVED ON THIS 11<sup>th</sup> DAY OF April, 2011

  
Mayor/Pro Tem Frank Lojko

Attest:

  
Clerk/Recorder Francene Rex