

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, November 9, 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 October 12th and October 26th, 2011 Town Council Meeting
6. Financial Reports for October, 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.*

REGULAR MEETING:

PUBLIC HEARING

9. Introduction and Town Council discussion of proposed Amendment to Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04
10. Public comments on proposed Amendment To Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04

ACTION ITEM:

11. Discussion & Possible Approval on proposed Amendment To Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04
12. Discussion & Possible Approval on allowing Silver Pointe Estates to bond for a portion of their development division of approved plat phase 1.
13. Discussion & Possible Approval of expenditure for a Historical Sign regarding Silver in Sandstone to be taken from the Historical Preservation Fund's awarded grant.
14. Discussion & Possible Approval to obtain bids to stabilize pillars at CCC Camp

WORK SESSION:

DISCUSSION ITEMS:

15. Discussion on Oak Grove turn around property line
16. Review and Discussion of the Planning Commission recommended ordinance amendments to correlate with the proposed draft Site Development Plan Ordinance.

UPDATES BY STAFF:

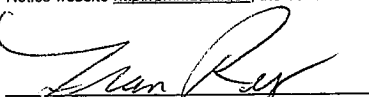
CLOSED MEETING – A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a). OR A Closed Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed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

17. 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 November 7, 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, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

November 9, 2011

Minutes

BUSINESS SESSION:

1. **Call to Order** – At 7:00 p.m. by Mayor Roberts
2. **Pledge of Allegiance** - was led by Frank Lojko
3. **Roll Call** - Present was Mayor Alan Roberts and Council Members Peter Aurigemma, Frank Lojko, and Angela Rohr arriving at 7:09. Also in attendance were Planner Consultant Bob Nicholson, Town Attorney Heath Snow, Clerk/Recorder Fran Rex, and Treasurer Jean Beal. Council Member Keith Sullivan was excused.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Peter Aurigemma with a **second** by Frank Lojko to **Approve Tonight's Agenda including Minutes** of Town Council Meetings from **October 12th**, and **October 26th, 2011**. An **Aye** vote was **Unanimous** from the three in attendance.
6. **Financial Reports for October, 2011** – Mayor Roberts reminded that the report now includes a list of checks written. There were no comments from the council.
7. **Announcements** – Mayor Roberts read the unofficial election night results as follows: Joe Allen – 149, Peter Aurigemma – 109, and Nate Blake – 130. He noted that the official results will be announced during a Canvas Meeting held on November 16 at 6:00 p.m. in the Town Hall and the public is welcome to attend.
8. **Citizen Comment** - None

REGULAR MEETING:

PUBLIC HEARING

9. **Introduction and Town Council discussion of proposed Amendment to Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04** – Mayor Roberts referred to a staff report displayed on the screen showing the verbiage the Planning Commission had recommended. He said staff, including Attorney Heath Snow was concerned with how inclusive the language was, and displayed a few possible changes. The changes included verbiage which would limit possible modifications to only include street design standards; included verbiage defining “conforms to good engineering practice” by replacing it with the verbiage “meets a nationally recognized street design standard such as the standards established by the Institute of Transportation Engineer”; and removed the “waiver” option. Noting that the new verbiage limited the possible modifications to street designs, Council Member Angela Rohr asked if there were other areas that should be covered. Roberts stated that the applicants had just asked regarding street designs, but noted other areas might parallel street designs and might need to be addressed. Attorney Heath Snow stated that the Leeds Standards included water, sewer, storm drains, lighting, and etc. As well as the spacing, heights & levels of water lines, utility lines, power lines, gas lines and etc. in a utility corridor. Roberts asked if Grapevine Wash Representative Drake Howell if he wanted to clarify anything before the public hearing.
10. **Public comments on proposed Amendment To Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04** - A **Motion** was made by Frank Lojko with a **second** by Mayor Alan Roberts to **Open a Public Hearing** to receive public comments on proposed Amendment To Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04. An **Aye** vote was **Unanimous**. Mayor Roberts asked for questions from the public, and after receiving no response, he invited Grapevine Wash Representative Drake Howell, and applicant of the ordinance amendment, to address the council. Howell stated the reason for the request was to allow for some flexibility of street and road design, and noted the current Leeds Standards and Specifications only

allowed the following four types of streets: 1) Asphalt roads with curb, gutter and sidewalk; 2) Asphalt roads without curb, gutter or sidewalk but with a parking shoulder and drainage channels; 3) Gravel roads without curb, gutter or sidewalk but with a parking shoulder and drainage channels; 4) Dirt roads without curbs, gutters or sidewalks but with drainage channels. He said he was in favor of what the Planning Commission recommended, and agreed with adding it "conform to nationalized standards." He noted that building unsafe streets would "shoot themselves in the foot." by making the project less marketable. Howell said he understood the desire to limit the scope to street designs, but thought if an applicant could demonstrate that other areas also met a nationally recognized standard, that other types of modifications may be acceptable as well. He said removing "or waived" was reasonable, and remarked that phrase (iv) and (v) were redundant, and wondered if just a few citizens would influence the Town decision on what was "contrary to public interest." He said (v) was more objectively grounded. Mayor Roberts asked if there were any more comments. After no response, a **Motion** was made by Frank Lojko with a **second** by Peter Aurigemma to **Close the Public Hearing. An Aye vote was Unanimous.**

ACTION ITEM:

11. **Discussion & Possible Approval on proposed Amendment To Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04** – Mayor Roberts addressed the desire for the language to be all inclusive as follows: He stated the Town currently requires a twenty-five (25) foot utility corridor, but noted that discussions with several utility companies ascertained that there was no way to include all utilities in a 25 foot utility corridor. He added that the space required for each utility is established by those utility companies. Council Member Angela Rohr noted things change over time, and that when the Leeds Domestic Waterusers Association (LDWA) trenched for their new water lines, they found all kinds of things in the utility corridor. Rohr stated she felt phrase (iv) was valid and should remain. Council Member Frank Lojko stated he was ok with the "waiver" being removed, and keeping both phrase (iv) and (v), but was concerned about narrowing the modifications to just street designs. He wondered if this would create inconsistencies with areas paralleling street design. Attorney Snow noted there were national standards for all types of standards such as roads, travel ways, and underground utilities. He also noted that if it were limited to one aspect, it may have a conflict between another aspect. Snow added that many public works people from around Washington County met for a year to come up with the current uniform standard, and noted that most municipalities adopted it with a few changes for their municipality. He said it was the desire of engineers and designers to obtain consistency. Planner Consultant Bob Nicholson said he felt okay about allowing some flexibility to street design, but was unsure about allowing other designs. He said he was inexperienced as to whether there were similar nationally recognized standards for the other types of designs. Snow noted he liked the language change of adding "nationally recognized..." and replacing "waiver" with "modified," but wondered if we would be "opening Pandora's box." Roberts stated he was open to some flexibility, but feared applicants in other zoning types would want the same flexibility in other zones, to which Snow added they might also want to change to a mixed-use zone. Town Council Member Peter Aurigemma said he thought the Grapevine Wash Project looked attractive and nice, and he did not have a problem with offering some flexibility with the Construction and Design Standards to nationally recognized standards. However, he said if flexibility were offered to the mixed-use zone, it should be offered to all zones. Rohr noted that although a utility trench may be twenty-five feet, the area need for the machinery to dig the trench may be bigger. Lojko asked Snow to blend the two proposals and keep the flexibility open to all areas and not just streets. Snow presented some blended verbiage. Bob Nicholson noted that modifications may not be warranted unless a project was over one hundred (100) homes. He stated that mixed-use zones are "another animal" and asked if the mixed-use zone should contain a minimum area restriction. Aurigemma said this was the reason he asked the Planning Commission to review the mixed-use ordinance. He said he worried if the area were too small, and received a modification approval with ramifications that required a ladder fire truck, a police department, or a school, the current Town residents would have to pay for it. Attorney Snow agreed that mixed-use was "another animal" and advised it should have a minimum floor. He stated only a large development could bear the cost of such things as a ladder truck and etc. He said a developer should know the costs upfront and advised the Town to review their fee schedule and add these types of capital improvements, so that developers would be paying its way. Nicholson agreed that customizing the impact fees to truly assign the fees to the new developments that cause the costs. Roberts reminded that the Planning Commission had recommended the change listed in the first box of the staff report. Nicholson stated he thought it was important to replace the verbiage "good engineering practice" with "nationally recognized street design standard such as the standards established by the Institute of Transportation Engineers", and further said he was comfortable with Mayor Roberts's modifications, and that the Town could entertain flexibilities for other utilities in the future if needed and desired. A **Motion** was made by Frank Lojko with a **second** by Mayor Roberts to **Approve the proposed Amendment to Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04. And Accepting the verbiage proposed by Mayor Roberts with the removal of the preposition "for street design standards" and replace preposition "nationally recognized street design standard such as the standards established by the Institute of Transportation Engineers" with "nationally recognized standards" in order to not limit it to streets.** Clerk/Recorder Fran Rex was asked to repeat the desired language as follows: "Any requirement for compliance

with Leeds Standard Specifications for Design and Construction may be modified within a mixed-use zone at the Town's sole discretion, if: (i) said modification(s) meet a "nationally recognized design standards" and conforms to good engineering practices; (ii) the spirit and intent of this Chapter will be observed; (iii) the granting of such modification(s) will not substantially affect the Town's General Plan or the Town's other Land Use Ordinances; (iv) the modification(s) will not be contrary to the public interest; and (v) any adverse affects to the health, safety and welfare of Leeds' residents and visitors can be mitigated." Roberts stated he still had apprehension due to his knowledge of how much room is needed in rights-of-ways. Rohr asked Attorney Snow his opinion on adding more than street designs, to which he cautioned against adding more than street designs; however, he stated it may be an all or nothing proposition due to the fact that modifying streets may end up conflicting with other aspects. He said he was not an expert on the subject. Rohr said she thought it should be limited to street designs, and consider broader modifications at another time if needed. Lojko agreed that Rohr had a point, but was worried limiting to streets may create a conflict with other aspects, to which Roberts agreed. Nicholson reminded it may work to modify pavement width, without affecting rights-of-ways, because utilities could be placed under sidewalks and landscape areas. Rohr stated her worry of modifying other areas such as lighting and such. Roberts liked the verbiage "nationally recognized standards" because they are proven standards, to which Snow noted these standards were designed by engineers, and would keep the town from being sued from being arbitrary or capricious and just picking standards "out of the air." Lojko also noted that the Planning Commission had recommended the proposed amendment and desired that by blending the two proposals together it would not "lose the spirit" of what the Planning Commission recommended. And since Aurigemma attended the Planning Commission Meeting which discussed the issue, Lojko asked him his feeling of what the "spirit of the Planning Commission was." Aurigemma stated he did not think the Planning Commission understood the full impact of it. Bob Nicholson added that the Planning Commission had only entertained the modification of street designs because the application only referred to street designs. Roberts agreed it had originated with street designs; however, it now was wondered if that would affect other aspects. Lojko reiterated that limiting it to street design may create other problems, to which Rohr reiterated the other aspects could be addressed in the future if needed. The following roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	x			
COUNCIL MEMBER PETER AURIGEMMA		x		
COUNCIL MEMBER ANGELA ROHR		x		
COUNCIL MEMBER KEITH SULLIVAN				x
COUNCIL MEMBER FRANK LOJKO	x			

Due to the lack of votes, the above motion **Approved** _____ **Rejected** _____ **Failed** **X**

Aurigemma stated he thought the Grapevine Wash Development Plan looked good and would be a great community, but he was opposed to only giving the modifications to mixed-use zoning. Attorney Heath Snow gave instruction to either continue discussion, entertain another motion, or table the item. A **Motion** was made by Angela Rohr to **Approve the proposed Amendment to Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04. Accepting the verbiage modification proposed by Mayor Roberts.** There was not second so the **Motion died.** Mayor Roberts called for more discussion. He noted just dealing with streets would tighten it up, but was afraid it might create other conflicts. However, he agreed that the Town could address those issues later, and/or use the areas Nicholson suggested for rights-of-ways. Roberts gave time to Grapevine Wash (GW) Representative Drake Howell for comment. Howell stated his concern that modifying street designs may create possible conflicts with utility spacing, and was worried that if it were not inclusive now, the development would have to pay another \$1,000.00 filing fee to propose adding another modification to the ordinance. He asked the Town Council if that fee could be waived if Grapevine Wash proposed another amendment, and noted this could be stated in the agreement between Leeds and GW. He added that if any modification was tied to nationally recognized standards, the Town would have no liability by approving things proved in other places in the nation. Lojko stated he wanted to focus on the full intent and asked Nicholson his opinion on what limitations Leeds would be putting on itself by choosing the modified verbiage proposed by Mayor Roberts as opposed to the Planning Commission verbiage, to which Nicholson responded he was not a public works expert, and has not dealt with water, sewer & power issues of development much, but said this would open up a door for anybody who wants to modify the standards. He added that the current standards were adopted with the input of many experienced people over a period of time. He said he did not know what the ramifications of opening up modifications to more than just roads would be, but volunteered to ask the public works directors of St. George and Washington City if they could see any conflicts to modifying street standards without modifying other areas such as rights-of-ways. Discussion was had if another public hearing would be necessary if the item were

continued until further research, to which Attorney Snow stated if the verbiage did not change much, and since both options of either limiting the modifications to street standards, or allowing other types of modifications were fully discussed in the present public hearing, a second hearing would not be necessary. A **Motion** was made by Frank Lojko with a **second** by Angela Rohr to **Table the proposed Amendment to Mixed Use Ordinance Chapter 23 of the Leeds Land Use Ordinance 2008-04 to the next meeting**. The following roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCIL MEMBER PETER AURIGEMMA	<u> </u>	<u> </u>	<u>x</u>	<u> </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>

proposed Amendment to Mixed Use Ordinance Chapter 23 was

Approved Rejected **TABLED** x

12. Discussion & Possible Approval on allowing Silver Pointe Estates to bond for a portion of their development division of approved plat phase 1 – Mayor Roberts gave time to one of Silver Pointe Estates owners, Rick Sant to give background. Mr. Sant reminded that he had a subdivision approval for forty-five (45) lots, but due to the economy, he would like to only improve twenty-two (22) lots for now. He said his two options were to improve the first 22 lots (phase 1a) then record it, and then improve the remaining twenty-three 23 lots (phase 1b) and record it; or improve 1a and bond for 1b. He said he reviewed everything with the Town’s Engineers. Mayor Roberts reminded that during a prior discussion, the Town Council conceded it made sense to possibly allow the applicant to split the improvements contingent upon engineering and legal review. He said the engineers supported it but were a bit concerned about ordinance adherence. He noted that section 21.14.10 allows for some changing in an unrecorded plat, but the current ordinances state improvements need to take place within two (2) years. Mr. Sant noted they planned to make the improvements on area 1a before it was recorded. And bond for area 1b. Roberts referred to Attorney Snow for legal comments. Snow stated he had also talked with Sunrise Engineering. He asked Mr. Sant if he was willing to present to the Town an amended final plat including only area 1a and to receive an approval for only area 1a. Then, when he was ready to improve phase 1b, come back to the Town for its final plat approval (if it took longer than twelve months after the final plat approval.) He said both he and Sunrise would prefer this option. Mr. Sant said he would rather improve area 1a and record it, then improve area 1b and record it. Snow said he was concerned about recording a final plat for all 45 lots and only having public improvement installed on half of them, and the rest being bonded for. He was concerned that cutting a public infrastructure in half from an underground utility perspective may not be cohesive for proper water pressure and etc. He said that after discussion with Sunrise Engineers about the current Silver Pointe Estates infrastructure design, the engineers said doing this type of plat amendment with phase 1a would work, but said they would probably require the road that makes the loop to be an all weather surface graveled road. This would create connectivity and avoid a dead end. He said fire code states there be no cul-de-sacs longer than 600 feet. Mr. Sant clarified the options presented by stating his choices were to either keep the approvals on the whole development as is; or return with an amended plat of phase 1a, and then come back to get final plat approvals for phase 1b. Snow agreed, but added that since it had received preliminary plat approval, the requirement to receive final plat approval on 1b would depend on how long it took to come back for that approval. He added that recognizing the development would already have the road stubs, connections, and the fact the Town had approved it once, a new Town Council would be hard pressed not to approve it again as it currently sits. However, he stated there are no guarantees. Council Member Peter Aurigemma ascertained from Mr. Sant that the original development agreement still pertained. He asked when Mr. Sant thought the proposed Silver Reef road improvement would be installed, to which Mr. Sant answered during phase 1a. Mr. Sant added that phase 1a was mostly on the flat area, and phase 1b was mostly on the hillside. He noted that the water loop hooks onto Silver Reef near the Rice Bank building and also Silver Reef Road; therefore it would work without phase 1b. He said all utilities and major roads would be okay without phase 1b. Snow said he, Sunrise Engineering and Alpha Engineering all saw no problems with the current infrastructure of phase 1a working without having phase 1b. Mr. Sant reiterated the above choices for clarification, to which Snow said he understood Mr. Sant’s concern about having to get approvals for phase 1b again, but stated because of the way the ordinances are set up, it would be hard to do the other option. Mr. Sant reminded that he did have a development agreement in place that allowed for a certain density of one and two acre lots, and said he would have to study this option and decide. Snow reiterated that the strong preference of staff was to not record a large plat and have half of the improvements installed and the other half bonded. But, they preferred the applicant come back with an amended plat. Mr. Sant asked if Attorney Snow had discussed with Sunrise Engineering the

questions he had posed: A) The Silver Reef Road round-about; and B) The land exchange with the cemetery. Attorney Snow addressed the land exchange with the cemetery question by stating both he and Sunrise thought an exchange could take place. He said he was involved when the Town took title to the cemetery, and it was not conveyed with any sort of deed restrictions that would prohibit the Town from using the property for anything other than a cemetery. However, he added if the road were to go over any historical remains or antiquities, a Utah Statute indicates that because this portion of the road would be owned by a political subdivision of the State (Leeds), an inspection (records and possibly physical inspections) done by the Utah State Division of History would need to be completed prior to commencement of construction. He stated if any remains or antiquities were found during construction, work would need to cease immediately, and it would fall under the Antiquities Act, and the Town would need to follow certain procedures. Mr. Sant said he understood. Council Member Frank Lojko ascertained from Mr. Sant that the Town would hold two proposed bonds, a major bond and a maintenance bond. Mr. Sant reiterated he had suggested to bond for phase 1b so it could be left undeveloped until the market returns. Mr. Sant asked the Council the following questions which were presented to Sunrise Engineering:

- A. If the land exchange by the cemetery and road would be able to take place.
- B. What the speed limit of the road would be in order to ascertain the needed road radiuses.
- C. Whether the Town planned to put in a round-about on Silver Reef Road

He said he needed these answered in order to move ahead on his plans and present them to the Planning Commission. Mayor Roberts said Sunrise was concerned about a land change dealing with the road running adjacent to the cemetery, but once he explained to Sunrise that the Town was not exchanging cemetery land to a property owner, but that it was land intended to be an adjacent road to the cemetery, they were concerned if this would be allowed since it was property deeded to the Town by the State. Sant noted the cemetery only included the walled area and assumed no one was buried under the dirt road. Snow reiterated that we "assume" this, but it was all one parcel deeded from the State. Mr. Sant agreed if something were uncovered, work would stop until the correct procedure was followed. Lojko stated that the round-about looked like the best scenario for the Silver Reef Road, since a straight road would entail purchase of private property including a home. Mayor Roberts agreed. Mr. Sant said he would talk to the engineers about the road radiuses with a speed limit of 35 mph. Roberts stated he did not think the speed limit would ever exceed this since it would be a residential road. Lojko noted the importance of the road, and that it would provide another ingress/egress for Silver Reef and Eldorado Hills areas in case of fire or other emergencies. Mr. Sant said he would decide whether to proceed with the full subdivision or split the plat into two phases, and take his chances of getting the second one approved later. Snow noted it would be a simple procedure to prepare an amended final plat. No action was taken.

13. Discussion & Possible Approval of expenditure for a Historical Sign regarding Silver in Sandstone to be taken from the Historical Preservation Fund's awarded grant – Historical Committee Co-Chairperson Martha ham asked the Town Council for permission for the treasurer to release \$2,806.00 from the Historical Preservation Account to Interpretive Graphics for the design and fabrication of the "Silver in Sandstone" interpretive sign. She informed that on August 17, 2011, the Town of Leeds was awarded \$5,000.00 from the National Trust for Historical Preservation (NTHP), to support outdoor historical signage in the Town of Leeds, and this would come out of those funds. She noted that Historical Committee Co-Chairperson LoAnne Barnes and her husband Dale donated their time to install the rock work for the sign. She also noted that local artist Jerry Anderson donated time to sketch the Silver Reef rendering on the sign. Mayor Roberts stated the sign was very impressive. A **Motion** was made by Frank Lojko with a **second** by Peter Aurigemma to **Approve of a \$2,806.00 expenditure for a Historical Sign regarding Silver in Sandstone to be taken from the Historical Preservation Fund's awarded grant.** The following roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCIL MEMBER PETER AURIGEMMA	<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> </u>	<u> </u>	<u> </u>	<u> x </u>
COUNCIL MEMBER FRANK LOJKO	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

\$2,806.00 expenditure for a Historical Sign regarding Silver in Sandstone to be taken from the Historical Preservation Fund's was

Approved x Rejected TABLED

COST TO THE TOWN - \$2,806.00 from the Historical Preservation Fund's awarded grant

14. **Discussion & Possible Approval to obtain bids to stabilize pillars at CCC Camp** - Historical Committee Co-Chairperson LoAnne Barnes voiced her concern that the current stone pillars of the CCC Camp sign were deteriorating. She said they were hollow inside, and freezing water was causing the stones to fall off. She asked for the Town Council's approval to receive bids for repairing the pillars. A **Motion** was made by Frank Lojko with a **second** by Peter Aurigemma to **Allow the Historical Committee to seek bids for repair and stabilization of the pillars at the entrance of the CCC Camp on Mulberry Lane.** An **Aye** vote was **Unanimous.**

WORK SESSION:

DISCUSSION ITEMS:

15. **Discussion on Oak Grove turn around property line** – Council Member Frank Lojko stated the Town's survey and the survey conducted by Martha Ham's engineer both agreed that some of the property surrounding the current Silver Reef bus turn-around belonged to the Town of Leeds. However, he suggested that the Town ask Sunrise Engineering to only look at the area currently graveled when establishing the area for asphalt bidding. Lojko added that he would like to meet with the neighbors to ascertain where placement of the speed humps should be so they will work with all the surrounding driveways. Mayor Roberts asked if Sunrise had made a recommendation for the speed humps, to which Lojko said yes. Roberts added that the residents were concerned about disturbing the "buffer area" around the bus turn-around, even though it belongs to the Town. He noted the Town wanted to establish a right-of-way, and did not desire to pave the "buffer area" either.
16. **Review and Discussion of the Planning Commission recommended ordinance amendments to correlate with the proposed draft Site Development Plan Ordinance** – Mayor Roberts informed that the Town Council Members were given a list of ordinances from the Planning Commission which would be affected by the proposed site development plan. He asked them to be looking over the proposed ordinance amendments. He said he was comfortable with what the Planning Commission had presented and the item would be on the next agenda for action.

UPDATES BY STAFF:

Mayor Roberts informed that the Town would be posting a position for a Town Clerk/Recorder that week, and that Fran Rex had chosen to continue as Deputy Clerk/Recorder.

CLOSED MEETING – A Closed Meeting was not held

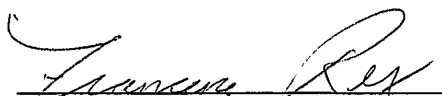
17. **Adjournment** – by Frank Lojko at **9:24 p.m.**

APPROVED ON THIS 14th DAY OF December, 2011



Mayor Alan Roberts

Attest:



Clerk/Recorder Francene Rex