

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, January 25, 2012, 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 11, 2012 Town Council Meeting
6. Announcements:
7. Swearing in of new Town Council Members Nate Blake
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:

ACTION ITEMS:

1. Discussion & Possible Approval of Mosquito Abatement Resolution

WORK SESSION:

DISCUSSION ITEMS:

1. Heritage Trail Report by Glen Zumwalt
2. CCC Camp Stonework report by LoAnne Barnes
3. Draft Ordinance for Leeds area Cemeteries
4. West Center Street issues
5. Silver Reef road right of way
6. Animal control contract with La Verkin or Washington City
7. Consolidated Fee Schedule

UPDATES BY STAFF:

- 8.

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).

9. 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, 2012. 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


Sharon Martin, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

January 25, 2012

MINUTES

BUSINESS SESSION:

1. **Call to Order** – At 7:00 p.m. by Mayor Alan Roberts.
2. **Pledge of Allegiance** - was led by Council Member Joe Allen.
3. **Roll Call** - Present was Mayor Alan Roberts and Council Members, Frank Lojko (via Skype), Angela Rohr and Joe Allen. Also present was Clerk/Recorder Sharon Martin. Nate Blake not present (will be sworn in, in the near future).
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Angela Rohr with a **second** by Joe Allen to **Approve Tonight's Consent Agenda, comprising of January 25, 2012 Agenda and Minutes** of Town Council Meetings from **January 11, 2011**. An **Aye** vote was **Unanimous**.
6. **Announcements** – Mayor Roberts stated that Nate Blake is still ill.
7. **Swearing in of new Town Council Member Nate Blake**. Swearing in will be postponed until Blake is well enough to attend TC meeting.
8. **Citizen Comment** - Mayor Roberts asked if there were any citizen comments. There were none at the time, but may be some during Discussion Items session.

REGULAR MEETING:

ACTION ITEMS:

1. **Discussion & Possible Approval of Mosquito Abatement Resolution**. Mayor Alan Roberts discussed the Mosquito Abatement Resolution from the Southwest Mosquito Abatement & Control District of Washington County to the Town of Leeds. Mayor Roberts stated this resolution was pretty straight forward, naming Darrell Nelson as the representative and agent. TC members reviewed draft copy of the resolution. Mayor Roberts said he was in favor of the resolution. A **Motion** was made by Council Member Joe Allen to approve the resolution as it stands, with a **second** by Mayor Alan Roberts. **An Aye Vote was Unanimous.**

WORK SESSION:

DISCUSSION ITEMS:

1. **Discussion & Possible Approval of Heritage Trail**. A member of Leeds Task Force, Glen Zumwalt proposed a draft for a trail in the Town of Leeds. Zumwalt passed out attachments to the members of Town Council and asked that they review them at their leisure, 1) draft of proposed project which is Phase I to establish the Silver Reef Mining District Heritage Trail and, 2) information on the group they will be commissioning to do the study, as well as the approvals required. He announced that he would be presenting Phase I of the Trail Project, and that at this time they didn't have Phase II or III or any other phases. They will need Town's approval to

proceed with other phases. They will come back after several weeks with a finalized plan. It will be in the same format as presented tonight. What they are looking for is a critique to that plan from the Town Council so they can move forward. Zumwalt explained that what was outlined in the draft handed out identifies the need to establish an interpretive Trails System which would accommodate hikers, bikers and equestrians. The trail will connect to Silver Reef and other historical sites, as well as intersecting with other trails. He said there would be no cost to the Town. The project is a feasibility study for new trail systems being worked on by graduate students and should be complete by end of June, 2012.

Mayor Roberts responded that the Town was supportive of some trails.

Ange Rohr questioned the handout on Community Home Study. Zumwalt said students do work on the internet to study. The students are reimbursed \$100 per month.

2. **CCC Camp Stonework Report.** A member of Leeds Task Force, LoAnne Barnes presented a report on the condition of the stonework of the pilasters in the CCC Camp. She reported that the pilasters are in need of care, that they need shirring up. She has two (2) bids to shirr up some of the pilasters on Main Street. Roy Madsen gave her a bid of \$2500 to fix the pilasters. Walt Greg have her a quote of \$1600. He would use blocks of stone and pea gravel. She commented that historically and architecturally Greg's is the best choice. Mayor Roberts responded that the finished look should be the deciding factor. He requested that at next meeting, February 8, 2012 to make this an Action Item to approve some expenditures.

Barnes would like the Town to look at making that property a park so we have some funding to use to maintain that area. Mayor Roberts said there is no commercial business there. Cost to Town would be too much to go commercial, and thus, it would make most sense to consider making it a park. Mayor Roberts commented that there was a concern with utilities and parking, which needs to be addressed. He further requested Ange Rohr to get a visual assessment of the steps reported on by LoAnne and then report back to the Town Council on her findings.

LoAnne Barnes further announced that there will be a Walk The Reef, ASMR Shafts to Red Cliffs campground tomorrow at 1:30pm. All is invited.

3. **Draft Ordinance for Leeds area Cemeteries** Mayor Alan Roberts reported on 2 rough drafts dealing with the cemetery.
 - 1.) The past Mayor, Hyrum, was working on a draft, Titled 18. Mayor Roberts said the Town has no established rules on cemeteries, but we need to protect historical areas and better manage new areas in the cemeteries. He said he feels it is in the Town's best interest to follow through with what Hyrum started with the cemetery ordinance.
 - 2.) Patterned after Tooele County, this second draft was given to the Town Council to review, and asked that they cross out and/or exclude verbiage as needed. He reminded that this will govern the three cemeteries that now exists.

Council Member Joe Allen responded that he liked Hyrum's draft, and stated that this was actually crafted from the Tooele version.

Council Member Angie Rohr commented that she was surprised to read that vaults are mandatory. Mayor Roberts said this is a State statute.

Further, Mayor Roberts said that there are some ordinances being drafted by Planning Commission.

4. **West Center Street Issues** Mayor Alan Roberts announced that a homeowner brought up an issue regarding West Center Street. He said the Town signed an agreement with property owner at the end of West Center Street and allowed for access and utility easement with modification on the alignment on that road. A discussion was had on the property boundaries. He said a contract was agreed upon with property owner Kevin DeWitt. DeWitt has deeded some land to the Town. DeWitt asked the Town to establish where the easement comes through adjacent to his property so he can determine where to fence his property. He has a question regarding drainage in the north side of Center Street and the run-off from other properties that are higher in elevation that have no drainage.

Mayor Roberts said this issue would need to be addressed. Frank Lojko concurred.

Ange Rohr said she would like a tour of Center Street to address the issue. Mayor Roberts suggested that we hold off until after February 3, 2012, or even 30 days after that, so as to not create a stir. He said it was a good idea and he would like a short work session with TC in 30 days.

OPEN PUBLIC DISCUSSION

It was brought up that there was an issue with a dead end near Center Street, that there is no sign posted soon enough to warn drivers that they are headed on a dead end road, and they end up having to turn around – after they have gone up the hill. It was recommended that a sign be placed at turn. Also, it was discussed that the tunnel water coming off property owner Terry Prisbey's land, is pooling from the city road and funneling down to the DeWitt's property.

There was a brief discussion by Council Member Ray Beal regarding water issues with 2 pipelines; culinary and irrigation water. No legal action to Irrigation Company. Regarding Culinary waterline – they have been capped after DeWitt's house. Mayor Roberts responded that he was not sure about the irrigation pipes.

5. **Silver Reef road right-of-way** Mayor Alan Roberts discussed the Silver Reef right-of-way, off I 15 and first bend behind Silver Reef Road, before turn off at Cemetery. He stated that an applicant on Silver Reef owns to the middle of the road, and the Town does not own that right-of-way. This owner wants a round-about. It was said that Silver Pointe Estates will deed a right-of-way to Town. There are two (2) other projects in that vicinity that we need to establish the right-of-way. Mayor Roberts said he doesn't feel it's Silver Pointe Estates' responsibility to establish the right-of-way, other than what he owns. He feels the Town, at some point, needs to engage in a dialogue with the other property owners to see what it would take to acquire the right-of-way. Mayor Roberts expressed that the government needs to compensate land owners for right-of-way, and not just take the land from property owners.

Council Member Joe Allen questioned how one determines the estimated value of the property. Mayor Roberts responded he was uncertain and that sometimes you have to use eminent domain, but either way, the property owner is compensated.

Developer Rick Sant commented that he is trying to work a swap with two property owners and urged the Commission to give it some time, perhaps up to a year, but feels it will all work out and take care of itself.

Council Member Frank Lojko commented he has been working with engineers on this project. Sunrise has said for Frank to go in and repair the road where pavement exists. The proposal was to go back to original footprint and repair that part of the road and chip and seal the rest. Further, they would grade, pave, cut the road on each side and taper in the asphalt, chip and seal, because it is not safe as is, because it was not patched correctly. He said we cannot wait for developments (because of economy) on this, and for safety reasons we need to correct this now and later get with owners regarding widening the road.

Lojko asked if Council feels comfortable with this approach. Mayor Roberts responded in light of safety reasons he was comfortable. Lojko stated that the Town has money in the budget to repair the S Curve of Silver Reef to make it safe. The Mayor also said the speed signs should be lower.

6. **Animal control contract with LaVerkin or Washington City** Mayor Alan Roberts opened the discussion with the question "why do or should we license dogs?" He said he contacted several other cities and asked them why they require dogs to be licensed. The main response was that by requiring the licensing it encouraged more cooperation with the owners of the dogs to get them vaccinated, which encourages a higher health standard for the animals. Mayor Roberts stated that the Town of Leeds does have an animal control ordinance. He said he contacted the cities of LaVerkin and Hurricane and briefly talked about contracting with them for animal control services. He further said that if the Town contracted with another city for these services a contract would need to be drafted. Mayor Roberts commented that the Town's Fee Schedule warrants the cost to use other city's Animal Control services. Council Member Joe Allen requested the costs that would be incurred in using other city's Animal Control services. Mayor Alan responded that would be the next step, but first he wanted to know if there was a need for such services.

Regarding holding Saturday licensing/registering sessions, Mayor Roberts expressed that it wasn't in the best interest of the Town, as it costs more to pay Town employees for their time than the monies brought in for the licensing/registering. He said it is enough that we send out reminders in Newsletters and postings on our website. Joe Allen said we might put an additional reminder in the trash bill.

7. **Consolidated Fee Schedule** Mayor Alan Roberts discussed Fee Schedule. There was a couple of areas the Mayor wanted to touch on:
1. \$5.00 for the Dogs license, questioning if it was too low.
 2. Professional Fees, stating they seemed to be high and feels it is not fair for owners to be required to pay Professional Fees on top of paying for Amending Fees.

Council Member Frank Lojko said he has no problem with fees and doesn't feel they are high. He said he has heard from others that it is important to have fees high enough for buyers to take seriously; so they don't buy the property, pay low fees and end up walking away from the property. The more they are invested, the more probability they will try to finish the project in a timely manner.

Council Member Angie Rohr commented that maybe the Town should create a separate category for Subdivision Fees. Regarding the Cemetery, Rohr said that to sell a lot back to the Town will cost \$100.00.

Making reference to Ordinance and Fee Schedule, Mayor Roberts said ordinance is in draft only now and once approved both figures will have to match. Mayor said we will need to handle ordinances and fee schedule at same time. It was mentioned, if you allow the selling of a lot to Town, it has to be recorded.

UPDATES BY STAFF:

8.

Mayor Alan Roberts discussed the ERM training (Risk Management education) and asked the TC members to review the schedule of classes and determine which classes they would be able to attend. to the Town Council , courses to better educate on risk management. He commented on travel reimbursements, letting Council know that if the meeting is local there will be no travel reimbursements, but if the meeting is out of town they would be reimbursed. He requested that Council Member Frank Lojko attend the class on Policy, Procedures and Program held on February 8, 2012, at Washington Community Center.

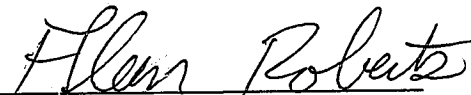
Mayor Alan Roberts discussed the pros and cons of sending notification emails to individuals requesting to be on the Town Hall emailing list. He stated that all notifications are posted on the town's website and questioned the need for a group mailing list. Council Member Angela Rohr

commented that not everybody goes to the website. Council Member Joe Allen expressed the need to embrace technology and said that quite often he will not go "web searching" for meetings, but if someone sends him information via email about an upcoming meeting, he may be more inclined consider it. It was further discussed that there needs to be policy and procedures regarding sending out emails to the general public.

CLOSED MEETING – A Closed Meeting was not held

13. Adjournment – by Mayor Alan Roberts at **9:13 p.m.**

APPROVED ON THIS 9th DAY OF February, 2012.



Mayor Alan Roberts

Attest:



Clerk/Recorder Sharon Martin