

TOWN COUNCIL PUBLIC MEETING AT LEEDS TOWN HALL 218 NORTH MAIN STREET, LEEDS, UT  
WEDNESDAY, NOVEMBER 14, 2012 AT 6:30 PM  
MINUTES

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**REGULAR MEETING:**

1. Call to Order by Mayor Alan Roberts at 6:30 PM
2. Pledge of Allegiance by Nate Blake
3. Roll Call – Present was council members Joe Allen, Nate Blake, Alan Roberts, Angela Rohr, and Frank Lojko.
4. Declaration of abstentions and conflicts by council members: none
5. Consent Agenda:
  - 5.1 Tonight's Agenda –Angela Rohr said, "I move to approve tonight's Consent Agenda: seconded by Joe Allen  
Roll Call Vote Accepted  
Joe Allen Yes  
Nate Blake Yes  
Alan Roberts Yes  
Angela Rohr Yes  
Frank Lojko Yes Motion carried.
6. The Closed meeting
  - 6.1 Motion by Joe Allen said, "I move to move into a closed meeting for the purpose of pending or imminent litigation; seconded by Angela Rohr.  
Roll Call Vote Accepted  
Joe Allen Yes  
Nate Blake Yes  
Alan Roberts Yes  
Angela Rohr Yes  
Frank Lojko Yes Motion carried.

The Closed meeting began at 6:45 PM. The Closed Meeting ended at 7:34 PM.

**Back into the Public Meeting at 7:37 PM**

7. **Announcements**

Angela Rohr announced that on Thursday, 1:30 PM, at the Town Hall, there will be The Regional Transportation Meeting which is open to the public.
8. **Citizen's Comment**

Don Goddard lives in the county, but owns property in the town. Discussed were Roberts Rules of Order for Public Meetings and Title 10 of the Municipal Code.  
Dale Barnes commented on the need for the community to support businesses here in town.  
Sheryl Lee GRAMA request, and dissatisfied with service by the staff.  
Kevin Lee commented on the agenda and public meetings. He prefers discussions in the public meeting setting. He also has concerns about gas regulation property, round-about; LDWA; and the GVW Final Plan and supposed litigation threat. He also quoted the Annexation Agreement, Page 40, section-C.  
Original document of GVW Final Plan has been in the town hall and available for review for over three weeks.  
Dorothy Mock commented that on the Agenda for the September 26, 2012 meeting on the GVW Development Plan DRAFT.  
Ron Cundick stressed his concern about litigation on GVW Final Development Plan. He asked when the working meeting took place. He asked about the Inter-Local agreement. He also made comments about road accesses.  
Elliot Sheltman spoke about roads and due diligence on the part of the GVW developers, and fire codes, and density. He also discussed litigation.

Lee Dixon of 988 Bonanza Road spoke about the proposed traffic and road changes. He also discussed the litigation issue.

**BUSINESS MEETING:**

1. Review of the year end Audit Report as of June 30, 2012 submitted by Steve Palmer CPA, Hinton Burdick CPA firm. The audit was from July 1, 2011 to June 30, 2012. The total net equity of the Town of Leeds was \$792,217.00 at June 30, 2012. He discussed the balances and trends. He stressed the need to use funds from the specific expenditures fund before they expire. This report is available for review at the town hall. The towns assets and equity have increased. The Audit Report was available at this meeting. This report has been and is available on-line or, at the town hall for the public to review.

Frank Lojko wanted make a comment and to be on the record, that "Steve, we owe a lot to our mayor for the town to get town back into a big black number, and to have this much money here. I know people on the council and the mayor have given a lot of time because of not having the payroll going out as we did before. The stewardship of the town has been what the citizenship had wanted it to be. We have met that."

2. Grapevine Wash Final Development Plan discussed.

2.1 Heath Snow gave a short staff report on this issue.

There was a work meeting on November 2, 2012 at Heath's office. The changes have been redlined. He discussed sewage, and structures, Section 10.2, and density transfer which need a vote on to whether accept the 1870 units the developer wants or the 1403 units the council members had previously agreed upon. The purpose of the Inter-local agreement is an agreement between the town and a special district as to such things as operation and inter-structure for maintenance when created. It talks about owner ship easements. It is NOT an agreement between the developer and town it is an agreement between the local district and town. It is appropriated, normally, once the inter-structure had been finalized. He also discussed the amendments for access. The language of the agreement regarding time and termination was reworded for clarification. Also Section 34 and Section 21 was clarified. The copies of the changes and the Grapevine Wash Final Development Plan are available at the town hall.

2.2 Drake Howell, the representative for GVW, respectfully requested an up or down vote on the 1870 units that was before the council.

2.3 Discussion how to word the motion regarding an up or down vote. Connect a motion to approve the development agreement with either the density set either 1403 or 1870 on motion to approved or not approved.

Joe Allen moved that the Council Members approve the GVW Final Development Plan with the pen and ink change of density to read 1403 ERUS; seconded by Alan Roberts.

Roll Call Vote

	Approve
Joe Allen	NO
Nate Blake	NO
Alan Roberts	YES
Angela Rohr	NO
Frank Lojko	NO

Four votes no and one vote yes. Motion does not pass.

**UPDATE BY STAFF:**

1. Angela Rohr stated in regards to the parks, the horseshoe pit is being seen , at this point, as a possible liability. If you would like to retain the horse shoes, please let me know. One of the things we can do to rectify the problem is to put up a fence protection around it. There are going to be a number of changes and improvements done to the Peach Pit Pavilion park are paint new chains on the playground equipment, new wood chips, a tether ball replacement and maybe on new picnic table. In order to utilize the funds that expire next month, we will be looking at getting the survey done

on Silver Reef Park so that we know exactly where our boundaries are when putting in more parking spaces and new picnic tables. There are problems with our park is having charcoal graffiti on the concrete and it is costing the town cleanup. Playground equipment has also been damaged and destroyed.

2. Encroachments by Frank Lojko and Nate Blake

2.1 Frank Lojko and Nate Blake reported that the encroachment that may have been done by LDWA LDWA is looking at the cuts in the road and they have identified some that are not theirs. They could be another utility or someone else in town. A contract or agreement with LDWA may be available by the next meeting. Both Frank Lojko and Nate Blake will be looking into this further.

2.2 Frank Lojko reported that two groups are interested in buying the town's police vehicle. Dixie State College and Washington County Constable were interested in it. Dixie Don Reed is very interested and requested the Town get an appraisal or book value on it so that it can be brought to the Council side if they want to sell the car. The car is just sitting there and deteriorating.

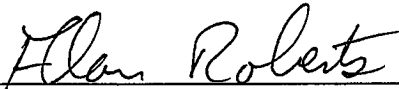
3. Dorothy asked, "Is Center Street going to be repaved?" There was a litigation with boundaries which has now been resolved. The drainage will be taken care of also.

4. Joe Allen stated that the section of dirt road between the White Reef and the Red Cliffs has been reopened by the County. It has not been confirmed. The trail has been investigated. The property owner that owns the dirt road that goes over the White Reef is saying no to public access for a public trail. We hiked a route that will stay entirely on National Forest Property which will be cost prohibited to put a trail through there. We are at an impasse with this trail project. If anyone has any ideas or knows property owners who could grant access for that trail please let us know. No more staff reports.

Adjournment

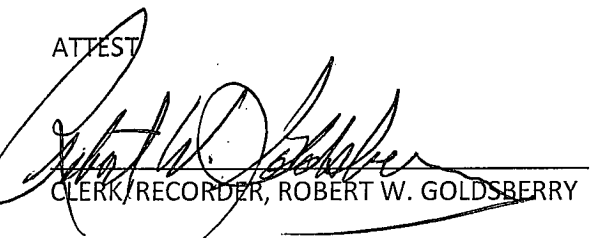
Joe Allen motioned to adjourn at 9:02 PM.

APPROVED ON THIS 12<sup>TH</sup> DAY OF DECEMBER 2012



MAYOR ALAN ROBERTS

ATTEST



CLERK/RECORDER, ROBERT W. GOLDSBERRY