

Town of Leeds

Agenda Town of Leeds Town Council Wednesday February 13, 2013

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday February 13, 2013 at 7:00 P.M. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER BY 6:45 P.M.

Regular Meeting 7:00 p.m.

1. Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes of January 9, 2013 and January 23, 2013
6. Announcements: town committees (historical, cultural, beautification), PC openings, licensing
7. Public Hearings: None
8. Action Items:
 - a. Consider Cemetery Sexton appointment
 - b. Consider Resolution 2013-04 Support of Public Lands Transfer
 - c. Consider Resolution 2013-05 Authorizing Mediation Designees
 - d. Consider Amending Condition for Silver Pointe Estates Final Plat Phase 1
 - e. Elect Mayor to fill mid term vacancy
9. Discussion Items:
 - a. Discuss Don and Eleanor Fuller use of Commercial Center
 - b. Town Hall rental for dance classes- Michelle Brown
 - c. Discuss formation of 3 person committee to finalize Codification
 - d. Discuss formation of 3 person committee to finalize Zoning map
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person. Five minutes per spokesperson per group.)
11. Staff Reports
12. Adjournment

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 Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting; The undersigned Clerk/Recorder does hereby certify that the above notice was posted Tuesday February 12, 2013 at these public places being at **Leeds Town Hall**, **Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leedstown.org.



Robert W. Goldsberry, Clerk/Recorder

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1. Call to order:

Angela Rohr, Mayor called to order the regular meeting of the Leeds Town Council at 7:04 pm on February 13, 2013 at Leeds Town Hall, 218 North Main.

2. Roll call:

The following persons were present: Joe Allen, Nate Blake, Alan Roberts, Angela Rohr, and Frank Lojko, who was participating via the Skype System from Salt Lake City, Utah

3. Declaration of conflicts: None

4. Approval of agenda:

Nate Blake "moved" to approve tonight's agenda and regular meeting minutes of January 9, 2013 and January 23, 2013 and closed meeting minutes of January 23, 2013. Seconded by Joe Allen. All voted "Aye".

5. Announcements: Mayor talked about Town Committees and how they are not functioning in their scope and urged renewed citizen participation. He mentioned the Princess Pageant and how it would be active this year. The Planning Commission was discussed with still having openings for Commissioners. Nate Blake discussed the proposal mentioned last meeting about utilizing non-Leeds residents to fill the seating on the Commission. Mayor indicated that language is being drafted to that effect and will go before the Planning Commission on March 06, 2013. Business licenses and Dog licenses were discussed as to modifications and language. The "Due Dates" were extended to February 28, 2013.

6. Public Hearings: None

7. Action items

- a) Darrell Nelson discussed continuing as cemetery Sexton. He mentioned fees, injuries, and other aspects of the Cemetery Ordinance 2013-01 passed on January 23, 2013. Mayor talked about duties of the Sexton and Clerk Recorder in regard to cemeteries. Mayor Roberts talked about the availability of cemetery lots for sale and its importance. Discussion continued about BLM and the cemetery on part of their property. Mayor Roberts indicated that BLM granted the Town Roadway and Utility easements for the .75 acre of cemetery on BLM land.
- b) Mayor discussed Resolution 2013-04 Support of Public Lands Transfer in which local municipalities are supporting the State of Utah in petitioning the Federal Government to return lands held by the Federal Government to State control. After discussion Joe Allen "moved to approve Resolution 2013-04 Support of Public Lands Transfer". Seconded by Nate Blake. Passed by unanimous vote. Ayes 5 Nays 0.

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- c) Resolution 2013-04 Authorizing Mediation Designees was discussed. It was determined that a third designee would be added with the original members. Joe Allen “moved to approve Resolution 2013-05 Authorizing Mediation Designees with the change of adding a third member to the panel. The designees appointed were Joe Allen, Angela Rohr, and Nate Blake. Seconded by Angela Rohr. Passed by unanimous vote. Ayes 5 Nays 0.
- d) Rick Sant representing Silver Pointe Estates indicated that the Development could not secure financing necessary to complete the cleanup and remediation of contamination on the proposed Project unless it is allowed to record a Final Plat for the project development. Heath Snow discussed the non-issuance of Building Permits until all clean-up conditions were met. The action would require an “Amendment to Development Agreement for Silver Pointe Estates”. After discussion Nate Blake “moved to approve the proposed Amendment to the Development Agreement for Silver Pointe Estates, which will serve to change the timeline for the developer’s cleanup and remediation of environmental contamination of Phases 1 and 2 of Silver Pointe Estates by requiring the Town Council to approve a final plat for Phases 1 and 2 of Silver Pointe Estates so long as the developer satisfies all requirements for final plat approval under the Town’s ordinances and the Development Agreement for Silver Pointe Estates, except for the clean-up and remediation of contamination on Phases 1 and 2 of Silver Pointe Estates, but preventing the issuance of building permits for Phases 1 and 2 of Silver Pointe Estates until after the developer has completed the cleanup and remediation of environmental contamination on Phases 1 and 2 in accordance with the Voluntary Cleanup Program Agreement with the Utah Department of Environmental Quality, Division of Environmental Response and Remediation and the developer has provided the Town a letter or certificate from the Utah Department of Environmental Quality, Division of Environmental Response and Remediation that certifies Phases 1 and 2 of Silver Pointe Estates have been cleaned up and remediated to the satisfaction of the Utah Department of Environmental Quality, Division of Environmental Response and Remediation”. In addition to the above, a friendly amendment was added stating “The requirement for the voluntary clean up program completion be extended to remediation of both the first phase and second phase of Silver Pointe Estates subdivision and that the language of Section 4 of the Development Agreement which is hereby also approved and the Mayor is authorized to execute the amendment to restate for the last sentence to read “however the Town will not issue or approve building permits for the 1st or 2nd phases or portions thereof, until the Developer has fully satisfied all his responsibilities to the amendments under the equivalent agreement with respect to Phases 1 and 2 and until the Developer has submitted to the town a letter or certificate from the DERR certifying all land constituting the 1st and 2nd phases has been cleaned and remediated with respect to and in accordance with the clean up agreement and the satisfaction of the DERR. The parties further agree that the restriction against the issuance of building permits until the preceding requirements are met, be listed on the final plat for Phase 1”. Seconded by Allan Roberts. Passed by unanimous vote: Ayes 5 Nays 0.
- e) Mayoral midterm vacancy. Two candidates submitted letters of interest for the Mayoral post coming vacant. They were Angela Rohr, Council Member, and Wayne Peterson, local citizen. They took seats at a table and were asked questions by the remaining Council members, Joe Allen, Nate Blake, Frank Lojko, who would be the voters, The resigning Mayor Allan Roberts also asked questions, but did not vote. At the conclusion of the session, Mayor Roberts stepped-down and turned over the meeting to Mayor Pro-tem Frank Lojko. Mayor Pro-tem Lojko conducted the

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voting. Angela Rohr won the voting by a 2 to 1 vote. She was sworn-in by Robert W. Goldsberry, Clerk/Recorder and assumed the Mayor's chair to conduct the meeting.

8. Discussion items:

a. Don and Eleanor Fuller discussed the use of Commercial Center as a business center for various activities and social events. They are working to bring businesses to Leeds.

b. Michelle Brown is looking to rent the Town Hall for dance classes. The issue of liability to the Town for risk management and liability was brought up by Frank Lojko and further clarified by Heath Snow, attorney. It was suggested that she work with Washington County recreation program and try to put her dance class under their operations and take advantage of their insurance coverage. She will check into it.

c. Discussion of formation of 3 person committees to finalize Codification and to finalize a Zoning map were tabled due to the lateness of the hour.

9. Citizen Comments: Ron Cundick spoke about the Mediation Designee Resolution and wanting more time for agendas and their contents.

9. Adjournment


Angela Rohr, Mayor adjourned the meeting at 10:30 pm.

APPROVED ON THIS 27TH DAY OF FEBRUARY, 2013



Angela Rohr, Mayor

ATTEST:



Robert W. Goldsberry, Clerk/Recorder