

Town of Leeds

Town Council Meeting Minutes for May 22, 2013

1. Call to order:

Angela Rohr, Mayor called to order the regular meeting of the Leeds Town Council at 6:13pm on May 22, 2013, at Leeds Town Hall, 218 N Main.

A motion to close the public meeting and move into a "Closed" meeting to discuss litigation; as allowed by Utah state Law 52-4-205(1)(c) was made by Wayne Peterson, with a 2nd by Nate Blake. All voted "Aye". Motion passed.

The closed meeting began at 6:13pm and went until 7:02pm. The public meeting reconvened at 7:08pm.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: ANGELA ROHR	x	_____
COUNCILMAN: FRANK LOJKO	x	_____
COUNCILMAN: WAYNE PETERSON	x	_____
COUNCILMAN: JOE ALLEN	x	_____
COUNCILMAN: NATE BLAKE	x	_____

3. Pledge of Allegiance by Nate Blake.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:

a. Angela Rohr moved to approve tonight's agenda and meeting minutes of May 8, 2013. Angela Rohr moved item 8c on Tonight's Agenda to next Town Council Meeting. Joe Allen changed language on minutes from motioned to move to approve. Wayne Peterson moved to approve tonight's consent agenda and meeting minutes with amendments. 2nd by Joe Allen. All voted "Aye". Motion Passed.

6. Announcements: None.

7. Public Hearings: None.

8. Action Items:

a. Wayne Peterson - presented the tentative 2013-2014 Town budget. Council members reviewed the budget with the following suggested amendments. Joe Allen proposed to increase the Building Permit revenue to \$10,000 from \$8,000. Wayne Peterson suggested an increase to administrative wages for issuing new Building Permits. Joe Allen suggested donating money to the museum. It was agreed to add \$2,500 to the tentative budget for Historical Preservation. Joe Allen expressed his opinion that the Mayor should be paid. Wayne Peterson highlighted that the tentative budget includes the same \$960 that was in the 2012-2013 budget, which had been declined by the previous Mayor. It was agreed to leave the Mayor's compensation as budgeted, with the possibility of discussing it further during the Public Hearing. Wayne Peterson made a motion to approve the amended tentative 2013-2014 Town Budget. 2nd by Nate Blake. All voted "Aye" Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: ANGELA ROHR	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: FRANK LOJKO	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: WAYNE PETERSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: JOE ALLEN	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: NATE BLAKE	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

9. Discussion Items:

a. Roger New – Gave an update on potential 26 acre development on Shinarump Circle. He asked council questions on the Land Use Plan, Building Code and Zone Change.

1. Joe Allen disclosed he represents the seller of the property.

Council members discussed the Development and how it relates to current Ordinances. Council members recommended he get a topographical map to see if he complies with hillside Ordinance.

b. Chapter 22 Signs of the Land Use Plan.

1. Angela Rohr – Indicated most of the changes in the chapter were made by Bob Nicholson.

2. Frank Lojko - asked what the motivating factor was for so many changes to the Ordinance? He indicated that when the Chapter was first drafted, great consideration was made to insure the ordinance complied with a small town and not a large town.

Council members discussed further changes to the Ordinance and why some of the amendments were necessary. Wayne Peterson suggested a couple of things. First item is that the public be aware of the ordinance changes for public comment. Second, that council members come back and shares their input with each other and the public. Council members agreed to continue discussion at a future Town Council meeting.

c. Joe Allen – Care tax moved to next Town Council Meeting.

d. Elliott Sheltman gave update on LDWA water tank. He asked for a copy of the Century Link building permit. Council members asked for clarity on what LDWA was going to use the space for; and what modification would be made to the tank. Council members talked about the requirements for the building code and the different zoning classifications. Frank Lojko asked Allan Roberts for some clarity on the zoning for the building permit on Century Link.

1. Allan Roberts commented that Public Utility does have a zoning clause. It states that whatever the zoning may be, if it is part of their system, they are exempt from having to comply with that zone. The structure for Century Link is part of their system. They collect data from communications there. It is different than the use of LDWA's tank. When the tank stored water, individuals could go there and work on it all day long because it was part of their system. What LDWA is asking for now is a change in their use; it is not part of their system. Their occupancy is different than that of system occupancy.

Council members asked LDWA if they will be doing any testing at the tank.

2. Elliott Sheltman replied that there is some testing they could do at the location with water that flows through the tank as well as collecting data.

3. Wayne Peterson recommended sending out letters to notify surrounding residents within 600 feet of the tank what LDWA is proposing.

4. Angela Rohr asked Kristi Barker to find Century Links building permit for LDWA.

10. Citizen Comments:

1. Peter Aurigemma wants update on Ordinance changes that Planning Commission submitted to the Council.

11. Staff Reports: None

12. Adjournment:

Frank Lojko moved to adjourn the meeting. 2nd by Nate Blake all voted "Aye". Motion Passed.
Time: 8:36pm.

APPROVED ON THIS 12 DAY OF June, 2013

Angela Rohr
Angela Rohr, Mayor

ATTEST:

Kristi Barker
Kristi Barker, Deputy Clerk/Recorder