

Town of Leeds

Town Council Meeting for August 14, 2013

1. Call to order:

Angela Rohr, Mayor called to order the regular meeting of the Leeds Town Council at 6:11pm on August 14, 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 Joe Allen, with a 2nd by Wayne Peterson. All voted "Aye". Motion passed.

The closed meeting began at 6:12pm and went until 7:02pm. The public meeting reconvened at 7:13pm.

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 and Meeting Minutes of July 10, 2013.

Wayne Peterson moved to approve tonight's agenda and meeting minutes of July 10, 2013. 2nd by Joe Allen. All voted "Aye". Motion Passed.

6. Announcements:

Angela Rohr - There will be blasting on High Desert Road on Friday the 16th. She would like the council to consider adopting a new Ordinance for regulations on blasting. Nate Blake indicated the State has very strict regulations already in place for the companies that do blasting.

7. Public Hearings: None.

8. Action Items:

a. Rick Sant Preliminary map Phase-2, 1 year extension per Ordinance 21.6.5

Rick Sant - asked for an extension for his preliminary map on Phase-2 Silver Pointe Estates.

Nate Black moved to approve 1 Year extension for Subdivision Phase 2 at Silver Pointe Estates under Ordinance 21.6.5. 2nd by Joe Allen. Motion Passed in a roll call vote

ROLL CALL VOTE:

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

b. Community Covenant Program Signing.

Chaplain David Jones - thanked the Town Council for their participation in the Community Covenant Program. Angela Rohr read the Covenant, each member of the Council then signed it. Chaplain Jones asked the Council to appoint one military member of the community to represent the town for the program. Angela asked Joe Allen to be a contact person for the program. Nate Blake thanked Chaplain Jones for his service.

c. Expenditure of Impact Fees for Road Repair equipment.

Angela Rohr - presented the public works equipment needs for road repair that total \$6,139.35. The funds will be allocated from impact fees. Nate Blake suggested getting some used equipment to lower the cost. Frank Lojko would like to put it out for bid to get a reduced price. Angela asked Nate to work with Antonio on the purchase of equipment.

Joe Allen made a motion to approve up to \$6,139.35 for the purchase of road repair equipment. 2nd by Wayne Peterson. 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. LDWA Water Tank:

Elliott Sheltman – presented drawings on the BLM easement. He indicated the BLM road easement did not affect the Water Tank. LDWA would like to submit an application under Conditional Use-Residential of the Land Use Plan Chapter 14.3.2

Council Members discussed if that classification would work under Chapter 14.3.2. Joe Allen was concerned if the tank were sold, he would want to prevent private ownership of an office building on Silver Reef Road. Joe suggested attaching a deed restriction to the property. Angela asked for any citizen comments.

1. Jerry Otteson – He is ok with the project. He is going to assume it is going to look nice once LDWA is done with it, otherwise it will be an eye sore. If it’s done right like they say, he is ok with it.

Frank Lojko – The dilemma is you have to change the Ordinance. He is concerned about future expansion of the tank in that location. The problem is LDWA did not seek a permit to cut the tank for storage. Now they want Council to bend again to create this location for them, however Council might not do this for other applicants. Council members discussed the regulations with Elliott and recommended sitting down with LDWA and talk about the Ordinance and conditions of the Tank. Frank wants to make sure Council follows the current Ordinances and procedures. Council will discuss this topic further with Legal.

2. Alan Roberts – Knows of the process to this point. He finds it concerning that administration does not look at the application which LDWA has not yet filed. Section 14.3.2 has been brought up, it states essential services which is services that are required for that utility. Non-conforming use is what Quest falls under. As long as the non-conforming use is not used for 1 year it lost its use, however the use LDWA is asking for is office space which is not a non-conforming use. Offices are not allowed in residential area. The applicant would need to get a zone change.

3. Rick Sant – If LDWA is granted approval for a Conditional Use Permit, restrictions should be attached. The Tank should have an appearance as a residence not a business. He would like to see it zoned as a conditional use under residential and not commercial provisions. Council members discussed the next process for LDWA. They recommended Elliott come back to Town Council with a design of how the property will look and future plans for LDWA. Once Council looks it over they will send the application to the Planning Commission.

b. Leeds 2006 Fire:

Angela Rohr - discussed a bill from the State of Utah for \$15,222.86 dollars for the 2006 Leeds fire. Frank Lojko indicated Trudy Law received a letter stating we did not owe the State any money. Wayne Peterson drafted a letter in response to the bill, which was reviewed by Council.

c. New Website:

Wayne Peterson – Discussed the meeting he had with Angela, Kristi and Infowest on building the Towns new website. Angela stated the cost will be between \$2,000 to \$3,000 for the new website and \$80.00 dollars an hour for any modifications made to the website after construction. The Town would still have our registered domain names, however would get rid of Homestead as our website provider. Joe Allan liked the fact that it would have continuity, however \$80.00 an hour was high. He indicated there are capable individuals in Southern Utah that can do work for \$15.00 to \$20.00 an hour but will they be here in 5 to 10 years. Nate Blake discussed his experience with his business website. When it went down in 2008, the person that was in charge of his website could not be reached. It ended up costing him quite a bit of money to buy his website back. Angela stated Infowest uses Django which is very flexible and makes the site very easy to update. The website contract will be an action item on the next Town Council meeting.

10. Citizen Comments: None

11. Staff Reports: None

12. Adjournment:

Nate Blake moved to adjourn the meeting. 2nd by Joe Allen. All voted “Aye”. Motion Passed.

Time: 8:35pm.

APPROVED ON THIS 28 DAY OF August, 2013



Angela Rohr, Mayor

ATTEST:



Kristi Barker, Deputy Clerk/Recorder
