

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, February 12, 2014

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will, after a brief public opening hold a **CLOSED MEETING** on Wednesday, February 12, 2014 at 6:00pm and a **PUBLIC MEETING** on Wednesday, February 12, 2014 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.

Closed Meeting 6:00 PM

A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of and individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

Regular Meeting 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes of January 22, 2014.
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Wild West Days Update
 - b. Dumpster Days February 28 – March 2
 - c. CERT Training Underway
7. Public Hearings:
8. Action Items:
 - a. Lot Line Adjustment on parcels L-3-1-7-251, L-3-1-7-2471 and L-3-1-7-246 into one parcel, application by Christina Pilkey.
 - b. Discussion and possible action on Subdivision Preliminary Plan Application for Bick Lesser 3-lot minor subdivision on Shinarump Circle parcel number L-4-1-12-231.
 - c. Discussion possible action on CLG Grant.
 - d. Discussion and possible action on Grapevine Wash Draft Final Development Agreement.
9. Discussion Items:
 - a. Review of Application Forms
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports

Closed Meeting: A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of and individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

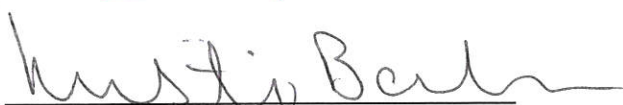
12. Adjournment

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 Deputy Clerk/Recorder does hereby certify that the above notice was posted February 10, 2014 at these public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmm.utah.gov>, and the Town of Leeds website www.leadstown.org.



Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Town Council Meeting February 12, 2014

1. Call to order:

Wayne Peterson, Mayor called to order the regular meeting of the Leeds Town Council at 6:05pm on February 12, 2014, 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 Ron Cundick. All voted "Aye". Motion passed.

The closed meeting began at 6:05pm and went until 7:01pm. The public meeting reconvened at 7:05pm.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>
COUNCILMAN: RON CUNDICK	<u>x</u>	<u> </u>
COUNCILMAN: ANGELA ROHR	<u>x</u>	<u> </u>
COUNCILMAN: JOE ALLEN	<u>x</u>	<u> </u>
COUNCILMAN: NATE BLAKE	<u>x</u>	<u> </u>

3. Pledge of Allegiance by Angela Rohr.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:

Wayne Tabled item 8B, Grapevine Wash Development agreement from the agenda so the applicant can address some of the issues that have been raised.

Ron Cundick moved to approve tonight's agenda and meeting minutes from January 22, 2014. 2nd by Nate Blake. All voted "Aye". Motion passed in a roll call vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: RON CUNDICK	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: ANGELA ROHR	<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>

6. Citizen Comments:

Wayne discussed Grapevine Wash Development agreement. Washington County has done further review and they are requiring an 80 foot right-of-way: therefore no action will be taken until the development agreement draft is revised.

Dorthy Mauk asked why the Town does not have an Ordinance for Main Street so trucks cannot park on it. Truck drivers are sleeping in their trucks and they tear up the roads. Wayne responded that he will look into that; however, it is a State Highway. Dorthy asked if Grapevine will bring more trucks thru Town. Angela Rohr responded that it is a State road and

it is legal for them to travel on it. When the interchange is complete, there will not be a gravel spot for them to park on anymore.

Matt Ence given that there will be no vote tonight on Grapevine Wash agreement, could the item be table for the next Town Council meeting.

7. Announcements:

a. Wild West Days Update

Wayne indicated he will meet with Roxann Lewis tomorrow and please contact her if you are interested in helping.

b. Dumpster Days February 28 – March 2

Wayne indicated Dumpster Days will be held in the usual spot.

c. CERT Training Underway

Wayne discussed CERT training. It will be held Monday evenings at 6 to 9pm. Millard County has a population of 13,000 and of that 1300 are certified. Dorthy Mauk asked if there was an age limit. Wayne indicated you cannot be a minor and discussed further. Angela indicated you do not need to be a team member -you can take the training to be prepared for your own home.

8. Public Hearings: None.

9. Action Items:

a. Lot Line Adjustment on parcels L-3-1-7-251, L-3-1-7-2471 and L-3-1-7-246 into one parcel, application by Christina Pilkey.

Wayne discussed the Lot Line Adjustment.

Angela Rohr made a motion to approve parcels L-3-1-7-251, L-3-1-7-2471 and L-3-1-7-246 be adjusted into one parcel. 2nd by Nate Blake. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMAN: RON CUNDICK	x	_____	_____	_____
COUNCILMAN: ANGELA ROHR	x	_____	_____	_____
COUNCILMAN: JOE ALLEN	x	_____	_____	_____
COUNCILMAN: NATE BLAKE	x	_____	_____	_____

b. Discussion and possible action on Subdivision Preliminary Plan Application for Bick Lesser 3-lot minor subdivision on Shinarump Circle parcel number L-4-1-12-231. Tabled.

c. Discussion possible action on CLG Grant.

Wayne discussed the CLG grant. The Town applied for \$10,000 and the Town will need to match those funds. We should know by April if we will receive it. The CCC Camp and the Wells Fargo building were in the application and he discussed the work that would be completed.

Alan Roberts asked who owns the Wells Fargo building. Wayne responded that the County owns it and the Town is working with them on it. Alan indicated he was supportive of it but does not want to use Town funds for the Wells Fargo building.

Joe Allen asked if the County will be participating in the cost. Wayne responded that the cost has not been addressed with the County yet and he will bring it forward to the Council before any money is spent.

Ron Cundick made a motion to approve the CLG Grant. 2nd by Joe Allen. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMAN: RON CUNDICK	x			
COUNCILMAN: ANGELA ROHR	x			
COUNCILMAN: JOE ALLEN	x			
COUNCILMAN: NATE BLAKE	x			

- d. Discussion and possible action on Grapevine Wash Draft Final Development Agreement.
Tabled

10. Discussion Items:

- a. Review of Application Forms

Wayne discussed application forms for the Town will need to be revised and he asked Darrell Nelson to do that. If any of the Town Council members have any areas of concern, please bring them to his attention.

11. Citizen Comments:

Wayne welcomed Scott Messel from the Washington County planning department.

Manuel Goy was wondering if we have an Ordinance for front yard trash. Wayne responded that we do have a nuisance Ordinance and he will be focusing on this in the near future.

Danielle Stirling Leeds 1st ward has a community garden on Valley Road and anyone can contact her to get the information. Angela Rohr asked if the fee was \$25.00. Danielle indicated she thinks so. There will be a meeting next week and the only requirement is to keep it weeded.

Elliott Sheltman asked for a clear explanation on the 80 foot requirement the County is requiring for Grapevine Wash. Scott Messel from the County planning department explained their requirements.

Alan Howard asked if there would be a second access required and if it would require another 80 feet. Scott replied that he was not sure. If Alan wanted to contact him at the County he will look more into it and let him know.

Manuel Goy asked how wide the roads were in St. George down town area. Bob Nicholson indicated most of the streets are 72 feet wide, they do not match the new street standards for a subdivision and the boulevard is 90 to 100 feet right-of-way.

12. Staff Reports:

Angela Rohr asked that the money from the recycle bins be put aside for community events and parks and not be put into the general fund. She then discussed the Transportation Expo she attended and talked about some of the changes.

Wayne discussed Exit 22 and indicated if anyone see's anything that needs to be addressed to contact him. He has appreciated the way things have been conducted and if anyone has concerns they can contact him. He is aware of a citizen comment that the Mayor was aware of mercury in the area and why didn't he do anything about it. He knew there was mercury before he even purchased his property over 2 years ago. He doesn't want citizens to be scared about things that they don't need to be worried about. If they need information to be better informed please feel free to contact him. He doesn't want people to think if there is a safety issue, that he wouldn't take action.

Elliott Sheltman indicated he was the citizen that wrote the public letter regarding mercury and he just wanted the Town aware of the hazard.

Karla Stirling asked if Grapevine Wash agreement will be on the next agenda. Wayne indicated he did not know yet.

13. Adjournment:

Nate Blake adjourned the meeting.

Time: 7:47pm.

APPROVED ON THIS 26 DAY OF February 2014



Wayne Peterson, Mayor

ATTEST:



Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Town Council CLOSED Meeting Minutes

February 12, 2014

Call to order:

Wayne Peterson, Mayor called to order the closed meeting of the Leeds Town Council at 6:05pm on February 12, 2014 at Leeds Town Hall, 218 North Main.

1. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>
COUNCILMAN: RON CUNDICK	<u>x</u>	<u> </u>
COUNCILMAN: ANGELA ROHR	<u>x</u>	<u> </u>
COUNCILMAN: JOE ALLEN	<u>x</u>	<u> </u>
COUNCILMAN: NATE BLAKE	<u>x</u>	<u> </u>

Also in attendance was Scott Messel from the Washington County Planning Department, Bob Nicholson the Town Planner and Gary Kuhlmann the Town attorney.

- a. Purpose of the closed meeting was to discuss impending litigation and related matters as allowed by Utah state Law 52-4-205(1)(c)

2. Adjournment:

Wayne Peterson, Mayor adjourned the meeting with the intent of reconvening after the Public meeting after a motion by Angela Rohr and 2nd by Joe Allen. Motion passed.

Time: 7:01 pm.

APPROVED ON THIS 26 DAY OF February, 2014



Wayne Peterson, Mayor

ATTEST:



Kristi Barker, Deputy Clerk/Recorder