

Town of Leeds

**Minutes for the Executive Session of
January 22, 1997**

1. **CALL TO ORDER:** Mayor Melvin J. Evans called the meeting to order at 7:05 p.m.
2. **PRESENT:** Mayor Melvin J. Evans, Charlie Scott, Joanne Thornton, Marilyn Kay Fairbanks, Steve Westhoff and Fire Chief Don Fawson.
3. **PURPOSE:** The purpose of this meeting was to discuss the price of property for the new fire station and how to execute the land contract between the Town of Leeds and Savages.
4. **ADJOURNMENT:** The meeting adjourned at 10:20 p.m.

PASSED THIS 26th DAY OF FEBRUARY 1997

Melvin J. Evans

Melvin J. Evans, Mayor

attest: *Patrick J. Franks*

Patrick J. Franks, Manager / Clerk

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, January 22, 1997
at 7:30 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda, Financial Statement and Minutes of December 11, 1996 and January 8, 1997 meetings
5. Joanne Thornton, Council Member (20 minutes)
 - Report on Business License Fees
 - Report on Local Extended Service from US West (Petitions)
 - Report on Progress at Water Quality Meeting
 - Council Coordination
6. Kay Fairbanks, Council Member (15 minutes)
 - Parks & Recreation
 - LDWA Liason
 - Curfew Ordinance
7. Charlie Scott, Council Member (10 minutes)
 - Hogan Springs
8. Melvin J. Evans, Mayor (20 minutes)
 - Fire Station Progress
 - Insider Article on Cats
 - Insider Article on Conditional Use Fees
 - Capital Improvement Candidate List
 - Reroof and Remodel existing Fire Station
 - Water Development
 - Playground Equipment
9. Other Business
10. Adjournment

POSTED THIS 20th DAY OF JANUARY 1997


Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

THIS NOTICE MUST BE POSTED UNTIL
**JANUARY 23, 1997. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

Town of Leeds
Minutes for the
Town Council Meeting
of January 22, 1997

1. **CALL TO ORDER:** Mayor Melvin J. Evans called the meeting to order at 7:35 p.m.

2. **ROLL CALL:** Mayor Melvin J. Evans and Council Members Joanne Thornton, Charlie Scott, Marilyn Kay Fairbanks & Steve Westhoff.

3. **PLEDGE:** Charlie Scott.

4. **APPROVAL OF AGENDA FINANCIAL STATEMENT AND MINUTES:**
Mayor Evans asked that Harrisburg be added to the agenda under his name.

MOTION: Charlie Scott made a motion to accept the financial statement for December 1997 and the minutes of the Town Council Meetings of December 11, 1996 and January 8, 1997, and to amend the agenda by adding Harrisburg to the agenda. Kay seconded the motion and all were in favor.

5. **JOANNE THORNTON, COUNCIL MEMBER**

Report on Business Fees

Joanne read the Proposal for Business License Fees. (See Attached.)

MOTION: Charlie made a motion to accept the Business License Fees Proposal by changing the words under General Commercial Business License and Contractor Business License from ...commercial zoning district and provides for... to ...commercial zoning district or provides for.... The same change applies for the Contractor Business License. And also to include any State or Federal regulated businesses and their numbers on the Business License Application Form. Steve seconded the motion. The vote passed with Charlie and Joanne abstaining because of their business interests within the Town.

Report on Local Extended Service from US West

Joanne informed the Council that she had some petitions circulating within the community to ask US West to change their Local Extended Area Calling for the Leeds Area to include calls to Hurricane (635) and Springdale/Rockville (772) as local toll-free calls. The Manager / Clerk will help her pursue this.

Report on progress at Water Quality Meeting

Steve and Joanne attended the Water Quality Board's Monthly Meeting in Salt Lake City. J. D. McDonald and Nancy Heas with the Division of Water Quality were present as well as Tristan DeMille of Jones and DeMille Engineering. Steve explained to

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the Council that he and Joanne explained the Leeds Area and some of the problems with some of the septic systems in the area. A decision has not been made for funding, but future meetings with the Water Quality Board will help decide where the funds could come from for a sewer system.

Council Coordination

Joanne asked that Council Coordination be a top priority. She feels that some of the Council Members know what is going on in the Town and some don't. Mayor Evans asked Patrick Franks to type the minutes as soon as possible and get them to the Council Members so that they can work on their action items for the next meeting.

6. KAY FAIRBANKS, COUNCIL MEMBER:

Parks and Recreation

Kay informed the Council that the Valentine's Dance has been cancelled. She also asked if she could use the money that would have been spent on the dance to fix some of the pressing problems at the park. Permission was granted for her to authorize Vern to go ahead and fix the problems.

Mayor Evans told the Council about the PCIB Funds available through a grant with 5-County Association of Government's administering the grant. He will be attending a hearing on Monday, January 27, 1997 for ranking of the PCIB Funds.

The Princess Pageant was discussed as to whether or not those girls who live outside the Town Boundaries be allowed to be in the pageant. The issue of tax payers paying for those living outside the Town Boundaries and being in the pageant was discussed also. A lot of discussion took place regarding this matter.

MOTION: Mayor Evans made a motion that the Town Council allow those living outside the Town Boundaries to be in the Princess Pageant and that the town pay for all of the costs associated with the pageant this year. Joanne seconded the motion and it passed with one abstention.

LDWA Liason

Kay informed the Council that all of the taps for 1997 have been issued by the LDWA Board and that 2 taps for 1998 have already been reserved. Paul Densley, President of LDWA, informed the Council that if the taps aren't used within the first 18 months after purchase that they will be relinquished by LDWA.

The LDWA Board asked Kay to check and see if the Town had ever paid for the Irrigation Water Share that the LDWA has. She said that she would check. It seems that someone else would like to lease the water share if the Town doesn't pay for the use of the share. Patrick Franks informed Paul Densley that LDWA had never billed the Town for the use of the Irrigation Water Share.

Kay reported that there were problems with the regulator in the Cement Tank, that Moshers had the road on Mesa View Avenue patched and that the LDWA was considering hiring a part-time manager to help handle the affairs of LDWA.

Curfew Ordinance

Kay read the Curfew Ordinance aloud to the audience and asked that it be posted for a hearing in time for the second meeting in February.

7. CHARLIE SCOTT, COUNCIL MEMBER:

Hogan Springs

Charlie informed the Council that 60 acre feet of water is available from the owners of Hogan Springs. The water could be rented at the present time and could be purchased at a later date. It could be rented for \$.60/1,000 gallons of water. Everyone needs to go over this proposed agreement and the Council needs to make a decision on this item. Mayor Evans sees no reason not to consider this proposal for the Hogan Springs water even if it's not used at Harrisburg. This water could also be used for any new development within the Town. A decision will be made after everyone on the Council has ample time to study the proposal.

8. MELVIN J. EVANS, MAYOR:

Fire Station Progress

Mayor Evans informed the Council that he had signed the loan agreement with Rural Development for the Fire Station. He again asked that if possible we use as little of the loan as possible and return the un-used portion to Rural Development. Don Fawson has spoken to the Savages but they need to wait until Amy Jones is here to make a final decision. Don asked about the Zoning of the piece of property. He was informed that after the Town has legal right to the property that it will be re-zoned Commercial Property.

Insighter Article on Cats

Mayor Evans is concerned about the cat population of Leeds and wants to look up other towns and cities ordinances for control of cats. Steve has some example animal control ordinances that include cats. These will be made available for perusal by the Council.

Insighter Article on Conditional Use Fees

Mayor will work on this item for the Insider for February.

Capital Improvement Candidate List

This item was covered under item #6. (PCIB Funds through 5-County A.O.G.)

9. OTHER BUSINESS:

Annexation of "West Leeds" by the Leeds Cemetery. Where does this stand and what do we need to do in order to get it moving? The Mayor will direct the Manager / Clerk to push this along.

10. ADJOURNMENT:

The meeting was adjourned at 9:55 p.m. to an executive session to discuss monetary negotiations for the New Fire Station.

PASSED THIS 26th DAY OF FEBRUARY 1997

Malvin J. Evans

Malvin J. Evans, Mayor

attest: *Patrick J. Franks*

Patrick J. Franks, Manager / Clerk

**Town of Leeds
Check Register
For the Period From Dec 1, 1996 to Dec 31, 1996**

Filter Criteria Includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3728	12/12/96	CELLULAR ONE	1111	109.54
FEE	12/12/96	ZIONS BANK	1111	23.00
3729	12/12/96	Shaw's	1111	409.73
3730	12/15/96	PATRICK J. FRANKS	1111	411.31
3732	12/15/96	ELVIN E. BRAMAN	1111	379.83
3733	12/15/96	B. RONALD MOBER	1111	341.80
3731	12/16/96	ZION'S FIRST NATIONAL BANK	1111	726.81
3734	12/18/96	Hightail Bank	1111	615.00
3735	12/18/96	Color Country RC & D Council	1111	50.00
3736	12/18/96	Tenneco Fleet Management	1111	252.76
3737V	12/18/96	WAL-MART # 01-1429	1111	
3738	12/18/96	Moss	1111	73.02
3739	12/18/96	PHILLIPS 66 COMPANY	1111	42.03
3740	12/18/96	KENNY HOME AND NURSERY	1111	260.58
3741	12/18/96	MCI COMMERCIAL SERVICE	1111	11.53
3742	12/18/96	Staves Lending Corporation	1111	70.48
3743	12/18/96	UNIFORM CENTER II	1111	37.00
3744	12/18/96	Hartshorn Lathrop	1111	80.80
3745	12/18/96	WASH. CO. SOLID WASTE	1111	1,533.68
3746	12/18/96	Leeds Domestic Waterworks Assn	1111	16.00
3747	12/31/96	PATRICK J. FRANKS	1111	457.67
3748	12/31/96	B. RONALD MOBER	1111	226.46
3749	12/31/96	JASON C. BARNES	1111	561.43
3750	12/31/96	VERN WATKINS	1111	540.60
3751	12/31/96	PAULINE FOWLES	1111	93.74
3753	12/31/96	JEFFREY A. KRUGER	1111	62.79
3754	12/31/96	ELVIN E. BRAMAN	1111	402.13
Total				7,788.88

Town of Leeds
Proposal for Business License Fees

Home Occupation Business License

A home occupation business is a business that is located within a residential (R-R-1, R-R-2, R-1-20, R-1-9, R-M-7 & M-H) zoning district and does not provide for the economic stability of a person or group of persons. (Note: Most home occupations are either hobbies or an effort to make a little extra spending money. While usually small, they are required to collect sales tax on sales and turn it into the State Tax Commission. If the amounts are relatively small, under \$500.00 of gross sales per year, they need only file an annual tax statement.)

Fee--\$15.00

General Commercial Business License

A general commercial business is a business located within a commercial (C-N, C-G & C-H) zoning district or provides for at least half of the economic stability of a person or group of persons. (Note: These types of businesses help create Sales and Use Tax. Part of the Sales and Use Tax is then re-distributed to the Town.)

Fee--\$30.00

Contractor Business License

A contractor business is one located either in a residential or commercial zoning district or provides for at least half of the economic stability of a person or group of persons. (Note: Contractor's do not have to charge Sales Tax for any work and they usually, if they want to make it easy on themselves, pay Sales Tax for their supplies rather than being Tax Exempt and then charging the customer the sales tax. This would be a justification for a slightly higher business license fee.)

Fee--\$45.00