

# NOTICE OF PUBLIC MEETING

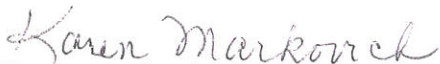
## Town Council Work Meeting

The Town Council will be holding a work meeting to discuss the sewer issues in the Leeds Area on Tuesday, March 7, 2006 at 3:00 p.m. in the Green Valley Spa Conference Room  
1871 West Canyon View Drive, St. George, Utah

In compliance with the Americans with Disabilities Act, 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 Town Hall at 879-2447 at last 24 hours prior to the meeting.

### Certificate of Posting:

The undersigned Mayor does hereby certify that the above notice was posted in three public places within Leeds Town limits on this 6<sup>th</sup> day of March, 2006. These public places being 1) Leeds Town Hall, 2) Leeds Post Office, and 3) Leeds Market.

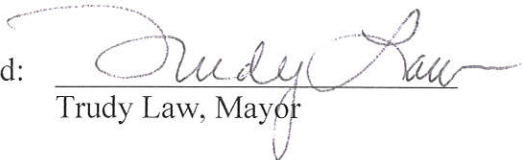
  
Karen Markovich  
Clerk/Recorder

**Minutes of Work Meeting**  
**March 7, 2006**  
**Green Valley Spa**

The Town Council held a work meeting to discuss the sewer issues in the Leeds Area on Tuesday, March 7, 2006 at 3:00 p.m. in the Green Valley Spa Conference Room

1. Meeting Began at 3:00 p.m.
2. In attendance from the Town were Mayor Trudy Law, Councilmen Dave Harbour and Jared Westhoff. Legal council Heath Snow was also in attendance. Others in attendance were land owners and developers from the surrounding area. There were approximately 25 people in attendance at this meeting.
3. Discussion: Scott Nielsen lead the discussion with information about growth in the areas surrounding Leeds and the need for a sewer system to allow for development. There were no minutes taken at this meeting. Discussion of possible options and who would be willing to be involved in pursuing a plan of action. It was decided that the land owners/developers would work together to pursue options.
4. Adjournment 4:30 p.m.

Signed:

  
Trudy Law, Mayor

Attest:

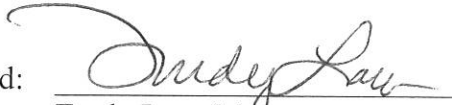
  
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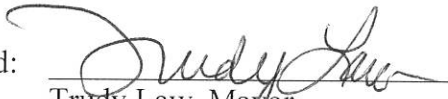
  
Karen Markovich  
Clerk/Recorder

## Minutes of Work Meeting March 9, 2006

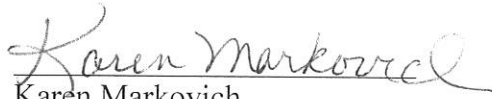
The Town Council attended a meeting to discuss the sewer issues in the Leeds Area on Thursday, March 9<sup>th</sup> at the Washington County Water Conservancy District.

1. Meeting Began at 1:30 p.m.
2. In attendance from the Town were Mayor Trudy Law, Councilmen Dave Harbour, Frank Lojko and Jared Westhoff. Legal council Heath Snow was also in attendance. From the Water Conservancy District were Ron Thompson and Barbara Hjelle. Roger New was also in attendance.
3. Discussion of water and sewer needs in Leeds were discussed. The options of Leeds becoming a Body Politic, working with Ash Creek or having a separate system and water needs in the area. No minutes were kept of this meeting.
4. Adjournment 3:30 p.m.

Signed:

  
Trudy Law, Mayor

Attest:

  
Karen Markovich  
Clerk/Recorder



**TOWN OF LEEDS**  
**Minutes of the Town Council Meeting**  
**March 8, 2006**



1. Call to Order by Mayor Law at 7:00 p.m.
2. Roll call was taken with Jared Westhoff, Frank Lojko, Dave Harbour and Mayor Trudy Law present. Dale Barnes arrived about 7:10 p.m. Legal Counsel Heath Snow was also present.
3. Pledge of Allegiance was led by Frank Lojko.
4. Approval of Agenda dated March 8, 2006: A motion to accept the agenda was made by Dave Harbour and seconded by Frank Lojko. All voted aye with unanimous approval.
5. Approval of Minutes dated December 14, 2005, and February 22, 2006: Motion was made by Frank Lojko and seconded by Dave Harbour to accept the December 14, 2005 minutes with the correction of Terry Danielson as a member of the Board of Adjustments, and Gloria Parnell as an alternate member of the Board of Adjustments, and the February 22, 2006 minutes as written. All voted aye with unanimous approval.
6. Action Items:
  - a. Mayor Law - Website: Proposed several bids for a Town website including cost, maintenance, upkeep and security of town documents. Webmaster Jeffrey Johnson submitted a bid of \$500.00 for the creation of the website and upkeep of the website for one year. Motion to accept the proposal for a Town website was made by Frank Lojko and seconded by Jared Westhoff. All voted aye for unanimous approval.
  - b. Dave Harbour - Resolution #06-03: Updating the Leeds Standard Fee schedule for Impact Fee increases made in December 2005. Council members and Legal Counsel Snow discussed legal analysis including census projection followed to determine fee increases. A motion to accept Resolution # 06-03, Approval Amending the Leeds Standard Fee Schedule for Impact Fees for Public Safety and Park Facilities was made by Dave Harbour and seconded by Frank Lojko. All voted aye with unanimous approval.
  - c. Jared Westhoff - Coordination of Utilities: Explained 'Body Politic' requirements and the unique aspect of the Town of Leeds in that we do not govern any utilities, including LDWA and Irrigation Water. Jared presented background of the irrigation water currently supplied and that if we do not use the amount of water allotted the State could reduce the water rights we have. Recommendation was made to check on a grant for studying Leeds' water supply and include the pros and cons if the Town of Leeds managed the LDWA. Mayor Law requested Jared to gather that information and suggested possibly meeting on March 22. Mayor Law noted the LDWA gives a discount to Town of Leeds in exchange for their use of the Town's facilities and will write a resolution stating the LDWA and Irrigation Company will not be charged to use facilities in return for use of water.

Sewer update - Scott Nielson: Presented a plan for a Town Sewer System for Leeds with the objective to be a choice for the present residents to remain on their own septic systems until such time that their septic system fails, an addition or subtraction is made to their

property or sale of the property. Scott discussed concerns and questions with council members, Legal Counsel Snow and the public. Jared agreed to be the Leeds representative for the committee overseeing the sewer project as long as there was not a conflict of interest. Mayor Law noted there are twelve sewer permits remaining [in addition to recorded plats that already have septic permits]. Mayor Law thanked Scott for his time and discussion, and asked Jared [when he meets with that committee] to provide a list of changes to our Town ordinances that will need to take place in order to provide for a smooth transition. An advisory committee would be put in place consisting of some Planning Commission and Town Council members to avoid future bottlenecks at Planning Commission Meetings. Mayor Law suggested listening to developers' input as to what has worked and not worked for them in the past so that we could take the best parts of those plans and incorporate them for Leeds' growth. Frank Lojko said we would need to make it public for developers to attend and present their plans to Leeds and include building inspector Dennis Mertlich. Dave Harbour noted that given Leeds does not have a Planning Staff (due to lack of funds) to help developers understand what they need to present to the Planning Commission to preclude bottleneck.

- d. Dale Barnes – Purchase of Tables for Town Park: Wabash Park Tables weigh 300 pounds each and have a heavy plastic coating. Total cost for twelve tables including shipping is \$7424.00. Motion was made by Dale Barnes to purchase the tables with second by Dave Harbour. Roll call vote was unanimous.

Park Benches: Dale brought up the need for benches and Mayor Law referred to the Historical Stone that can be used for benches and a monument and asked Dale to incorporate that in his plan for benches.

7. Discussion Items:

- a. Mayor Law - Priorities and needs: To help facilitate meetings, we are separating our discussions between Action Items and Discussion Items. By planning ahead, we should be able to streamline our meetings.

Policies and Procedures Manual: Mayor Law has been working to revise the manual. There are some significant changes that need to be made to be in compliance with State Law and to correct some things currently in our Manual. Council Members were asked to review and comment on this when it is ready, so that we can get this updated as soon as possible.

- b. Dave Harbour - Population Growth Projections and Impact on Roads, Water and Sewer: Noted the need for road repair when the Irrigation Company completes its work. Dave said the State needs to be kept informed on the type and length of Leeds roads in order to collect the correct amount of State road funds due.

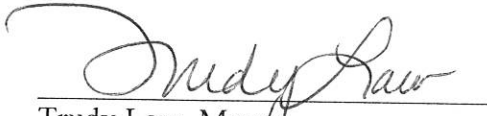
Capital Facility Plan: Dave provided all council members with a draft copy of a Capital Facility Plan for Public Service Facilities. He requested council members read and provide feedback on this document by March 17, 2006, so a public hearing can be held at our next Council meeting.

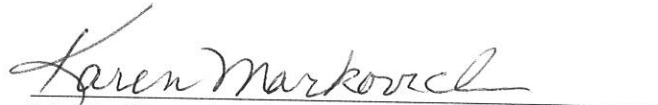
- c. Frank Lojko - Suggested a meeting regarding road repairs with the Town of Leeds, LDWA and the Irrigation Company to understand what the repair process will be to preclude future unnecessary digging up of our roads and establish a timeline for roadwork.

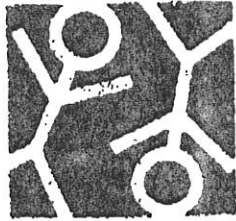
8. Meeting adjourned at 9:15 p.m.

SIGNED THE 29<sup>th</sup> DAY OF MARCH 2006.

APPROVED THE 29<sup>th</sup> OF MARCH, 2006.

  
\_\_\_\_\_  
Trudy Law, Mayor  
Town of Leeds

  
\_\_\_\_\_  
Attest: Karen Markovich, Town Clerk/Recorder



**Sonntag**  
Recreation, LLC

Scoreboards • Playgrounds • Bleachers • Park Furnishings

**QUOTATION**

ATTENTION: **DALE BARNES**  
**LEEDS CITY**

DATE **3-3-06**  
PAGE **1** OF **1**  
REFERENCE

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION FOR YOUR CONSIDERATION

DELIVERY	F.O.B.	TERMS	
Quantity	Description	Unit Price	Amount
12	WABASH VALLEY SG111D 8' TABLES WITH 2-3/8" D.D. FRAME	\$532 <b>607 ea</b>	\$6384.00
1	SHIPPING CHARGES		\$1950.00
	<b>SUBTOTAL</b>		<b>\$8334.00</b>
	<b>LESS DISCOUNT</b>		<b>910.00</b>
	<b>TOTAL PRICE</b>		<b>\$7424.00</b>

BY *Clifford* ACCEPTED \_\_\_\_\_ DATE \_\_\_\_\_

PLEASE SIGN AND RETURN ACCEPTANCE COPY WHEN ORDERING

Thank You!

# Leeds Town Sewer

## LEEDS TOWN SEWER

### Current Conditions -

#### Land Conditions

##### Leeds Town

Existing residences

Existing lots

Existing ground to be subdivided in the future

##### Leeds Developing Areas

Large tracts with immediate development needs

Small tracts with immediate development needs

Large tracts with no impending development

Small tracts with no impending development

Some interspersed lots which may or may not be developed

#### Other Existing Conditions

##### Leeds Town

Very little (no) available financial resources to be used for the development of a Sewage Waste Treatment System

Relatively little (no) experience in developing and maintaining such a system

Septic Permits available in the town of Leeds (none to speak of)

##### Developers

Best estimate available-- are spending \$48,821.78 per day, interest or value on property mentioned in the recent study.

Have demonstrated enough financial interest to begin the initial phases of the project through construction

Need to be compensated for providing private funding for sewer treatment system

Have some experience in developing and maintaining similar type systems

##### State and Federal Government

Have grants available for immediate development (engineering portion) of the project

Additional grant money available for construction and maintenance of project

Will eventually intervene in this process when the contaminates in the water table reach dangerous levels

##### Ash Creek

Is still an alternative—with more negative than positive options



# Leeds Town Sewer

## Proposal

### REVIEW STUDY PREPARED BY ALPHA ENGINEERING

Unilateral agreement upon type of system to be developed. General consensus is the MBR system presented by Scott Rogers at the last meeting satisfies the requirements. More information can be found on the specific MBR system manufactured by Kubota at <http://www.servitoequip.com>. There are also other MBR products such as the Zenon ZeeWeed MBR which can also be found on the internet.

The unknown factors involved in the study also need to be addressed.

The timeline must be accelerated.

Even though cost estimates are helpful, the cost is going to be what it is, regardless of the projections.

The areas not included in any of the five areas must be included in the project.

### PRVATIZE THE FUNDING OF THE SEWER

Ironclad reimbursement plan in place to compensate any developer

Reimbursement will include a reasonable rate of return on invested money, competitive with current bond financial rates or better.

Imperative that the entire development area is included.

Existing residences constitute less than 5% of the entire connections planned in the study recently concluded

Have the foresight to plan for the additional growth that is inevitable

Build capacity for complete build-out of the city bounds

Have potential to include possible areas of the county that could be annexed into the town of Leeds

Including the possible BLM land swap in development.

Note—we will discuss the creation of a land owners association in Section 8

### LEEDS CITY MUST STEP UP AS THE BODY POLITIC

This is essential to have the unity necessary for the project.

Leeds Town will have to make some concessions regarding lot density and hillside slope ratios, among others, to allow builders the ability to finance the sewer.

Sewer cannot impact Leeds Town in any negative financial or manpower manner

### PRIVITIZE THE MANAGEMENT OF THE SEWER FOR 2 YEARS

This group of developers includes in the cost of development the minimum staff to operate the sewer for 24 months.

Members of this group are included on the sewer board and oversee the operational staff including the daily operations including management.

An alternative to this is the option of hiring an outside source to maintain the sewer system. Ash Creek may or may not be interested. There are national firms that specialize in management of this type of system.

Initializes the entire startup of the sewer system including maintenance, billing etc.

Should become financially solvent sometime in the first 24-48 months.

A small percentage of the revenue will revert to the town of Leeds for training and as cushion for the first years of public operation.

### CONSTRUCTION COMMITTEE

A committee consisting of the Leeds town council sewer committee (2 members) and 3 members from this group of land owners and developers will be formed to oversee the construction of the sewer including:

Engineering

Meet all state and local requirements

Work directly with the Department of Environmental Quality

Construction

Construction guild lines

Could be constructed under private sector guild lines allowing developers additional flexibility

Maintenance (for the first 24-48 months)

*Karen  
Ted Nielson*

# Leeds Town Sewer

## IMMEDIATELY FORM A FINANCE COMMITTEE

There is State grant money available for the engineering phases of the project without prejudice.

Apply for the Grant

Find out the status of the original grant

Can it be revived

What are the stipulations for use

Apply for Federal grant money

Apply for additional State Grant Money

Should consist of financially savvy individuals

This committee should control the finances of the project as long as it is privately maintained

Include accountants or financial experts from development companies as consultants.

## GUIDELINES FOR CONNECTION

Construction should begin for each of the 5 areas as needed

Minimum acreage guild lines should be implemented for areas designated for immediate development, for example:

Area wide minimum: 2 hook-ups per acre should be planned

At time of subdivision approval actual hook-up fees should be imposed, for example

1 acre lots should revert to 1 hook-up per acre

1/3 acre lots should be increased to 3 hook-ups per acre

Minimum acreage guild lines should be implemented for areas designated as future development,

This group should pay the cost to oversize the transmission system and to oversize the treatment system for the acreage they maintain.

In order to prevent misuse of this property group a descending surcharge should be imposed for anyone designated in this group who connects to the sewer for the first five years.

## EXISTING PROPERTY

Existing residences should be allowed a voluntary hook-up at par value at any time without prejudice.

Existing residences should be forced to pay the connection by city ordinance if any of the following occur:

Change in Title of property

With the exception of death of spouse resulting in change of title to surviving spouse.

Title change to family trust, other family members etc would require connection to system

Any change in building condition

Addition or remodel

Failure in existing septic system

Existing individual lot owners

Allowed to connect at par value

Forced to connect at time of construction

Forced to connect at time of any change in title of property or change of property including

Subdivision of property

Transfer of title of property

Formation of special improvement districts (neighborhoods, blocks, streets etc)

Improvement districts would be allowed

residents living within the district would be forced to pay the cost to stub sewer to their property

would be forced to pay a percentage of the par frontage cost (balance of frontage cost to be absorbed by members of improvement district)

would not be forced to connect or pay the monthly usage fee until time of actual connection

would be forced to repay balance of frontage at time of actual connection

## PAR VALUE

Par value is the actual cost at time of execution.

Regardless of cost of construction, at any time any individual, group, company or entity connects, the cost will be based on current costs



# Leeds Town Sewer

## CONTINUED OWNERSHIP AND OPERATION OF TREATMENT PLANT

Some consideration should be given to forming a Land Owners Association.

This would provide a voice of unity in dealing with the other governmental bodies, i.e. Leeds City, WCWCD, Washington County, and Ash Creek etc.

It would also provide an entity for the construction and maintenance of the treatment system during the construction phase and the initial 2 year maintenance agreement phase.

Many areas of the country have found success in maintaining the privatization of what are typically municipality managed operations; not only sewer but water, power, and solid waste disposal.

Consideration should be given and allowances provided for, in any agreement, to whom can most successfully own and manage such a system.

## HISTORICAL STONE – For Benches and a Monument Call for Volunteer Help

When the Stratton House on Main Street was demolished a few months ago, Nancy Williams had the stone taken to her property in Silver Reef. She is very willing, even excited, to allow the town to use some of the stone for benches and an historical marker. She expressed concern for having the rock lost in a dump and never being able to be seen again. The enthusiasm to utilize the stone for future generations to see and enjoy is very welcome by Nancy.

We could build benches on Main Street, in the Leeds Town Park and the Silver Reef Park. There are several places along Main Street where the corners have historical significance and would benefit from a rock bench. With the rock wall on the corner of Main and West Mulberry Lane that leads to the CCC camp, a bench would complete the picture. At Main and Center Street, the rock wall around the old tithing house would be a nice place for a bench and across the street at the Stirling rock home. This will further enhance the feeling of an historical town and provide respite to those who pass by.

The pile of rock consists of loose dirt, wood and some trash as well as the stone. Nancy, with the help of others, has been sorting the stones into sizes and separating the wood, dirt and trash. She has people who take the wood; she is hauling the dirt by wheel barrow load to areas of her property where it can be utilized; and the trash is being properly disposed of. This process of sorting and stacking is tedious and time consuming.

In an effort to benefit from this salvage and share in the burden of sorting the stone from the other material, I would ask for public support to help with this process. Nancy is willing to let the stone stay on her property until we have decided where and when we will 'build' the benches and monument.

If you are interested in helping with this project, please contact Karen at Town Hall in person, by phone (879-2447) or by e-mail ([leedstownhall@qwest.net](mailto:leedstownhall@qwest.net)). You will be given information on the details (where to stack wood, stone, debris, etc.) and we will keep a list of volunteers who work on this project.

Your help and support in this project is greatly appreciated.

Trudy Law, Mayor  
Town of Leeds

*Item 11*

Under  
Trudy

## MARCH FIRE CHIEFS MESSAGE FROM UFRA

### FY2006 National Incident Management System Training Requirements

NIMS provides a consistent nationwide template to enable all government, private sector, and nongovernmental organizations to work together during domestic incidents.

Under NIMS, preparedness is based on national standards for qualification and certification of emergency response personnel. Managed by the NIMS Integration Center, standards will help ensure that the participating agencies' and organizations' field personnel possess the minimum knowledge, skills, and experience to perform activities safely and effectively. Standards will include training, experience, credentialing, currency, and physical and medical fitness. Personnel who are certified to support interstate incidents will be required to meet national qualification and certification standards. Training is one of the important elements that local entities must complete during the **FY 2006** (October 1, 2005 – September 30, 2006) to become fully compliant with NIMS. Jurisdictions will be required to meet the **FY 2006** NIMS implementation requirements as a condition of receiving federal preparedness funding assistance in **FY 2007**.

The **FY 2005** requirements for NIMS compliance for local agencies are the following and should be in place now. These are applicable to all depts. in local government; i.e.: Fire, Law Enforcement, Public Works, Administration, EMS, etc.

- Institutionalize the use of the Incident Command System;
- Complete the NIMS awareness course IS-700 NIMS: An Introduction;
- Formally recognize NIMS and adopt NIMS principles and policies;
- Establish a NIMS compliance baseline by determining the NIMS requirements that have already been met; and
- Develop a strategy and timelines for full NIMS implementation.

The NIMS is a dynamic system, and the doctrine as well as the implementation requirements will continue to evolve as our prevention, preparedness, response, and recovery capabilities improve and our homeland security landscape changes. Remember, new personnel need NIMS training, and NIMS processes will have to be exercised as scheduled.

For **FY 2006** the requirements for NIMS compliancy for local governments are as follows: \*

<p>Entry level first responders &amp; disaster workers</p> <ul style="list-style-type: none"><li>• Emergency medical service personnel</li><li>• Firefighters</li><li>• Hospital staff</li><li>• Law enforcement personnel</li><li>• Public health personnel</li><li>• Public works/utility personnel</li><li>• Skilled support personnel</li><li>• Other emergency management response, support, volunteer personnel at all levels</li></ul>	<ul style="list-style-type: none"><li>• FEMA IS-700: NIMS, An Introduction</li><li>• ICS-100: Introduction to ICS or equivalent</li></ul>
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Item 11

<p><b><u>First line supervisors</u></b>, single resource leaders, field supervisors and other emergency management / response personnel that require a higher level of ICS/NIMS training.</p>	<ul style="list-style-type: none"> <li>• FEMA IS-700: NIMS, An Introduction</li> <li>• ICS-100: Introduction to ICS or equivalent</li> <li>• ICS-200: Basic ICS or equivalent.</li> </ul>
<p><b><u>Middle management</u></b> including strike team leaders, task force leaders, unit leaders, division/group supervisors, branch directors and multi-agency coordination system/emergency operations center staff.</p>	<ul style="list-style-type: none"> <li>• <b>SAME AS ABOVE, PLUS</b></li> <li>• FEMA IS-800: National Response Plan (NRP), An Introduction</li> <li>• ICS-300: Intermediate ICS or equivalent (FY07 Requirement)</li> </ul>
<p><b><u>Command and general staff</u></b>, select department heads with multi-agency coordination system responsibilities, area commanders, emergency managers and multi-agency coordination system/emergency operations center managers.</p>	<ul style="list-style-type: none"> <li>• <b>SAME AS ALL ABOVE, PLUS</b></li> <li>• ICS-400: Advance ICS or equivalent (FY07 Requirement)</li> </ul>

\* This is from [www.fema.gov/nims](http://www.fema.gov/nims)

Two courses available from the Utah Fire & Rescue Academy that will help meet these requirements for FY 2006, which ends October 31, 2006.

- NIMS – Incident Command Systems for the Fire Service (NIMS-ICSFS) is a 14-hour course that is designed to develop an understanding of the Incident Command System (ICS) and its application in both emergency and non-emergency situations. This course addresses the need for an ICS, an overview of the structure and flexibility of ICS, and an understanding of the command skills necessary to function effectively in an ICS structure. This course meets the requirements for ICS-100 and ICS-200.
- NIMS – Incident Command Systems for Emergency Medical Services (NIMS-ICSEMS) is a 16-hour course, during which the student will be introduced to the concepts of EMS-specific incident command through lecture and guided discussion. They will use scenarios, case studies, graphics, and audiovisuals and role-play to demonstrate understanding of the concepts. This course meets the requirements for ICS-100 and ICS-200.

In addition to these two courses the Emergency Management Institute (EMI) at the NETC in Maryland, has several ICS-100 and ICS-200 level courses that may be taken online as interactive Web-courses (<http://training.fema.gov/emiweb/IS/crslist.asp>).

If you would like additional information or have questions, please contact the UFRA Regional Representative that attends your regular Fire Chiefs meetings. (Hugh Connor, Todd Miles, Chris Lindquist, Jim Judd, Gary Wise)

Agenda Discussion Items 3-8-06

Population:


The town will either grow or the surrounding area will develop around us.  
Do we want to have a say in that growth?  
Population projections.  
Importance of keeping State informed of population growth.

Roads & shoulders of roads disturbed during installation of pressurized Irrigation System:

Who is going to grade shoulder to prevent water from flowing on to the road?  
Who is going to correct the damage done to the road?  
Importance of keeping the State informed of the Leeds Roads.

Culinary water for Leeds:

Recent LDWA amendment may prevent the towns' growth.  
Does Leeds go into the water business?  
Should LDWA become a municipal system?

D.H.  
S/ALL go under  


Sewer study results

Draft of Public Service Facility Capital Facility Plan and impact fee analysis provided.

Please provide comments by 13 March.  
Do we want to do this?  
Is there a better way?  
What should be added or omitted?



"Leeds Area Fire Department"  
<lassd@infowest.com>

03/01/2006 09:20 AM

To <Trudy\_Law@blm.gov>

cc

bcc

Subject Re: Driveway Issue

Trudy, I support Pat's 12' driveway as long as the entire width is improved (proper road surface). An ordinance for this subject would be great. This is not an approval of Pat's entire project he will still have to go through the proper paper work for a permit to build. Steve

----- Original Message -----

From: <Trudy\_Law@blm.gov>

To: <lassd@infowest.com>

Cc: <heathsnowlaw@qwest.net>; <lojko@dixie.edu>; <daharbour@infowest.com>; <jwesthoff@egifinancial.net>; <loanneljl@yahoo.com>

Sent: Wednesday, March 01, 2006 8:11 AM

Subject: Driveway Issue

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Driveway widths.wps



290 N Main Shenamen.wps

## AGREEMENT

On this day, Ed and Idonna Snow ("the Snows"), owners of land located in Leeds, Utah, and The Town of Leeds, Utah, ("Leeds") enter into this Agreement.

WHEREAS the Snows desire to divide the property described below (the "Snow Property") into three separate lots, each containing more than one-half ( $\frac{1}{2}$ ) acre:

PARCEL 2:

Beginning at a point N 00°06'13" W along the N-S  $\frac{1}{4}$  Section Line 202.22 feet from the Center  $\frac{1}{4}$  Corner of Section 7, T41S-R13W, S.L.B.&M. Said point being on the Westerly line on an existing 66.00 foot road (Valley Road). Running thence S47°58'07" W along said Westerly Line 263.08 feet; Thence departing said Westerly line running N 42°01'53" W 240.00 feet; Thence N 47°58'07" E 284.95 feet to a point on the Southerly line of an existing 66.00 foot road (Babylon Road), thence S 42°01'53" E along said Southerly line 240.00 feet; Thence S 47°58'07" W 21.87 feet to the point of beginning and containing 1.569 acres;

WHEREAS Leeds does not oppose such property division;

WHEREAS Leeds desires to extend existing roads over the following property:

ROAD PROPERTY:

Beginning at a point N00°06'13" W 113.51 feet from the Center  $\frac{1}{4}$  Corner Section 7, T41S-R13W, S.L.B.&M. Said point being on the  $\frac{1}{4}$  Section Line, also being on the South R/W of Valley Road, running thence N 00°06'13" W along said  $\frac{1}{4}$  Section Line 88.71 feet to a point on the North R/W of Valley Road; Thence N47°58'07" E along said North R/W 1.88 feet to the PC of a curve to the Left, Curve Data: Delta=90°00'00", R=20.00', Chord=28.29' thence along the Arc of said curve 31.42 feet to the PT; Thence N42°01'53" W 4.37 feet to a point on said  $\frac{1}{4}$  Section Line, thence N42°01'53" W 36.73 feet to a point on the South R/W of existing Babylon Road, said point also being the beginning of a curve to the Left (Southeasterly), Curve Data: Delta=29°25'25", Radius=362.28', Chord Bearing=S56°44'37" E 184.01', thence along the Arc of said curve and Babylon Road R/W 186.04 feet, Radius point bears N18°32'42" E, said point also being the beginning of a curve to the Left, (Southwesterly) Curve Data: Delta=60°34'45", Radius=100.00', Chord Bearing=S78°15'24" W 100.87', thence departing said Babylon Road R/W and running along the arc of said curve 105.73 feet to the PT, said point being on the South R/W of Valley Road; Thence S47°58'07" W along said R/W 40.79 feet to the point of beginning and containing 0.12 acres; and



WHEREAS the Snows desire to deed the Road Property to the Town:

The Parties hereby AGREE:

The Snows will quitclaim their interest in the Road Property to the Town of Leeds.

The Town will allow the Snows to divide the Snow property into three parcels, each containing more than one-half (1/2) acre, in a manner to be decided at a later date by the Snows.

The Town will not assess the Snows any fees to pay for construction of the road on the Road Property. Nevertheless, the Snows will not be exempt in any way from increases in their taxes which might be attributed to the actions contemplated herein.

This Agreement may be executed in counterparts.

DATED this 27<sup>th</sup> day of June, 1998.

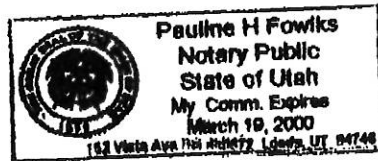
*Ed Snow*  
Ed Snow

*Idonna E Snow*  
Idonna Snow

*Ron Mosher, Mayor of Leeds*  
Ron Mosher, Mayor of Leeds

Attest:

*Jay Stevens*  
Clerk



2 Pauline H. Fowls

FILLING FEE:  
\$500 + \$25 per lot

TOWN OF LEEDS  
218 N MAIN, LEEDS, UT. 84746

**SUBDIVISION PRELIMINARY PLAN APPLICATION**

APPLICANT <u>Edward H and Idonna E. Snow</u>	AGENT _____
ADDRESS <u>28424 NE 116th Street</u>	ADDRESS _____
<u>Duwall WA 98019</u>	
PHONE # <u>425-844-9196</u>	PHONE # _____
<u>650-948-4874</u>	
NAME OF PROPOSED DEVELOPMENT: <u>Snow - Eajar Properties</u>	
LOCATION: <u>Babylon Road and Valley Road, Leeds, UT</u>	
PROJECT ENGINEER: _____	CONTACT: _____
MAILING ADDRESS: _____	
PHONE # _____	FAX# _____
	ZONING: <u>RR 20</u>

**APPLICANT AFFIDAVIT**

I, Edward H. Snow/Idonna E. Snow, DO HEREBY SAY THAT I AM THE OWNER/AGENT OF THE SUBJECT PROPERTY OF THIS APPLICATION, THE STATEMENTS, INFORMATION, EXHIBITS AND ANY AND ALL PLANS HEREIN OR ATTACHED OR SUBMITTED PRESENT THE INTENTIONS OF THE APPLICANT AND ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I DO HEREBY AGREE TO PAY ALL ADOPTED AND CUSTOMARY FEES OF THE TOWN OF LEEDS RELATING TO THIS APPLICATION.

Edward H. Snow Idonna E. Snow March 2/2006  
OWNER/AGENT DATE

**AGREEMENT**

This agreement is made by and between:

Edward H. and Idonna E. Snow (hereinafter "Owner") and Town of Leeds, a municipal corporation (hereinafter "Town").

Owner hereby acknowledges that he or she has read the Subdivision Ordinance (or that an agent of Owner has), and that he or she understands the provisions of the Subdivision Ordinance and that he or she will fully and completely comply with the provisions and requirements therein contained to the best of his or her ability.

Owner hereby acknowledges that signing this application acknowledges that he or she understands Utah State Code 10-9-205, Entrance upon land. In which municipalities may enter upon any land at reasonable times to make examinations and surveys which are pertinent to preparation or enforcement of the land use ordinance.

Owner hereby agrees to hold the Town harmless for any and all liability which may arise as a result of the improvements which are installed until such time the Town certifies the improvements are complete and accepts the improvements at the end of the warranty period.

In the event the Town is required to employ an attorney to enforce any provisions of this ordinance or defend any action brought by Owner under this ordinance, if the Town prevails, it shall be entitled to any and all reasonable attorney's fees from Owner.

Dated this 2<sup>nd</sup> day of March, 2006.

Edward H. Snow Idonna E. Snow  
Subdivider/Owner

**A PRELIMINARY PLAN APPROVAL SHALL REMAIN VALID FOR ONE (1) YEAR FROM THE DATE OF APPROVAL. IF A FINAL SUBDIVISION PLAT IS NOT APPROVED WITHIN ONE (1) YEAR. THE PRELIMINARY PLAN SHALL BE VOID, UNLESS A ONE TIME EXTENSION IS REQUESTED BY THE DEVELOPER AND IS GRANTED BY THE TOWN COUNCIL PRIOR TO THE EXPIRATION DATE.**

**PUBLIC MEETINGS**

Planning Commission Public Hearing: \_\_\_\_\_

Town Council Public Meeting: \_\_\_\_\_

## AGREEMENT

On this day, Ed and Idonna Snow ("the Snows"), owners of land located in Leeds, Utah, and The Town of Leeds, Utah, ("Leeds") enter into this Agreement.

WHEREAS the Snows desire to divide the property described below (the "Snow Property") into three separate lots, each containing more than one-half ( $\frac{1}{2}$ ) acre:

### PARCEL 2:

Beginning at a point N 00°06'13" W along the N-S  $\frac{1}{4}$  Section Line 202.22 feet from the Center  $\frac{1}{4}$  Corner of Section 7, T41S-R13W, S.L.B.&M. Said point being on the Westerly line on an existing 66.00 foot road (Valley Road). Running thence S47°58'07" W along said Westerly Line 263.08 feet; Thence departing said Westerly line running N 42°01'53" W 240.00 feet; Thence N 47°58'07" E 284.95 feet to a point on the Southerly line of an existing 66.00 foot road (Babylon Road), thence S 42°01'53" E along said Southerly line 240.00 feet; Thence S 47°58'07" W 21.87 feet to the point of beginning and containing 1.569 acres;

WHEREAS Leeds does not oppose such property division;

WHEREAS Leeds desires to extend existing roads over the following property:

### ROAD PROPERTY:

Beginning at a point N00°06'13" W 113.51 feet from the Center  $\frac{1}{4}$  Corner Section 7, T41S-R13W, S.L.B.&M. Said point being on the  $\frac{1}{4}$  Section Line, also being on the South R/W of Valley Road, running thence N 00°06'13" W along said  $\frac{1}{4}$  Section Line 88.71 feet to a point on the North R/W of Valley Road; Thence N47°58'07" E along said North R/W 1.88 feet to the PC of a curve to the Left, Curve Data: Delta=90°00'00", R=20.00', Chord=28.29' thence along the Arc of said curve 31.42 feet to the PT; Thence N42°01'53" W 4.37 feet to a point on said  $\frac{1}{4}$  Section Line, thence N42°01'53" W 36.73 feet to a point on the South R/W of existing Babylon Road, said point also being the beginning of a curve to the Left (Southeasterly), Curve Data: Delta=29°25'25", Radius=362.28', Chord Bearing=S56°44'37" E 184.01', thence along the Arc of said curve and Babylon Road R/W 186.04 feet, Radius point bears N18°32'42" E, said point also being the beginning of a curve to the Left, (Southwesterly) Curve Data: Delta=60°34'45", Radius=100.00', Chord Bearing=S78°15'24" W 100.87', thence departing said Babylon Road R/W and running along the arc of said curve 105.73 feet to the PT, said point being on the South R/W of Valley Road; Thence S47°58'07" W along said R/W 40.79 feet to the point of beginning and containing 0.12 acres; and

WHEREAS the Snows desire to deed the Road Property to the Town:

The Parties hereby AGREE:

The Snows will quitclaim their interest in the Road Property to the Town of Leeds.

The Town will allow the Snows to divide the Snow property into three parcels, each containing more than one-half (1/2) acre, in a manner to be decided at a later date by the Snows.

The Town will not assess the Snows any fees to pay for construction of the road on the Road Property. Nevertheless, the Snows will not be exempt in any way from increases in their taxes which might be attributed to the actions contemplated herein.

This Agreement may be executed in counterparts.

DATED this 21<sup>st</sup> day of June, 1998.

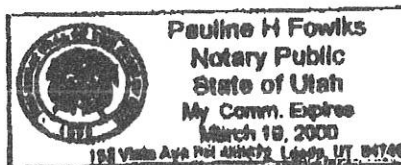
*Ed Snow*  
Ed Snow

*Idonna Snow*  
Idonna Snow

*Ron Mosher*  
Ron Mosher, Mayor of Leeds

Attest:

*Jay Stevens*  
Clerk



*Pauline H. Fowks*

**THOMPSON & URQUHART**

ATTORNEYS AT LAW

148 EAST TABERNACLE STREET

ST. GEORGE, UTAH 84770

(801) 628-7777

FAX # (801) 673-1444

RONALD W. THOMPSON  
STEPHEN H. URQUHART

June 17, 1998

Ed and Idonna Snow  
28424 NE 1016<sup>th</sup> Street  
Duvall, Washington 98109

Dear Ed and Idonna:

Enclosed please find an Agreement regarding the extension of the Babylon and Valley Roads and subdivision of your parcel 2 in the Town of Leeds. Also, please find a quitclaim deed regarding your interest in the Road Property.

Please sign the Agreement and return to my office (self-addressed, stamped envelope is included). I have asked the Mayor to do the same. And I have asked the Mayor to send a copy of the Agreement to you. Upon receiving the Agreement, I ask that you execute the Quitclaim Deed and return the same to my office (self-addressed, stamped envelope is included).

If you have any revisions to either document, please advise.

Sincerely,

Stephen H. Urquhart

SHU:rws

Enclosure

cc: Mayor Mosher



**LEEDS  
TOWN COUNCIL  
ATTENDANCE SIGN-IN SHEET**  
DATE MARCH 8, 2006

**PLEASE PRINT NAME AND ADDRESS**

1. WELLS/ARLEENE GREEN 1905 SILVER REEF DRIVE
2. George Audeell
3. Roxanne Cole
4. Susan Roberts 3765 main
5. Alan Roberts
6. Janae Westhoff
7. Gloria Farnell
8. Tar Rep
9. Sud
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NOTICE OF PUBLIC MEETING  
Town Council Work Meeting



APPROVED

The Town Council will be holding a work meeting to discuss sewer issues in the Leeds Area on Thursday March 9, 2006 at 1:30 p.m. in the Washington County Conservancy District Office  
136 North 100 East, St. George, Utah

In compliance with the Americans with Disabilities Act, 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 Town Hall at 879-2447 at last 24 hours prior to the meeting.

Certificate of Posting:

The undersigned Mayor does hereby certify that the above notice was posted in three public places within Leeds Town limits on this 8<sup>th</sup> day of March, 2006. These public places being 1) Leeds Town Hall, 2) Leeds Market, 3) Walton Plaza

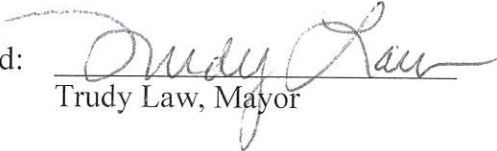
*Karen Markovich*

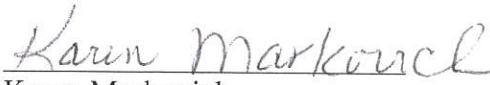
Karen Markovich  
Clerk/Recorder

**Minutes of Work Meeting**  
**March 9, 2006**

The Town Council attended a meeting to discuss the sewer issues in the Leeds Area on Thursday, March 9<sup>th</sup> at the Washington County Water Conservancy District.

1. Meeting Began at 1:30 p.m.
2. In attendance from the Town were Mayor Trudy Law, Councilmen Dave Harbour, Frank Lojko and Jared Westhoff. Legal council Heath Snow was also in attendance. From the Water Conservancy District were Ron Thompson and Barbara Hjelle. Roger New was also in attendance.
3. Discussion of water and sewer needs in Leeds were discussed. The options of Leeds becoming a Body Politic, working with Ash Creek or having a separate system and water needs in the area. No minutes were kept of this meeting.
4. Adjournment 3:30 p.m.

Signed:   
Trudy Law, Mayor

Attest:   
Karen Markovich  
Clerk/Recorder

Book

**PUBLIC NOTICE  
TOWN OF LEEDS  
TOWN COUNCIL MEETING**

The Town Council of Leeds will host their regular meeting on  
**Wednesday, March 29, 2006**  
at Leeds Town Hall, 218 North Main Street  
THE PUBLIC IS WELCOME TO ATTEND



**APPROVED**

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated March 8, 2006 & from Work Meetings dated March 7 and March 9, 2006

Public Hearings

6. Roger New: Zoning Change from R-1-20 to R-1-10 at 490 North Main Street, Parcel ID #L-78-A-3-B-2-C.
7. Phillip Peine on behalf of Ed & Idonna Snow: Minor Subdivision of 1.569 acre parcel located on the corner of Babylon Road and Valley Road, Assessor account number 0093099, serial number L-65-B.
8. Councilman Dave Harbour: Public Hearing for Ordinance 2006-04, Capital Facilities Plan and Impact Fee Calculations; available for public review at Town Hall.

Action Items

9. Cousins Investments LLC: Request for business license for RV Park located at 231 – 291 North Main Street.
10. Mayor Trudy Law: Resolution 2006-05 – Memorandum of Understanding with LDWA, Fire Department and the Leeds Irrigation Co. for use of Leeds Town Facilities.
11. Dave Harbour: Retain an engineering firm not involved in future development of Leeds
12. Frank Lojko:
  - a. Update on scheduled road repairs as part of the LDWA, Irrigation Project and Historic Main Street.
  - b. Sunrise Engineering Report on Silver Reef Highlands and Town's Response
  - c. Bush and Gudgell Engineering Report
  - d. Update on scheduled road repairs as part of the LWC Irrigation Project and Historic Main Street

Discussion Items

13. Jared Westhoff: Water and Sewer update
14. Dale Barnes:
  - a. Park benches for Silver Reef – how many needed and locations
  - b. Park benches for Leeds Town Park – how many needed and locations
15. Mayor Law: Personnel Policies and Procedures Manual
16. Dave Harbour: Re-zoning commercial areas in Silver Reef
17. Frank Lojko: Road conditions, repairs, and safety issues
18. Adjournment

In compliance with the Americans with Disabilities Act, 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 Town Hall at 879-2447 at least 24 hours prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted on the 23rd Day of March, 2006, these public places being at Leeds Town Hall and Leeds Post Office.



Karen Markovich, Clerk/Recorder

**TOWN OF LEEDS**  
**Minutes of the Town Council Meeting**  
**March 29, 2006**

1. Call to Order by Mayor Law at 7:00 p.m.
2. Roll call taken with Jared Westhoff, Dale Barnes, Dave Harbour, and Mayor Trudy Law present. Frank Lojko and Legal Counsel Heath Snow arrived a few minutes later.
3. Pledge of Allegiance led by Jared Westhoff.
4. Approval of Agenda dated March 29, 2006: A motion to accept the agenda was made by Dave Harbour, seconded by Jared Westhoff. All voted aye with unanimous approval.
5. Approval of Minutes dated March 7, 8 and 9, 2006: Motion made by Dale Barnes, seconded by Dave Harbour to accept the Minutes from Town Council Meetings on March 7, 8, and 9, 2006. All voted aye with unanimous approval.
6. Washington County Sheriff Smith: Amended Agenda Item – Sheriff Smith introduced himself and fielded questions from the public. He encouraged Leeds residents to contact his office at 656-6501, or his home phone number for any inquiries they may have.

**Public Hearings**

7. Roger New Zoning Change – Jared Westhoff stated he had a conflict of interest and excused himself from the vote. Roger New presented the LDWA proof of water, approval letter from Fire Chief Steve Lewis and noted there are two septic system permits for the property. Roger said his intent is to sell two lots. Motion made by Dave Harbour to approve the zone change with condition that Council receives an approval letter from UDOT; seconded by Dale Barnes. All voted aye with unanimous approval. Duly noted Jared Westhoff abstained from vote. Legal Counsel Heath Snow stated that a minor subdivision allows two (2) homes be built on two (2) lots and must include sidewalks. Counsel Snow noted that the improvements must be completed prior to recording of the plat. Request for approval of the minor subdivision questioned by Leeds resident Susan Roberts. Susan noted that tonight's agenda did not include request for a minor subdivision. Request for minor subdivision tabled and rescheduled for April 12, 2006, Town Council Meeting.
8. Ed & Idonna Snow request for Minor Subdivision – Philip Peine represented the Snows and presented request to divide their property into three (3) half-acre lots and provided LDWA water and septic permits. Counsel Snow and Jared Westhoff stated the Snows could include a Special Improvement District waiver, which would allow flexibility for improvements. The Snows will add an additional fire hydrant to the subdivision and there is an existing LDWA underground pipe system at the corner of Babylon Road. Motion was made by Dave Harbour to approve minor subdivision with inclusion of the SID waiver and seconded by Dale Barnes. Dale noted that the Snows have donated four and one-half (4-1/2) acres to Town of Leeds Park plus more than one (1) acre at Babylon Road and added they accept the minor subdivision with the condition to include SID waiver but not required to improve the road. All voted aye with unanimous approval.



**Discussion Items**

14. Jared Westhoff: Water and Sewer update – Jared stated he would schedule a meeting with LDWA for April 13 to discuss water provisions for future development in Leeds. Jared recommended that Leeds perform an independent sewer study by a full-service engineering firm in addition to sewer proposals received. Doug Ross from IBI will be scheduled to present at the next Town Council meeting on April 12, 2006. BLM is scheduled to release 1,000 to 3,000 acres north of Leeds and Toquerville; some acreage south of Leeds; a reservoir is planned for area at Anderson Junction. Counsel Snow said without additional tax revenue, that construction could adversely affect Leeds’ infrastructure.

15. Dale Barnes: Martha Ham and Margaret Anderson introduced the Advisory Committee for the new Leeds Park. SITLA estimates twelve (12) to eighteen (18) months to complete asphalt construction; Margaret requested Mayor Law contact Mr. Brennan of Silver Reef Highlands to request extension of deadline and volunteer Town of Leeds to pay the loan interest for extension of deadline. Dale Barnes proposed \$1,000.00 expense for piping irrigation to the Peach Pavilion.

16. Mayor Law: Assign Resolution for Personnel Policies and Procedures Manual and schedule as action item for future date.

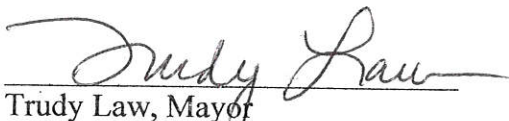
17. Dave Harbour: Discussion of re-zoning for the commercial areas in Silver Reef if they are located in the Town of Leeds; review of the zoning map for accuracy and completeness by Dave Harbour.

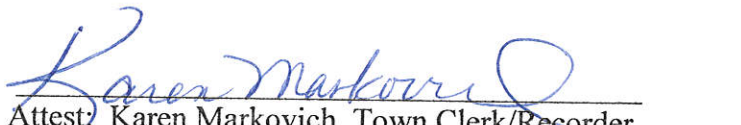
Dave observed violations in town: (i) the fencing company [near Walton’s Plaza] has supplies stored outside their property (ii) signage placed on top of containers at the south end of town is in violation of sign ordinance and a misdemeanor. Mayor Law said check with surrounding towns regarding Code Enforcement Policy.

Dave stated there may have been an invalid decision made at the Board of Adjustment meeting held on March 16; Leeds requirements for a quorum of three (3) was not met. Counsel Snow said the decision met the State of Utah’s requirements. Recommendation to review Ordinance for Board of Adjustment Meetings and revise to hold meetings only with five (5) members present.

18. Meeting adjourned at 10:35 p.m.

SIGNED THE 26<sup>th</sup> DAY OF APRIL 2006. APPROVED THE 26<sup>th</sup> OF APRIL, 2006.

  
Trudy Law, Mayor  
Town of Leeds

  
Attest: Karen Markovich, Town Clerk/Recorder

File with  
March 29, 2006  
TC

Jared,

The following statement reflects the general consensus of the property owners involved in the study concerning the development of the Waste Treatment System for the Leeds area. Please share our opinion with the city council at the meeting tonight.

First impression of the study is that it is incomplete and inaccurate. Several of the property owners have voiced concern as to the inaccuracies concerning acreage involved, development owners, and options involved.

The study is vague and ambiguous. The conclusions found therein are inclusive.

In our opinion the only option that serves the needs of the citizens of the Leeds area is for a land use overlay study to be completed by an independent, full service Land Engineering Firm. From this study information would be available concerning not only the needs of waste treatment but also the other impending focal points such as growth patterns, water service options, connector road systems, open areas, green space, trails, and other land use preferences. The Town Council will then have at their disposal the necessary information to make decisions concerning the future of the Town of Leeds

It is our proposal that the land owners in *joint venture* with the town of Leeds hire an engineering firm to prepare this study. (Funding for proposal would be provided by land owners, Town of Leeds would be the contract recipient) Upon the recommendation of Town Councilman Jared Westhoff, I have interviewed Doug Rose of the firm IBI and feel comfortable that they would be suitable in preparing this study. An initial presentation would be made with the intention of showing the value of *town planning*.

Because this initial presentation would be of general interest, rather than specific study results, it could take place at the next work meeting. Shortly thereafter, engagement letters and commitments should be made.

The town of Leeds is at a crossroads with land use options, waste treatment and to some extent culinary water. This study or one of similar nature is critical for the growth and development of the Town of Leeds. The information obtained will prove priceless as the town continues to grow.

Sincerely,

Scott Neilson  
For the Leeds area Property Owners



**LEEDS  
TOWN COUNCIL  
ATTENDANCE SIGN-IN SHEET**  
DATE 3-29-2006

**PLEASE PRINT NAME AND ADDRESS**

1. Gerry Otheson
2. Chet Lewis
3. Diana Hardison
4. Steve Lewis 50 E Center St.
5. George Tidell
6. Mary Krueger
7. Sueann Roberts
8. Roxanne Cole
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MARCH 31, 2006  
T.C. EMERGENCY SESSION

**TOWN OF LEEDS**  
RESOLUTION 2006-06

A RESOLUTION OF THE LEEDS TOWN COUNCIL TO APPROVE FUNDS  
FOR ROAD IMPROVEMENTS; AND

**WHEREAS**, the Town Council of the Town of Leeds, Utah, held an open and public emergency session on the 31<sup>st</sup> day of March, 2006, to consider the approval of funds for a 150 foot continuation of curb and gutter from the east side of Main Street located at 316 North Main Street and to include a handicap ramp wrap-around at the south corner of Vista Avenue and North Main Street: and

**WHEREAS**, the Town Council of the Town of Leeds, Utah, by roll call vote, approved the expenditure of up to \$4,500.00 for the above; and

**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH**, that the Leeds Town Council did approve the expenditure of road funds up to \$4000.00 the continuation of curb and gutter from the east side of Main Street located at 316 North Main Street and to include a handicap ramp wrap-around at the south corner of Vista Avenue and North Main Street.

**APPROVED, ADOPTED AND SIGNED THIS 31<sup>st</sup> DAY OF MARCH 2006.**



Trudy Law, Mayor  
Town of Leeds



attest: Karen Markovich, Clerk/Recorder

For agr. nts of construction to complete c/s & ramp  
on main to Vista Ave.

---

Blake & Sons concrete to put in a 150 foot continuation  
of curb and gutter from 316 North Main to Vista Avenue;  
at a cost of \$14 per lineal foot for a total of \$2100.

Put in a handicap ramp wrap-around at the Vista  
corner at a cost of \$1600.

Total cost of the work will be \$3700 to be paid  
for by the Town of Leeds.

George Johansen Construction is to do the  
prep work for the continuation of curb and gutter  
from 316 North Main, to Vista Avenue and the handicap  
ramp wrap-around on the corner of Vista. The  
distance is 175 feet at a cost of \$ per foot,  
for a total of \$

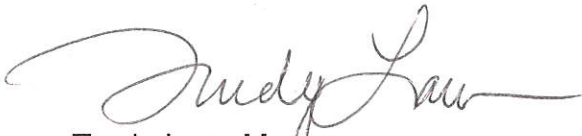
Alpha Engineering to survey for the 150 foot  
continuation of curb and gutter from 316 North Main to  
Vista Avenue, and a handicap ramp wrap-around at  
the corner of Vista. The cost is to be \$500 for surveying.

Minutes of Town Council Emergency Meeting  
Friday, March 31, 2006

1. The meeting was called to order at 5:15 p.m. with Dale Barnes, Dave Harbour, Jared Westhoff and Mayor Law in attendance. Frank Lojko was absent.
2. Discussion of the need for a continuation of curb and gutter on the East side of Main Street from current placement to Vista Avenue on the North side of Main Street. There also needs to be a handicap ramp wrap-around at the south corner of Vista Avenue and North Main Street. It is bid that the cost of this would be \$4,000.00 for 150 linear. Council Member Dave Harbour made a motion seconded by Jared Westhoff to approve the cost of this project by Resolution 2006-06.
3. A Roll Call vote was taken and passed by unanimous approval as follows:

Mayor Law - Aye  
Dale Barnes - Aye  
Dave Harbour - Aye  
Jared Westhoff - Aye

Signed this 12<sup>th</sup> day of April 2006. Approved this 12<sup>th</sup> day of April, 2006.



Trudy Law, Mayor  
Town of Leeds



attest: Karen Markovich  
Clerk/Recorder