

## PUBLIC NOTICE

# TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on  
**Wednesday, June 23, 2010, 7:00 p.m.**  
At Leeds Town Hall, 218 North Main Street  
**Public is welcome to attend**

## AGENDA

Up to two Town Council Members may participate in the meeting by telephone or video conferencing (Ord 2006-08)  
**NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE CLERK/RECORDER BY 6:55 P.M.**

### BUSINESS SESSION:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Abstentions and Conflicts by Council Members, if any
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Minutes of Meetings from June 9, 2010 Town Council Meeting
6. Announcements:
7. Citizen Comment: (No action may be taken on a matter raised under this agenda item). *Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Fran Rex in writing before 1:00 p.m. on the Wednesday one week before the Council meeting.*

### WORK SESSION:

#### ACTION ITEMS:

1. Discussion and Possible action towards clean-up on property adjoining the East side of the Leeds Town Park.
2. Discussion and possible approval of "next step" towards Codification of Town Ordinances

#### DISCUSSION ITEMS:

3. Discussion of Town Manager Position Ordinance change or repeal (from Item 10 of the 6/9/10 TC Mtg)
4. Discussion of Updating Town Ordinances
5. Impact Fees for Public Safety (Jean Beal)(needs to be used by or give it back)
6. Discussion on Catholic & Protestant Cemetery needs:
  - a. Survey for burial plots,
  - b. Back hoe road
  - c. Possible onetime fee for perpetual care
7. Discussion of and possible approval of specific CCC Camp Handrail type.
8. Reports by Town Council Members:
  - a. Report on extension of agreement with Ash Creek and other Sewer questions - from Alan Roberts and Keith Sullivan
  - b. Report on 4th of July events and CIB Grant – from Mayor Lefler and Angela Rohr
  - c. Report on Rubber chips in Park and the Signs in Silver Reef, etc – from Frank Lojko

#### UPDATES BY STAFF:

A.

**EXECUTIVE CLOSED SESSION** – An Executive Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a), and/or for the purpose of pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205)(1)(c).

B. 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 June 22, 2010. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://perm.utah.gov>, the Town of Leeds Website [www.leedstown.org](http://www.leedstown.org), and Spectrum Newspaper

  
Fran Rex, Clerk / Recorder

# TOWN OF LEEDS TOWN COUNCIL MEETING

## MINUTES

June 23, 2010

### BUSINESS SESSION:

1. **Call to Order** – At 7:00 p.m. by Mayor Hyrum Lefler.
2. **Pledge of Allegiance** – was led by Mayor Hyrum Lefler.
3. **Roll Call** – Present were Mayor Hyrum Lefler and Council Members Alan Roberts and Frank Lojko. Clerk /Recorder Francene Rex and Treasurer Jean Beal were also in attendance, with Council Members Angela Rohr and Keith Sullivan excused.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Alan Roberts with a **second** by Frank Lojko to **Approve the Consent Agenda** including **Tonight's Agenda**, and striking item "b," the **Minutes** from **June 9, 2010 Town Council Meeting**. An **Aye** Vote was **Unanimous** from those in attendance.
6. **Announcements** - Frank Lojko noted there was a discrepancy between Western Rock and Sunrise Engineering regarding the measurements of the cul-de-sacs on Silver Meadow Road; therefore, they will need to be re-measured before that road work can be completed. Also, he received a list from Sunrise Engineering of types of curbs to be discussed during the next Town Council Meeting. Mayor Lefler announced that his meeting in Vernal was successful in receiving the CIB Grant for a master storm water plan, and in making some good contacts for future funding.
7. **Citizen Comment** - None

### WORK SESSION:

### ACTION ITEMS:

8. **Discussion and Possible action towards clean-up on property adjoining the East side of the Leeds Town Park** – Representing property owners Ed and Idona Snow, was her brother Mike Eager who is a native of Leeds. The Snow property is adjacent to the Leeds Town Park. Mr. Eager noted that the Snow's had donated land to expand the city park and roadway, and would like to donate more land to the Town in coming years. He said he planned to build a pioneer style building on this property to make sorghum for the Leeds fall festival. He also explained that during his clean-up of the property, he became aware of debris such as asphalt, red boulders, and piles of shrubbery on the property and gave a letter to Mayor Lefler to ask for some help in its clean-up. He also said there were many boulders from which a "fence" could be made on the property line between the park and the Snow's. Council Member Frank Lojko was in full support of helping with the clean-up, and building a rock wall. He thanked Mike and the Snows for all they had done. Time was then given to Leeds Public Works Director George Fridell for further explanations. Fridell noted the dumping began when 1) The Washington County Water Conservancy District (WCWCD) and Leeds Irrigation Company put the pipeline thru town. He said asphalt and boulders were placed on the property at that time. He listed other dumped debris as follows: 2) Asphalt dumping was perpetuated when the "State" or someone put in the pipeline to Quail Lake; 3) Cement taken from driveways when the curb & gutter was put in on Main Street; 4) When the parking lot was put in for the park, the surface was grated for parking, and much of the material was pushed up and over the fence; 5) Then, Mayor Law placed "No Dumping" signs and had an ordinance written which alleviated the problem; however, the prior piles still exist; 6) The Town took piles of brush to the property intending to burn it, but had not burned it yet; 7) Red rocks were brought in to use in landscaping for the Main Street Beautification Project and were

stored/piled on this property. He said a good sized pile remains. Fridell estimated the break-down of responsibility for the clean-up was as follows: WCWCD 70%; Leeds Irrigation Company 20%, and the Town of Leeds 10%. He was in favor of creating a banked rock wall between the properties, and thought fill dirt could be brought in to enlarge the park parking area. Council Members Alan Roberts and Frank Lojko felt it was best to begin by having the property owners write a letter to the WCWCD with their dumping concerns and ask for aid in its removal, and the Town would support their efforts. They both expressed their thanks to the Snows for their graciousness and patience over the years. Then, there was discussion of possibly relocating the recycling bins to aid in bin accessibility during park events, to accommodate the new rock wall, and to enlarge the park parking area. The removal of the decorative red rock pile was also discussed by offering it to citizens for purchase for \$100 or best offer. **A Motion** was made by Frank Lojko with a **second** by Alan Roberts to **Direct Public Works Director, George Fridell, to get a bid on the cost of a rock wall between Leeds City Park and the adjoining property owned by Ed and Idona Snow, and to place an announcement that the red rock pile was available for \$100 or best offer with the funds to be used in the building of the rock wall.** It was stated that the red rock purchase required that ALL red rocks be removed, and the funds raised would aid in the building of the rock wall. It was also stated that the top of the rock wall embankment would establish the property line between the park and the Snow's property, and that the embankment should taper onto the Snow's property. It was suggested that the removal of the woven wire fence between the park & property be done in part as work hours for the juveniles who recently sprayed graffiti at the park. An **Aye Vote was Unanimous** from those in attendance. Mike Eager expressed his appreciation of the Town's attitude regarding the clean-up. He also presented sorghum handouts and a picture of his future plans for a sorghum processing facility. Mayor Lefler asked George Fridell to work with the fire department to burn the debris.

9. **Discussion and possible approval of "next step" towards Codification of Town Ordinances –** Mayor Lefler said ordinance codification remained on hold until the Town reviewed and sent to the codifiers the reviewed "proof" and the "answers" to the eleven pages of questions laid out in the proof letter from Code Publishing. Lefler listed the following options for accomplishing the task: 1) Assign each Town Council Member a portion of the questions to review and bring before the Town Council (TC) any concerns; 2) Create a Committee to review it; 3) Hire someone at an hourly rate to review it; or 4) Decide another option, Council Member Frank Lojko also suggested having students from a "Technical Writer" Dixie State College class help with the syntax portion of review. Council Member Roberts thought Lojko's idea a good one, but noted that some of the local residence had expressed their willingness to help. He suggested a committee including one Town Council Member, one Planning Commission Member, and three to four citizens. Mayor Lefler suggested it be three citizens and one of the three be a technical writer and prior Town Council Member. It was discussed that there be guidelines set for the committee to a) know their role; b) correct small grammatical or clarification problems; c) not change any ordinances unless it goes through the proper process; and report to the Town Council to recommend any corrections and suggested answers. It was decided to give a volunteer committee the first set of questions from Code Publishing to discuss and make recommendations to the Town Council. If it worked well, repeat the process with new volunteers and the next set of questions and so forth; however, if it did not work well, outsource the work. Lojko suggested keeping track of the volunteers and their hours to recognize them during Town events.

#### **DISCUSSION ITEMS:**

10. **Discussion of Town Manager Position Ordinance change or repeal –** Mayor Lefler said this item was brought forth from the June 9, 2010 Town Council Meeting for further discussion. He stated that although the Town did not have a current town manager, he did not see a need to repeal Ordinances 2009-15 or 2009-16, since the Town may want to hire a town manager in the future and keeping the current ordinance would prevent having to create another one. Lefler said according to David Church, the Attorney for the Utah league of Cities and Towns, the ordinances were not out of the ordinary. Council Member Frank Lojko said Mr. Church counseled some of Utah's big cities and their attorneys, and felt Leeds could trust his opinion. He added if three or four other attorneys had a differing opinion, it may be well to look into it. Council Member Alan Roberts said he was not in favor of repealing the ordinances. He said the original main objective of the ordinances was to spread the authority to the Town Council. Lojko added that if it were repealed, it would be extremely hard to put it back into place, and felt there was no harm in leaving it as is.

11. **Discussion of Updating Town Ordinances** – Mayor Lefler asked if the Council wanted to update some of the Town Ordinances to simplify and better enable their enforcement. Council Member Lojko suggested letting them be, and address them as needed. Council Member Roberts cautioned to not get overwhelmed and allow the Planning Commission to work with those ordinances regarding land use.
12. **Impact Fees for Public Safety** – Town Treasurer Jean Beal stated that since the police department was disbanded, the Town could no longer collect impact fees for public safety, and asked the Council what they wanted to do. The Council discussed if a new ordinance needed to be drafted or if there could be a change to the fee schedule to reflect a \$0.00 amount for public safety impact fees. Mayor Lefler said he would check with an attorney to find out, and asked the item to be added to the next Town Council meeting's agenda as an action item.
13. **Discussion on Catholic & Protestant Cemetery needs** - Town Treasurer Jean Beal had provided a map of the new usable portion of the Protestant Cemetery stating a pre-existing circular road drives over many burial plots, and that a new road was needed for back hoe access to plots which did not cause so much havoc and disorder. She said some of the current burial plots were not plotted correctly. And, also asked the Council to consider adding a one-time fee to the purchase of a plot for perpetual care (to help maintain the cemetery in its rustic maner). There was discussion including possible solutions as follows: remove a row of burial plot spaces; only allow the placement of flush headstones in the middle of the cemetery; and allow upright headstones near the borders. Jean Beal was asked to submit a drawing including these ideas.
14. **Discussion of and possible approval of specific CCC Camp Handrail type** – Council Member Alan Roberts voiced his concern that the proposed galvanized handrails for the CCC Camp steps were not historically aesthetic and may cause a potential liability due to the sharp threads from the exposed threaded fittings. He said he would like to discuss other options with the project contractor Don Hartley. Public Works director George Fridell said the pipe hand rails on the lower building replaced a chain handrail approximately 12 years ago. Council Member Frank Lojko agreed the rails should meet ADA standards and fit into the historical setting. He noted that the brown painted pipe rails on the Dixie College Campus blended into that campus well. Mayor Lefler asked Roberts to use his expertise and best judgment to make the final determination with the contractor Don Hartley.

**15. Reports by Town Council Members:**

- a. **Report on extension of agreement with Ash Creek and other Sewer questions -**  
Mayor Lefler said that according to his discussions, Ash Creek seemed okay with extending the agreement if nothing changed. Rick Sant suggested Leeds ask for a four or five year extension. Roberts said he had been to a meeting regarding sewer and planned to attend others.
- b. **Report on 4th of July events -** Mayor Lefler said they expected 250 people for the breakfast and had ordered the food from the Leeds Market who offered to take back anything unopened. The events will be as follows: 5k & fun run; Breakfast; Water Games; Hot Dog Dinner; Variety Show; Dance; Fireworks; and Movie.
- c. **Report on Rubber chips in Park and the Signs in Silver Reef, etc – from Frank Lojko –**  
There was discussion on sign placement and type of posts, then, Lojko instructed George Fridell on the placement of the signs and to use locking bolts on posts painted brown. With the signs placed, it would be easier for the County Sheriff to enforce Leeds ordinances. There was also discussion of the cost of rubber chips for the Leeds park playground which would be more durable than wood chips. It was decided to find out costs. Alan Roberts advised that a protected area for lighting controls needed to be placed at the park for the basketball and volleyball lights. There was discussion on where and what type to place so it would be useful and aesthetically pleasing.

**UPDATES BY STAFF:**

16. None

**EXECUTIVE CLOSED SESSION** – at 9:30 p.m., a **Motion** was made by Frank Lojko with a **second** by Alan Roberts to **Open and Executive Closed Session** for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a), and/or for the purpose of pending or reasonably imminent litigation; as allowed by Utah State Law (52-

4-205)(1)(c). An **Aye** Vote was **Unanimous** from those in attendance. **A Motion** was made by Alan Roberts with a **second** by Mayor Hyrum Lefler to **Close the Executive Meeting**. An **Aye** Vote was **Unanimous**.

1. **Adjournment** by Frank Lojko at **10:19 p.m.**

APPROVED ON THIS 14<sup>th</sup> DAY OF July, 2010

  
\_\_\_\_\_  
Mayor Hyrum Lefler

Attest:

  
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Clerk/Recorder Francene Rex