

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, June 8, 2011, 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 May 25, 2011 Town Council Meeting
6. Announcements: Utah Legislature's Redistricting meeting June 11, 2011
at Eccles Fine Arts Bldg - Dixie State College Campus
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.*

REGULAR MEETING:

ACTION ITEMS:

8. Discussion on corrected Possible Address Change List for public safety and schedule a Public Hearing.
9. Discussion and Possible Approval of the Updated General Plan.
10. Schedule a Public Hearing for the FY 2011-2012 Budget.

WORK SESSION:

DISCUSSION ITEMS:

11. Report on CCC Camp Improvement work completed by Scout Cody Allen's Eagle Project.
12. Discussion of the FY 2011-2012 Budget Final Draft.
13. Discussion & review of Land Use Ordinance amendment to Subdivisions Chapter 21 regarding the addition of signature blocks for Culinary Water Provider, Sewer Authority, and Leeds Area Special Service District (LASSD) as the Fire Authority.
14. Discussion of current zoning requirements for agricultural uses & animal grazing & possibly scheduling a work meeting.
15. Discussion of Town's policy with public employee benefits.
16. Reports by Town Council Members:
 - a. Mayor Lefler discussion regarding the possible change of Town Council Member responsibilities.

UPDATES BY STAFF:

CLOSED MEETING – A Closed 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). OR A Closed Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c).

17. 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 6, 2011. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leadstown.org, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

June 8, 2011

MINUTES

BUSINESS SESSION:

1. **Call to Order** – At 7:05 p.m. by Mayor Hyrum Lefler
2. **Pledge of Allegiance** – was led by Mayor Hyrum Lefler
3. **Roll Call** - Present was Mayor Hyrum Lefler and Council Members Alan Roberts, Angela Rohr, Keith Sullivan and Frank Lojko. Also in attendance were Clerk/Recorder Fran Rex, Treasurer Jean Beal, Historical Committee Chair Martha Ham, and the Allen Family.
4. **Declaration of Abstentions and Conflicts by Council Members** – None.
5. Mayor Lefler noted that the May 25th Town Council Meeting Minutes were not yet completed. **A Motion** was made by Alan Roberts with a **second** by Keith Sullivan to **Approve Tonight's Agenda**. An **Aye** vote was **Unanimous**.
6. **Announcements** - Mayor Lefler announced that a Utah Legislature's Redistricting meeting June 11, 2011 at Eccles Fine Arts Bldg - Dixie State College Campus. He also announced that an opening for a Planning Commission Member and two alternatives still remained, and parties interested should send a letter of interest to the Town. He added the terms were ending for two Town Council Members this year, so an election would be held for those positions. Clerk/Recorder Fran Rex said those wishing to file for the Town Council positions needed to fill out a "Declaration of Candidacy" form at the Town Hall during business hours between July 1, 2011 and July 15, 2011. She noted the Town Hall would be open until the 5:00 p.m. on Friday, July 15, 2011. Lefler also noted the need for more volunteers on the Preparedness Committee, and the Cultural & Beautification Committee. Also announced were the coming Town celebrations for the 4th and 24th of July.
7. **Citizen Comment** – Citizen Martha Ham gave a follow up regarding the property boundary between the Oak Grove. She said her Title Company and the Washington County Clerk's Office advised that the boundaries depicted on the Washington County Website may not be accurate, and are not legally binding as such. She suggested the Town have the area surveyed to ascertain the correct boundaries. Then, if needed, the property owners could negotiate with the Town. When asked Ms. Ham agreed to have the Town wait until the next fiscal year to order the survey.

REGULAR MEETING:

ACTION ITEMS:

8. **Discussion on corrected Possible Address Change List for public safety and schedule a Public Hearing** – Mayor Lefler reminded that during the May 25th, 2011 Town Council Meeting, Fire Chief Steve Lewis corrected the list of prospective address changes. He asked Council Member Angela Rohr to give a report of the current address posting type found on the corrected additions to the list. Rohr reported the following: Some homes currently had no address posted, some were posted on the house, some had metal or plastic numbers on rocks or posts, and some in Eldorado Hills had fancy numbering. She suggested the possibility of using a metal plaque with sliding numbers to place by the road at the end of driveways. She also asked about the address plans for the homes around the corner on Silver Meadows Road. Lefler asked if the Council was ready to set a public hearing on the matter. Council Member Frank Lojko suggested they give time to ascertain the costs of an address change for the additional homes. Lefler stated the Council needed to decide upon a reimbursement cap. He also asked Council Member Alan Roberts to explain what he meant by making the ordinance "hold the Town accountable"? Roberts explained that if the Town adopted new street names, the ordinance should

include verbiage to accomplish placing those sign changes in a reasonable amount of time. Rohr said she was informed by a resident that some state and federal licensing would cost approximately \$1,000 for a change of address. She wondered if scheduling the address change for December 31, 2011 would alleviate this extra cost. Lojko added the Town should research the actual costs of licensing, and if residents may be entitled to a tax credit. Mayor Lefler agreed, and added the Town could not research all agencies, but could get a basic idea. He said no public hearing would be scheduled until after this research was done.

9. **Discussion and Possible Approval of the Updated General Plan** – Mayor Lefler stated Grapevine Wash Representative Drake Howell had given the Council a list of concerns regarding the current General Plan draft. One concern being that the mixed use zoning recently adopted was not addressed. Lefler agreed with some of the concerns and felt the General Plan was not yet ready for approval, but asked the Council to discuss it. He said the General Plan should be updated with the ordinances passed since 2009. He noted this was overlooked since the Town did not currently have a Town Manager due to budget constraints. Council Member Keith Sullivan also felt the Council should pursue addressing the concerns and suggested a work meeting. Council Member Frank Lojko agreed, and said more time should also be spent making sure it paralleled the public input given. Council Member Alan Roberts applauded Form Tomorrow's efforts of compiling the information, but felt some of the land use definitions should be refined so it was more explicate. A work meeting was scheduled for June 29th at 6:00 p.m. It was decided to invite Form Tomorrow Representative Nicole McDermott and the Planning Commission to this meeting.
10. **Schedule a Public Hearing for the FY 2011-2012 Budget** – Mayor Hyrum Lefler said the Council needed to hold a public hearing to approve the FY 2011-2012 Budget. Treasurer Jean Beal noted it needed to be approved by June 22, 2011 and turned into the State thirty (30) days from that. **A Motion** was made by Alan Roberts with a **second** by Angela Rohr to **Set a Public Hearing for the FY 2011-2012 Budget on June 22, 2011**. An **Aye** vote was **Unanimous**.

WORK SESSION:

DISCUSSION ITEMS:

11. **Report on CCC Camp Improvement work completed by Scout Cody Allen's Eagle Project** – Mayor Hyrum Lefler thanked Cody Allen for all he had accomplished with his Eagle Scout Project. Scout Cody Allen presented the Town with poster documenting his project. He said the project was completed except for a plaque which would be posted next week. In answer to questions, he said the biggest challenge was getting donations, but noted most things were donated except for the plaque and posts. He informed there were 30 – 40 volunteers the first week, and 10 – 20 volunteers the second week. Council Member Alan Roberts noted when youth take part of a project; they take ownership of it and are likely to protect it. Historical Committee Chair Martha Ham agreed, and added it had been vandalized in the past. She thought the site looked great and noted this type of project demonstrated to local, state, and national historical societies, that Leeds was making headway with the CCC Camp historical site.
12. **Discussion of the FY 2011-2012 Budget Final Draft** – Mayor Lefler said the current budget draft would be updated a little more as a few more expenditures came in. He said the total revenues of last year's fiscal year budget were approximately \$270,000.00, and approximately \$182,000.00 went out for expenditures. He noted \$87,000.00 would go into the general fund. Lefler noted next year's budget assumed less revenue and more expense, even though he expected more revenue. He added that grants, and funds coming in for projects inflate the actual totals, and recapped that the Beautification line showed negative because the Town received one more invoice from the Main Street Beautification project which was approved several years ago. He stated this was not anticipated in the budget, but had researched that no more bills from this project were outstanding. Council Member Frank Lojko suggested the treasurer contact other entities such as the Town Engineer, Attorney, and etc., to make sure any outstanding bills were paid before June 30, 2011. Treasurer Jean Beal added that a new category for recycling bills would be added to the next year's budget, and asked for other suggestions of categories the Town Council might desire to add. Lojko recapped the plan for roads was to first seal roads, then chip and seal roads throughout the Town as the Town was able. He presented a list of projected road needs and asked the Council to prioritize them. Lefler noted the drainage was a concern

on Mountain View Road, and Roberts advised they could only use Town funds on roads the Town could legally repair. Council Member Angela Rohr asked if the restricted road funds could be used for the dirt circle on Juniper Way, to which Mayor Lefler explained the funds currently in the restricted road fund was collected by way of impact fees and were specified only for curb and gutter for the homes on North Main whom paid those impact fees. Lojko further explained that the impact fees were collected from the two Lefler homes, but not from the third one built by another party. This left the Town lacking the amount needed to place curb and gutter. Mayor Lefler said the Town could get funding from the CIB Board to pay one half of the amount, but the Town would have to pay the remainder, substantial amount. It was also noted funds needed to be expended within five years from the collection time and the deadline was July 10, 2011, and that a decision needed to be made immediately. Roberts noted that the citizens on the west side of Main may not understand why the Town only put in curb and gutter on the east side and not on the west side. Lojko suggested the Town send a notice to the west side owners explaining that the impact fees were paid by the east side residents, per ordinance, for the purpose of putting curb and gutter in front of their home. Mayor Lefler stated a final draft would be available for citizen's view by Monday, June 13, 2011. Also, a notice for the public hearing would be posted by June 12, 2011 in the Spectrum Newspaper, and public places by June 13, 2011.

13. Discussion & review of Land Use Ordinance amendment to Subdivisions Chapter 21 regarding the addition of signature blocks for Culinary Water Provider, Sewer Authority, and Leeds Area Special Service District (LASSD) as the Fire Authority – Mayor Hyrum Lefler informed that the Planning Commission recommended the term on the signature block be “water provider” instead of “water authority” since the Town is the water authority, but other entities may provide the water. There was discussion on water ownership verses pipeline ownership and liability. There was discussion on having the Town sign off as the “water authority” only after the water provider signed off. Ultimately, it was decided to ask the Town Attorney Heath Snow which term was best to use.

14. Discussion of current zoning requirements for agricultural uses & animal grazing & possibly scheduling a work meeting – Mayor Hyrum Lefler said that in conversations with residents and after review of current ordinances and procedures, He felt it was appropriate to recommend some changes. He said the purposes behind these recommended changes included the following:

- 1) Leeds has a rich agricultural and animal grazing history
- 2) Many residents currently have animals or would like to obtain them for 4-H programs and other school agriculture programs, personal use, & personal recreation. It is part of a lifestyle for many people in this area
- 3) The current “conditional use permit” cost is cost-prohibitive and exorbitant
- 4) Residents have expressed the desire to improve the Town's self-reliance in the way of food production
- 5) Areas that are candidates for eventual annexation (should those areas petition) have animal and agricultural demographics that may be out of place with current allowances in our Codes

Lefler then gave the following recommendations:

- 1) Change the current “Conditional Use Permit” for animal grazing in RR zoning to be an “Animal Permit” with a more reasonable cost associated (\$120 for example)
- 2) Remove the requirement for the proposed “Animal Permit” for the following zones:
- 3) R-R-1 (1 Acre Rural Res.), R-R-2 (2 Acres Rural Res.), and R-R-5 (5 Acres Rural Res.)
- 4) (The Animal Permit would still be required for the Residential Zones)
- 5) Possibly add an “Agriculture Zone” as an official zone in our Code for larger agriculture properties

Lefler noted these allowances would apply mostly to the older part of Leeds where most agricultural uses are currently practiced, and would not affect those subdivisions such as Silver Reef and Eldorado Hills that have animal restrictions in their CC & R's. Council Member Frank Lojko noted that the prior Town Council had amended the ordinance, and thought there was some practical reason for doing such. He noted when animals are not taken care of, it impacts their neighbors, and neighbors do not want to complain. He said if codes are not enforced, it becomes a “free for all,” and inviting more animals may “open a Pandora's box.” Council Member Alan Roberts added the door was already opened wider for different types of animals, but thought the fees might be the issue. He wondered if the fees should be lowered. He said animal rights issues should be governed with specifics such as the nuisance ordinance and not by the animal ordinance. Mayor Lefler asked the Council if they wanted to pursue the issue. Lojko stated the Council could take another look at the current ordinance to ascertain what was reasonable and what was not. He noted that horses needed hay stacks and necessitated the

removal of feces to prevent flies. He thought a number limit was important. He added that having a good fee was important and thought those really wanting an animal would be willing to pay a higher fee. There was a brief discussion regarding some dogs not currently licensed, and the need to enforce the dog license ordinance. Council Member Angela Rohr stated enforcements could be handled "in house" rather than with the police. Mayor Lefler asked Treasurer Jean Beal to check on all dog licenses that were not renewed. He also noted that people in areas for possible annexation were concerned about the current animal ordinances. Roberts added that he totally supported animal rights in designated areas, and was willing to have further discussion. It was decided to continue discussion on this item during a future meeting.

15. Discussion of Town's policy with public employee benefits – Mayor Lefler stated this item was not a question of spending a lot of funds right now, but to possibly keep an option open to the current employees. He informed that recently passed Senate Bill 63 2010 limits the retirement options to future employees. He said that current employees working at least 20 hours a week with at least one benefit, would be "grandfathered in" before July 1, 2011. They would still have the choice between two options. He said understanding that the economy is still slow, the employees did not wish to encumber the Town with this now; however, they would like to have the option between having tier 1 or tier 2 down the road a little. If the Town put something in place now, however minimal, it would keep their options open. He noted the employees would be willing to sign something, if necessary, to assure the Town this would be a minimum expense until/unless this was brought before the Council to approve something more. Clerk/Recorder Fran Rex said if the Town Council were interested in pursuing the issue, more research would be done. Treasurer Jean Beal noted that both past Clerk/Recorders Karen Markovich and Joy Stevens received benefits. Council Member Frank Lojko said one of the purposes of the bill was to keep people from "double dipping" into the government retirement funds. He said it would be good to look at the options and find out all the information about the issue. Council Member Keith Sullivan also thought that if benefits were available, it would be good to look into it. Mayor Lefler agreed. Council Member Angela Rohr asked where the retirement payment would come from. It was decided to look into this and other questions.

16. Reports by Town Council Members - Mayor Lefler led a discussion regarding the possible change of Town Council Member responsibilities. Lefler asked the Council if they would be willing to continue their current responsibilities or take on new ones as follows:

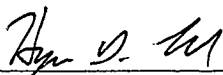
- Frank Lojko – Roads
- Angela Rohr – Parks
- Alan Roberts – Cemeteries
- Keith Sullivan – Water/Sewer

All Council Members agreed to continue or take on these new responsibilities.

UPDATES BY STAFF - None

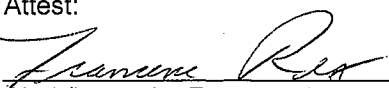
17. Adjournment - by Frank Lojko at 9:52 p.m.

APPROVED ON THIS 22nd DAY OF June, 2011



Mayor Hyrum Lefler

Attest:



Clerk/Recorder Francene Rex