

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, September 14, 2011, 6:00 & 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.

EXECUTIVE SESSION

A Closed Meeting will 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).

6:00 P.M.

BUSINESS SESSION:

7:00 P.M.

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 August 10th & 24th, 2011 Town Council Meeting
6. Announcements: Community Day of Service, September 24th 2011
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 & Possible Appointment of New Leeds Town Mayor
9. Discussion & Possible Approval of the Arroyo Regal/Silver Eagle Development Agreement with the Town of Leeds
10. Discussion & Possible Approval of Preliminary Plat fee waiver for Silver Eagle
11. Discussion & Possible Approval of allowing Silver Pointe Estates to bond for a portion of their development
12. Discussion & Possible Approval of to send out for bid an expenditure to replace damaged posts of Silver Reef & Wells Fargo historical directional sign.

WORK SESSION:

DISCUSSION ITEMS:

13. Discussion of Silver Reef Park Sign
14. Discussion of lights and electrical needs of Leeds Town Park
 - a. Light Timer for Peach Pit Pavilion
 - b. Power Outlets on south side of Town Hall
 - c. Power needs for baseball diamond area
15. Discussion of potential compensation for the position of Mayor
16. Reports by Town Council Members:
 - a. Report on Wood Chips for Leeds Park– Angela Rohr
 - b. Oak Grove Turn-around survey – Frank Lojko

UPDATES BY STAFF:

17.

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).

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 September 12, 2011. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://dpm.utah.gov>, the Town of Leeds Website www.leedstown.org, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

September 14, 2011

MINUTES

WORK SESSION

6:00 P.M.

1. **Call to Order** – At 6:15 p.m. by Mayor Lefler
2. **Roll Call** - Present was Mayor Hyrum Lefler and Council Members Alan Roberts, Keith Sullivan and Frank Lojko, with Angela Rohr arriving at 6:20 p.m. (she mistakenly thought she was to wait until her interview time to arrive.) Also in attendance were Town Attorney Heath Snow, Clerk/Recorder Fran Rex, and Treasurer Jean Beal. Citizens arrived throughout the interviews.
3. **Mayor Lefler opened a public work meeting to interview applicants for the Town of Leeds Mayor Vacancy.** Attorney Heath Snow explained the process and state code. Then the Town Council Member interviewed the following applicants. Kurt Allen, Angela Rohr and Alan Roberts. (Cynthia Wright was not present due to a last minute work conflict).

BUSINESS SESSION:

7:00 P.M.

4. **Call to Order** – At 7:07 pm by Mayor Lefler
5. **Pledge of Allegiance** - was led by Mayor Lefler
6. **Roll Call** - Present was Mayor Hyrum Lefler and Council Members Alan Roberts, Angela Rohr, Keith Sullivan and Frank Lojko. Also in attendance were Town Attorney Heath Snow, Clerk/Recorder Fran Rex, Treasurer Jean Beal and approximately sixteen citizens.
7. **Declaration of Abstentions and Conflicts by Council Members** –Mayor Lefler noted he would not be voting on the new mayor item.
8. **A Motion** was made by Alan Roberts with a **second** by Frank Lojko to **Approve Tonight's Agenda** including. **Minutes of Town Council Meetings from August 10 and 24, 2011.** An **Aye** vote was **Unanimous.**
9. **Announcements: Mayor Lefler** announced a Community Day of Service, September 24th 2011. He said it was sponsored by the Leeds LDS Wards, and all the community was welcome to take part in helping clean-up the North & South Interchanges, Main Street, All three cemeteries, and some individual yard clean up. He asked for suggestions of people needing help to add to the list. He said people can also help with the lunch and/or bring cookies.
10. **Citizen Comment:** Citizen Elliot Sheltman provided handouts showing a decrease in new home sales since 2006. He said the current numbers were the lowest in the history of keeping track. He asked the Council to keep this information in mind when offering extensions to developers since whatever was approved five to six years ago may not be attainable in the future.

REGULAR MEETING:

ACTION ITEMS:

11. **Discussion & Possible Appointment of New Leeds Town Mayor** – Mayor Lefler offered the following comments before the discussion. He said his resignation letter was available, and it was emailed to all those on the Leeds email list. He said it was the most difficult decision in his life, and that when he ran for mayor he was extremely committed, and was still committed, but due to some unforeseen misfortunes, fulfilling his mayor responsibilities has become an extreme hardship on his family. He said

he wanted the town to know that he has tried to make the transition as good as possible. He thanked all those who submitted their names and was sorry for the situation. Lefler then explained the procedure. He said that based on legal council from Utah League of Cities & Towns Attorney David Church and Town Attorney Heath Snow, the Town Council Members would each have a vote, and could vote for themselves. That the council would first narrow the vote down from four to two. Attorney Heath Snow added that a roll call vote would be taken and asked that each council member vote for two applicants. He stated that if the final vote was split even, the vote would be chosen "by lot." The following Roll Call Vote was taken:

<u>ROLL CALL VOTE:</u>	Kurt Allen	Alan Roberts	Angela Rohr	Cyntha Wright	Abstain
MAYOR HYRUM LEFLER					X
COUNCIL MEMBER ALAN ROBERTS	X	X			
COUNCIL MEMBER ANGELA ROHR		X	X		
COUNCIL MEMBER KEITH SULLIVAN	X	X			
COUNCIL MEMBER FRANK LOJKO		X	X		
VOTES FOR APPLICANTS	2	4	2	0	

Attorney Snow noted that the voting did not show two highest, so they were still on the first vote. He instructed each council member to cast a vote for either Kurt Allen or Angela Rohr to determine which would go to the final vote. The following Roll Call Vote was taken:

<u>ROLL CALL VOTE:</u>	Kurt Allen	Angela Rohr	Abstain
MAYOR HYRUM LEFLER			X
COUNCIL MEMBER ALAN ROBERTS	X		
COUNCIL MEMBER ANGELA ROHR		X	
COUNCIL MEMBER KEITH SULLIVAN	X		
COUNCIL MEMBER FRANK LOJKO		X	
VOTES FOR APPLICANTS	2	2	

A coin was tossed in which Angela Rohr won. The following Roll Call Vote was taken for the top two applicants:

<u>ROLL CALL VOTE:</u>	Alan Roberts	Angela Rohr	Abstain
MAYOR HYRUM LEFLER			X
COUNCIL MEMBER ALAN ROBERTS	X		
COUNCIL MEMBER ANGELA ROHR		X	
COUNCIL MEMBER KEITH SULLIVAN	X		
COUNCIL MEMBER FRANK LOJKO	X		
VOTES FOR APPLICANTS	3	1	

Alan Roberts was appointed Mayor. Attorney Snow then informed that the same process of noticing, interviewing, and appointing the mayor would be used to now fill the remaining Town Council term made vacant by Roberts appointment as mayor. He said the Town Council appointment would take place on October 12, 2011. Council Member Frank Lojko thanked all for applying for the mayor vacancy. He continued by stating that Hyrum was a Town Hero. He said Hyrum had grown up in Leeds and has dreamed of giving back to the Town. He added that the Town has supported Hyrum, and noted that Hyrum and election opponent Elliott Sheltman had created a good rapport. Lojko explained that "the bottom fell out" of Hyrum's family obligations, but he still stood by the Town as long as he could. He reiterated that Hyrum was a hero who cared, that he held the Town together with strong glue. He concluded by stating "Hats Off!" Alan Roberts added that words did not do Hyrum's job justice.

12. Discussion & Possible Approval of the Arroyo Regal/Silver Eagle Development Agreement with the Town of Leeds – Mayor Roberts noted this subject had been discussed before, but the council did

not feel comfortable approving it with "pen and ink" changes. He stated the new agreement would fully separate Silver Eagle from the Arroyo Regal Development Agreement and asked for council comment. Council Member Frank Lojko asked for comment from Silver Eagle Representative Kurt Allen. Mr Allen said he felt good about the agreement now. He noted he never felt comfortable with the old agreement and that he had tried to change the original owners mind about having a private development, but felt they were too egotistical. Allen stated the new agreement moves the pendulum from the developer's best interest to the Town best interest. Town Attorney Heath Snow gave the following summary of changes:

- a. Removal of gated community and private roads – now there are public roads, public parks, and access to trails.
- b. Deletion of ten (10) lots – which were on questionable hill sides.
- c. A name change from Arroyo Regal to Silver Eagle Estates

Snow noted the agreement retained the following

- d. A sewer solution would need to be found to move forward.
- e. A second access would need to be found to move forward, and
- f. All other standard requirements fulfilled.

Snow informed that the effect of the recorded documents entered into under the name Arroyo Regal "run with the land." He said the new agreement is technically being signed by the current owners and it will be recorded just like the original one, will amend and supersede the original agreement, and will be binding on the current owner and successor. Council Member Angela Rohr asked if Allen concurred that the new development agreement maintained that the developer would have the option to use either Washington County Water Conservancy District (WCWCD) or Leeds Domestic Waterusers Association (LDWA) for their culinary water needs, to which Mr. Allen said yes. Rohr also asked for confirmation that a sewer solution has not yet been found, but that there were options, to which Mr. Allen said yes. Attorney Snow stated the agreement leaves it to the discretion of the Town to approve the solution. Mayor Roberts thanked Mr. Allen for helping to make the new agreement better than the old one. He added that it was good to allow due process and the rights of property owners, but to accomplish them in a manner that is in the best interest of the Town's future. **A Motion** was made by Keith Sullivan with a **second** by Mayor Roberts to **Approve Silver Eagle Estates Development Agreement with the Town of Leeds**. Roberts asked for any more discussion. Lojko stated that previously he has voted no, no, no regarding this project. But, he added, the owner does have all the rights to move forward. And, referencing Elliot Sheltman's prior public comment, Lojko stated a big hindrance to the project would be new home sales, and a second hindrance would be to find a sewer solution. He concluded that in order to not put the Town in a legal issue or cause litigation, he said he felt it was in the best interest of the Town to allow the owner to have his rights, and to now vote yes on the project. He said he wanted to respect the owners rights and the towns rights, and to "take the albatross off the current owners back" which would allow him to sell the property with a better agreement. He noted he did not know whether it would ever develop or not. Mayor Roberts asked for a vote. Mayor Roberts, Keith Sullivan, and Frank Lojko voted aye, with Angela Rohr voting nay. **Three Aye** votes and **One Nay** vote.

- 13. Discussion & Possible Approval of Preliminary Plat fee waiver for Silver Eagle** – Mayor Roberts asked Silver Eagle Representative Kurt Allen to recap the item. Mr. Allen said he did not want to make a mountain out of a mole hill, but listed the reasons the applicant felt their case may warrant a preliminary plat fee waiver as follows: a) in the March 10, 2010 Town Council Meeting where the decision was made to deem the preliminary plat lapsed, a discussion was held about the possibility of the applicant asking for a fee waiver if they re-applied with a revised preliminary plat application; b) the development has already expended approximately \$6,500.00 on the approval process to date; c) the developers would continue to pay for the needed additional legal and engineering fees; d) the preliminary fees have already been paid; and e) the revised preliminary plat would not warrant another full legal and engineering review process since the only changes made were the deletion of ten (10) lots, the addition of ten (10) acres of open space. He noted it was deemed to be sound at the first review and no changes or effects have been made to the curvature, k-value and slopes of the roads. Mayor Roberts asked the council for questions. Town Council Member Keith Sullivan asked what the fee amount to be waived was, to which he was answered \$2,300.00 for a preliminary plat review plus \$1,175.00 for a final plat review of the first nine (9) lots. The last two pages of the staff report were displayed showing the calculation of what the preliminary plat and final plat fees would be, as well as the calculations of the fees collected in the past. Attorney Heath Snow stated he thought the only fee appropriate to address that night was the preliminary plat, and that the future final plat fee possible waiver should be applied for and addressed at the time of the final plat review. Therefore, he stated the amount being discussed was \$2,300.00, to which Kurt Allen concurred. Town Council Member Frank Lojko asked Attorney Snow if he was aware of any past similar situations where a developer paid a plat

fee, the project did not develop, and another developer comes along and pays another plat fee, to which Snow said yes. He also asked if the council had waived fees for a similar issue. Snow said that a long time ago a waiver was granted, but not on the same type of issue. When Attorney Snow was further asked by Lojko about Silver Eagle's prior discussion regarding a waiver, Snow responded he was present during the March 11, 2011 Town Council meeting when a waiver was discussed. He reiterated when the council moved to deem the preliminary plat lapsed, they suggested when/if the developer re-applied, the council may be willing to consider a fee waiver, but there was never a clear indication in the motion that there would be a fee waiver. Clerk/recorder Fran Rex indicated she also remembered the discussion, but that it did not end up in the minutes, however, she noted a decision letter from the Town Planner Drake Howell dated March 11, 2011 reminded of the option to request a possible waiver. Lojko said he did not want to set a precedence, and noted waivers had not been granted given for impact fees, and state there were costs involved with staff time, and overtime since no full staff. Mayor Roberts stated that technically their rights did terminate when they were not approved for the final plat. So any preliminary plat is subject to the fees of the Town. He noted they have paid the \$500.00 fee for the Agreement amendment. Town Council Member Angela Rohr noted that the Town had carried a prior debt of the development of \$1,200.00 from 2007 to March of 2011, to which Town Treasurer Jean Beal concurred. Rohr also noted that the past fees only paid for legal fees and there was no indication that the considerable amount of staff time was reimbursed. She added that due to the history of the Town carrying the dept, the current economic state may force the Town to carry the dept again if fees were not paid up front. Sullivan asked what work would need to be done for the review. Clerk/Recorder Fran Rex noted verbiage from the September 7, 2011 letter accompanying the Silver Eagle Estates Fee Waiver Request as follows: *"It is an understanding between the town and representatives of this project that certain attorney fees have been incurred to date, all of which have been paid in addition to this request. It is also understood that any additional reasonable attorney fees that are required for review of documents and/or processing of plats shall be paid by the owner, upon pre-approval with the owner, Millennium Investments Corp."* She ascertained from Kurt Allen that the developers are asking for a waiver of the basic fee, but are willing to pay for legal and engineering fees to complete the process. He said they did anticipate further review by professional staff and wanted to "partner with the town" to complete the process. Sullivan asked what the town would be waiving. Attorney Snow said state statute requires that the amount not be arbitrary, but that it has to correspond with the real costs. He said that although the plat were almost the same, it still needed an engineering review to make sure all things meet code, legal review to set-backs, ownership, and conveyancing of public streets, staff time of noticing costs. Snow noted the applicant thought the legal reviews would not take a lot of time, but Snow could not concur until after reviewing the submissions. He suggested the developers submit what was previously approved along with the current preliminary plat, to help the legal and engineering reviews ascertain the differences more easily. He said if the plats were almost identical, the review fees may be small. Rohr reiterated that although the development did not currently owe the town, she was worried the Town may be left with future expenses if the fee were waived. **A Motion** was made by Frank Lojko with a **second** by Angela Rohr to **Disapprove the Preliminary Plat fee waiver application for Silver Eagle Estates**. Roberts asked for any more discussion. Sullivan said he would like to know what the engineering costs would be, to which Mr. Allen said he would be willing to delay the waiver application until after the engineers ascertain their approximate cost. Mayor Roberts asked if it was an option to have the developers pay the fee up front and then give a reimbursement if the amount was not used, to which Attorney Snow said he would be hesitant to set a precedent. Rohr thought it was importance to be fair, and stated the Town did not know the costs and did not what to see the town held responsible for incurred costs. Mayor Roberts had the motion reread and called for a vote. An **Aye** vote was **Unanimous**.

14. **Discussion & Possible Approval of allowing Silver Pointe Estates to bond for a portion of their development** – Property owner Rick Sant was not present. **A Motion** was made by Frank Lojko with a **second** by Keith Sullivan to **Table the item until Mr. Sant or a representative could be present**. An **Aye** vote was **Unanimous**.

15. **Discussion & Possible Approval of to send out for bid an expenditure to replace damaged posts of Silver Reef & Wells Fargo historical directional sign** – Town Council Member Frank Lojko informed that the logs holding the Silver Reef sign had decayed. He said public works director George Fridell had constructed a temporary fix, and had been instructed to send the project out for bid. George Fridell related that he had contacted several contractors, and one had offered to donate the materials and another had offered to donate his services and work since it was a historical marker. Fridell noted that rough sawn treated lumber would last fifty to sixty years whereas regular poles would only last

about ten years. He added that the wooden poles were placed when he was a kid, but have now rotted. Mayor Alan Roberts asked Fridell to get something in writing about the donated service and materials – a brief contract that would bind the work to the town. Roberts stated he had full confidence in Fridell to use the materials that would work best for the town.

WORK SESSION:

DISCUSSION ITEMS:

16. Discussion of Silver Reef Park Sign – Public Works Director George Fridell informed that citizens had noted that the No camping, no fires, and no ATV sign at the Silver Reef Park was uninviting. He wondered if the Town also wanted to take away picnic table and trash can and not have a park there. Council Member Frank Lojko said people could still picnic there, but that some wanted to allow charcoal briquettes and some did not. Fridell noted there use to be a barbeque pit for briquettes. Mayor Roberts asked if the briquettes were something the Town was in favor of or if it was a nuisance, and referred to Historical Committee Member LoAnne Barnes. Ms. Barnes gave some background of the park. She said it came to the Town with the Silver Reef Highland's development, and \$9,000 for development. She said they put in a rock drinking fountain, some trees, a watering system line for the trees, and some landscape design. Barnes noted the red picnic table has been there for years and the residents deemed it a "tradition." She stated it was a nice place to picnic with some great views, and noted if SITLA developed the surrounding area, they would donate more land to add to the park (down to the Otteson's property). Council Member Angela Rohr gave the recent history as follows: She said the Town Council had discussed the \$9,000 would expire talked of putting in additional parking; the sign disappeared; she asked a neighbor, Peter Aurigemma, to fill in the pit in June 2011; the sign was replaced in the center of the pit to allow the police to enforce the no fire rule. She noted the fire hazard was significant because the park area was the only egress for evacuation of the approximate thirty homes in Silver Reef. She said people were building wood fires in the fire ring. Citizen Elliot Sheltman stated the neighbors were okay with the picnic table and garbage can, but the fires scare them because some people have made a big fire getting briquettes going. Council Member Frank Lojko added that some people want the barbeque site, and some people just want the picnic table, but all want the picnic table. He noted that they have experienced several people camping overnight (one with a tent and tiki lamps for three days). He said the question is whether the Town Council wanted to take out the ring or say yes to charcoal. Rohr reiterated that the ring was now "disguised" with a big boulder, and that briquettes were still fire, and the sign says no fires. Mayor Roberts asked Fridell if the sign was adequate to explain the rules, to which Fridell said yes. Roberts said he thought it was not in the best interest of the Town to have a heat source there.

17. Discussion of lights and electrical needs of Leeds Town Park

- a. **Light Timer for Peach Pit Pavilion** – Public Works Director George Fridell asked the Council for their direction on completing the electrical needs at the Leeds Town Park. He suggested the Town put some dawn to dusk low wattage lights at the Peach Pit Pavilion since it is a bus stop for children at 6:15 a.m. Mayor Roberts said he would meet with Fridell regarding the electrical needs, and added that although other bus stops are not lit, we should have lighting at the pavilion stop since it is easily possible.
- b. **Power Outlets on south side of Town Hall** – Fridell asked if some outlets should be placed on the south side of the Town Hall in preparation of Wild West Days, to which he was informed there was adequate power there for the Wild West Days needs.
- c. **Power needs for baseball diamond area** – Fridell informed there was currently outlets to the baseball diamond. He asked about the installation of a water hydrant, to which Mayor Roberts stated a water line was stubbed to the Peach Pit Pavilion. Roberts asked if the culinary hydrants were locked, to which Fridell said yes. Fridell also informed of a phone line needing to be buried around the park.

18. Discussion of potential compensation for the position of Mayor – Council Member Frank Lojko stated the council had previously discussed how Toquerville compensated their Mayor and Town Council some. He said he did not think the council should be compensated, but since Leeds did not have a town manager/planner, the Mayor was needed to spend much more time with his duties. He noted that some towns compensate their Mayor when they do not have a manager/planner. Council Member Keith Sullivan added that he did not help on the Town Council for payment, but noted that some people in the past have put in incredible amounts of time to promote the health, safety, and welfare of the town. He asked if some compensation would have made a difference in having some

people stay, but wondered where the Town would "draw the line." Lojko reiterated that a lot of towns compensate their mayor when there was not a planner and a lot of development was occurring. He wondered if having compensation would allow more people to run for mayor in 2013. Attorney Heath Snow gave the compensation of the following towns: Toquerville \$1,500; Enterprise \$1,500 to \$1,800; and Virgin \$300. Snow noted there were a lot of meetings for a Mayor to attend, and stated the Toquerville mayor spends approximately 30 hours a week. Mayor Roberts noted that a few years ago the Town stepped up in favor of paid staff to do daily work. He applauded the willingness of those who have served, but did not think people needed to be "indentured slaves." He stated that if compensation had been in place, the outcome may have been different in keeping the prior mayor, and noted the time and effort the prior mayor had given. He said it did not matter to him who sat in the "Mayor's chair," the Town should be professional and compensate the Mayor, however, he added, he would not accept compensation as he filled the Mayor vacancy. He concluded by saying he did not think the compensation should be so high that people would run for Mayor just to receive compensation.

19. Reports by Town Council Members:

- a. **Report on Wood Chips for Leeds Park**-- Angela Rohr said she had talked with previous purchaser to ascertain their cost, but it was a ten year old price. She had contacted four suppliers, and there were 1-3 week delivery times. Attorney Heath Snow suggested if the local Star Nursery had the chips in stock, there would be no delivery fee. Rohr said she would check.
- b. **Oak Grove Turn-around survey – Frank Lojko** – Martha and Peter were present and were given a copy of the survey. He informed that Roger Bundy did the survey and was paid by the Town. He gave the preliminary bids for the Turn-around and speed humps from Sunrise Engineering (using the market value)
- | | |
|--------------------------------|--|
| i. 2 ½ asphalt with 6 inch uvc | 6,200 square feet @ \$2.45 per sq ft = \$15,288.00 |
| ii. Speed humps | 2 Speed Humps @ \$1,000.00 each = \$ 2,000.00 |
| | TOTAL \$17,288.00 |

Lojko noted the speed humps would keep traffic from speeding by, and add safety to the bus stop area, and the turn-around would aid in the bus and fire truck turn-around. The Town had to do the survey in order to place the speed humps correctly. He said these projects would be sent out for bid. Citizen Martha Ham asked the council if they (the adjacent property owners) could do their own survey before the Town moved ahead with the project. She also asked if the turn-around how far the pavement would go. Both Lojko and Mayor Roberts stated the Town only wanted to make it as big as required, and did not want to add additional costs by making it too big. The council agreed to wait for the private property owners' survey before proceeding.

UPDATES BY STAFF:

20. None

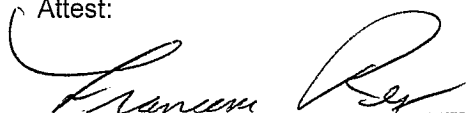
CLOSED MEETING – A Closed Meeting was not held

21. **Adjournment** - by Frank Lojko at 9:10 p.m.

APPROVED ON THIS 26th DAY OF OCTOBER, 2011


Mayor Alan Roberts

Attest:


Clerk/Recorder Francene Rex