

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, September 28, 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 July 13, 2011 Town Council Meeting
6. Financial Reports for June, 2011
7. Announcements: Community Day of Service, September 24th 2011
8. 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:

9. Discussion on allowing Silver Pointe Estates to bond for a portion of their development
10. Discussion & Possible Approval of Ordinance 2011-04 for the 2011 Revised General Plan
11. Discussion & Possible Approval of expenditure for Town Park playground wood chips.
12. Discussion & Possible Approval regarding vote-by-mail ballot collection

WORK SESSION:

DISCUSSION ITEMS:

13. Discussion on Preliminary Engineer's Opinion of Probably Costs for 2011 Leeds Street Maintenance Project
14. Discussion on franchise fees for utilities in the Town rights-of-way
15. Discussion on modifying 2008.02.07 Policies and Procedures Section XV: Reimbursable expenses and other possible amendments.
16. Discussion of the future of the CCC Camp
17. Discussion of Town Cemetery parking and access

UPDATES BY STAFF:

18.

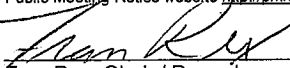
CLOSED MEETING – A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a). OR A Closed Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c).

19. 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 26, 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.leedstown.org, and Spectrum Newspaper



Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

September 28, 2011

MINUTES

1. **Call to Order** - by Mayor Roberts at 7:10 p.m.
2. **Pledge of Allegiance** – Was led by Frank Lojko
3. **Roll Call**- Present was Mayor Alan Roberts, and Town Council Members Angela Rohr, and Frank Lojko. Council Member Keith Sullivan was excused. Also in attendance were Clerk/Recorder Francene Rex, Town Treasurer Jean Beal, Silver Pointe Estates Owner Rick Sant, Grapevine Wash Representative Drake Howell, and Form Tomorrow Representative Nicole McDermott via Skype.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. A **Motion** was made by Angela Rohr with a **second** by Frank Lojko to **Accept the Consent Agenda excluding the Minutes of July 13, 2011 Town Council Meeting.** An **Aye** vote was **Unanimous**.
6. **Financial Reports for June, 2011** – Mayor Roberts stated the financial reports now included a list of the checks paid out as well as the profit and loss, and balance sheet. Roberts also informed that future purchases will only be handled by employees, Town Council and Planning Commission Members or only under permission by such. He added that there will be no reimbursements to volunteers unless first approved by an employee. Council Member Angela Rohr asked what the cemetery expense was for, to which Roberts stated it was for a water pipe to maintain culinary water for drinking and a hydrant for burial moistening.
7. **Announcements** – Mayor Roberts informed of a community day of service which was held September 24th, 2011. Mayor Roberts informed that a religious organization sponsored the day of service and had invited all citizens to participate in helping clean areas around the Town. He said the Town supported the effort by donating the cost for a dumpster. Wild West Days scheduled for October 7th & 8th was also announced. It was noted that there would be media involvement this year.
8. **Citizen Comment** – Nancy Harrison Williams asked how she should go about transferring the cremation remains from one cemetery to the Leeds cemetery. Mayor Roberts responded that as long as she had documentation, the Town would treat it like any other burial. Ms. Williams said she would also like to make some comments during agenda item number nine (9). Historical Committee Member LoAnne Barnes showed an article in the Spectrum Newspaper about the National Legacy Conference toured the Leeds CCC Camp on September 24th. Drake Howell said he would like to make some comments during agenda item number nine (9).
9. **Discussion on allowing Silver Pointe Estates to bond for a portion of their development** – Mayor Roberts gave time for Silver Pointe Estates Developer Rick Sant to give a review. Mr. Sant noted that with the current economy it would be foolish for him to develop all the lots in his development right now. He said he had asked former Mayor Lefler if it would be okay to split the approved phase one (1) of his subdivision into Phase I, area "A" (northern 22 lots) and Phase I, area "B" (southern 23 lots). He presented a map. He said he would like to complete area "A" and record it, then complete area "B", then record it. This would eliminate having many empty lots until area A sold. He said he has split up phases of subdivisions he has built in St. George and other Towns and Cities. Mr. Sant noted that Town legal review of the idea advised against it because of setting a precedent. He then proposed a second idea of improving area "A" and bonding for area "B". This would eliminate having many empty lots until the area "A" sold. Mr. Sant recognized this would create some problems and noted his agreement with the pros and cons of this idea as stated in the following staff report:
The upsides of allowing this include the following:
 1. Less impact on land area initially
 2. Fewer empty and dusty lots sitting before being sold and built upon

3. More economic for the developer under current housing market conditions

The downsides of allowing this include the following:

1. In the case of default or other failure on the part of the Developer to develop the second half of the lots, the Town of Leeds would have to collect on the bond, and may need to fight the bond company to release the funds. The City of Hurricane is currently facing a situation like this.
2. Possible setting of a precedent that a Phase of a subdivision may be split up.

Mr. Sant noted that he would not be able to sell lots or convey title to lots in bonded area "B" unless he had approval of the Town. After "A" was complete, and before a building permit was allowed on area "B", a second access would need to be completed. Mr. Sant made the request that the Council reconsider and review his first request of completing area "A" then recording, then completing area "B" then recording. He said if the Council declined his first idea, then he would ask they consider the second idea of allowing him to bond for area "B". Mayor Roberts would like to ask the Town Attorney a question on recording the phases and wondered if this would change anything. Mr. Sant said this would not change the lots or street patterns; it would just record the areas separately. Roberts asked how the worth of area "B" was derived. Sant explained that it would be the engineers estimate plus ten percent, plus a maintenance bond for a year after completion. He noted the Town would then consult with their engineers to confirm the estimate. Council Member Frank Lojko said he wondered that if other developers had bonded or built in stages they might not be in a crunch of overbuilding. He said building in stages was more realistic, and asked if other developers were doing this around the State of Utah and other states. To which Mr. Sant replied that designing a development for a large piece of land, presenting it to the Council, and breaking it up into smaller subdivisions with Council approval of area "A", "B", "C", and etc., and then completing the areas one at a time was the way he always developed in California. He added that his engineer was currently doing this (breaking up subdivisions into smaller units for development) for another development in St. George. He then noted that he was not in a big hurry and the decision did not need to be made that evening. Mayor Roberts noted one positive for nearby residents was it would defer the work on the hillside for awhile. Lojko also noted that having the area more protected and designated would help prevent people from dumping things in the area. He said he realized the economic issues that were involved. Mr. Sant asked questions regarding the following. He wanted to know who would make the decision on the following:

- a) He asked if he would need an Archeological Clearance on the cemeteries? He noted the cemeteries belong to the Town. He said the Town engineer said Sant would need an archeological study, but Mr. Sant reiterated the cemeteries belong to the Town, and wondered if the engineer was requiring this because his property was nearby the cemeteries. He asked who he should discuss this with, and who would make the decision.
- b) He asked if there would be a round-about near the entrance to his subdivision. He noted this had been discussed for a few years, but would need to know so his engineering could reflect such.
- c) He asked how the subdivision should comply with the Wild Land Interface Code brought to him by Fire Chief Steve Lewis? He said this required the removal of brush and trees around the homes. He stated it was their goal to leave as much of the desert landscaping as is to blend in.
- d) He asked if there was a committee to meet with to find the answers to the above.

Mayor Roberts noted the following "general" answers. He noted (a) there was nothing in the current development agreement that talked about an archeological study. He said if sites on the property were documented as archeological sites, it may need to be addressed, but he was not sure an archeological clearance was a valid request. He said that (b) Town discussion regarding a round-about concluded that the Town was definitely in favor of doing something about that road. He said the development agreement says the Town would make reimbursement if a development made improvements towards the Towns desired plan. Roberts noted the Town (c) did adopt the Wild Land Interface Code, but it would not have any bearing until actual structures were built. Then, there would need to be compliance. Sant noted that the Town Engineer and the Fire Chief were bringing up these issues as if they needed to be resolved before the map was approved for recordation. Lojko said the Wildland Code required some clearance around a house, but liked the idea of leaving as much vegetation as possible. He noted that Silver Reef Highlands had designated pads for homes and were instructed to leave everything else alone. Mr. Sant said he had designated pads as well, and would incorporate some clearance around the homes into his CC & R's. Council Member Angela Rohr said she appreciated the work Chief Lewis had done to clear areas to protect against wild fires. Mayor Roberts reiterated that more discussion was needed regarding the round-about. Mr. Sant asked if he would be allowed to meet with the Towns Engineers to address the round-about. He said the Town Engineers could then come to

the Town with their response. Roberts agreed. Rohr noted that most things on the property might be historical, but not archeological. Historical Committee Member LoAnne Barnes noted that Mr. Sant was responsible for the beautiful restoration work completed on the historical cemeteries and asked Mr. Sant how much he had spent on them, to which he answered it was \$100,000. She also noted that the Chinese bodies had been exhumed from the Chinese cemetery and taken back to China (it was noted that the exact location of the Chinese cemetery was unknown); that some type of archeological look should be done in the areas around the cemeteries; and that a second access should be planned in case of a fire. Mr. Sant said a second access on the development is planned and a report submitted. Lojko said he met with Sunrise Engineering for bids on a round-about. It was decided that because the "S" curve on Silver Reef Road was so bad, it needed to be widened and paved right away. He noted it was hoped to wait for the round-about, but it looked as if they could not wait. He also mentioned that part of the road Silver Reef Road was on private property. Mr. Sant also noted that the curve was too sharp. He said the Town could take two to five feet out of his two acre lot. Lojko said Mr. Sant should also discuss this with Sunrise Engineering. Ms. Williams noted that in the 1980's she did a project on the Chinese cemetery, from her memory, she pointed out where the Chinese cemetery was (which was different from what Barnes and Sant thought). She confirmed that someone did exhume the Chinese bodies and sent them back to China. She noted that stones which were headstones were accidentally removed during a clean-up project in the Protestant and Catholic Cemeteries, and that the only way to discover the burial plots was through a seismic study to identify a grid. Williams also stated the area was part of the Virgin River Anasasi, and felt that clearing the area with an archeological study was important. She also asked about a toxic clean-up project for the area. Mayor Roberts stated an extensive reclamation project, overseen by the State of Utah, would be conducted before any building took place. He noted the developer initiated this clean-up. It was noted that the Town Hall had a book explaining the reclamation plan. Mr. Sant said he spent \$200,000 to create a report stating their plans for reclamation which was sent the State for approval. She thought there should be a disclosure to new owners. Mr. Sant said that after the clean-up, and after the State inspects it, the State would issue a certificate. He said the developers would use this as a selling point – stating it is now certified clean for residential development. Williams asked if roads would be paved and utilities brought in to area A and B, to which Mr. Sant said the roads and utilities would only be completed to area A, and the lots would be left untouched until the lot was sold, and the buyer built their house on the designated pad area. He noted that area A could exist even if area B was never built. It was ascertained that the clean-up would be done on all forty-five (45) lots before any development occurs or any lots sold. Mr. Sant also noted that a second access would be completed after phase I. In response to the proposed need for an archeological study, Mayor Roberts said if someone could give the Town good documentation that would suggest there are some archeological areas needing study on the applicant's property; the Town would desire a study. But the Town cannot require a study on "I thinks." Williams reiterated her concern about existing archeological ruins which she claimed could be view in aerial pictures. She thought the Town should request a study by the State. Roberts said that after Rick Sant had a discussion with Sunrise Engineering, the Council would listen to his request again. Mr. Sant said he would do this. He asked if he should also review the idea of splitting Phase I into area "A" & "B" with Sunrise, because he did not think this would be a bad precedent. Roberts agreed and advised him to discuss this with Sunrise. Lojko added that not building roads to area "B" until it was built was a good idea, because this would prevent roads to nowhere.

10. Discussion & Possible Approval of Ordinance 2011-04 for the 2011 Revised General Plan – Mayor

Roberts reminded that during the June 29, 2011 joint Town Council and Planning Commission Work Meeting, a few changes were decided upon. He informed that Form Tomorrow Representative Nicole McDermott had made those changes. Roberts invited Grapevine Wash (GW) Representative Drake Howell to comment. Mr. Howell stated that GW had a few concerns. He asked which of the three maps presented was considered the General Plan. The current zoning map, the future land use map, or future circulation map. Ms. McDermott answered the zoning map was considered the General Plan, and that the other two maps were planning tools which did not have any effect on vested rights. Howell noted that during the process of the General Plan, Grapevine Wash signed an annexation/development agreement with the Town which included 2,500 residential units and 300,500 square feet of commercial property. He wondered why the future map identifies the area as low density. He recited the mixed used ordinance 23.2 as follows: *"All proposals to include a property within an MXD zone, and all development proposals within an existing MXD zone, shall at a minimum be evaluated based on their compatibility with: The Town of Leeds General Plan; The Town of Leeds Land Use Ordinance; The purpose and characteristics of the MXD Zone; Sound planning practices; Surrounding land-uses; All other Town-approved studies."* Howell continued by stating that although the current zoning shows the

Grapevine Wash as mixed-use, he said he was concerned that when all the current staff, Planning Commission, and Town Council have changed, and the Grapevine Wash Development presents a subdivision plat, the staff may look at the high density of the Grapevine Wash project, and not find it compatible with the General Plan future land use map which would show the desire for low density. He said that although they are legal non-conforming, he was nervous that a worst case scenario would be a possible negative report of not being compatible with the General Plan future land use map which shows the area as medium to low density. Mr. Howell noted that if structures already existed, the concern would not be so great. Ms. McDermott stated she understood the concern, but noted the Grapevine Wash Development Agreement with the Town of Leeds already sets their density. She said all properties were treated the same during the workshops whether they had current structures or not, and that it was just a planning tool based on the public process. The public was simply asked to identify what zoning was preferred in each area throughout the Town and surrounding areas. She added that when Grapevine Wash is a little developed, the public might respond differently for the next future use map. Mayor Roberts said he agreed that the map was just a tool, and not concrete. It is continually changed throughout the years. He said it shows general areas and general direction. He also agreed that it had no impact on the above agreement. He noted that by calculating the whole area, of which some is open space, the density would not show as high. Mr. McDermott added that the idea was to promote creative development. She said this was why they included bonus incentives to encourage the protection of open space and water sheds, which the survey's showed was important to the public. It was meant to allow developers to be creative about density, rather than preventing high density. She thought this would benefit development that had a mixture of densities. Frank Lojko suggested that Mr. Howell get a second opinion regarding the impact the current General Plan draft would have on Grapevine Wash to ascertain if he had a valid concern. He thought the Utah League of Cities and Towns might help. He also said the Town may provide a letter of understanding to help the Town Council and Planning Commission not misinterpret the intent. Mayor Roberts thought the development agreement would help with this interpretation. Mr. Howell stated that in order to not make a "mountain out of a molehill" but to still be protected, he would want the final development agreement to document and be explicit by stating "both parties acknowledge that the future land-use map shows low to medium density residential, but both parties also acknowledge that as long as the development conforms to its plan, the future land use designation will not affect specific applications." Mayor Roberts said this sounded logical. Resident Joe _____ said he thought developments should be under an umbrella of a time frame which the Town approves with given rules. Resident Nancy Harrison-Williams was concerned that Grapevine Wash was looking for a guarantee. Did not think it should change the Town's long term goals. Roberts stated the agreement is the key document, and it locks in certain agreements and rights even though the "guards" change. Roberts stated this project has been given much time, and he would like to solidify it as soon as possible. Mr. Howell asked if the utilities chapter was revised as was recommended during the June 29, 2011 Town Council Work Meeting, to which Roberts said yes. He added that in order to prevent confusion, wording was changed to not incorporate entities that were not part of the Town such as the Fire Department and the Water Companies. Lojko asked Ms. McDermott's opinion on how the current Leeds General Plan draft measured up. Ms. McDermott said there was a great deal of effort put into getting public input, and the Planning Commission made a point of sticking to the public input as they went through the process of revision. She felt the General Plan represented the broad goals of the Town, and realized it would not make everyone happy, but noted that during the Planning Commission public hearing there were no public comments. She thought this meant most people were happy with the document. Joe asked if the survey and workshop results were published to which Ms. McDermott answered the Town had an open house on November 18, 2011 to present the results, and many forms of outreach were made including a notice in the garbage bill. Lojko noted the Planning Commission held at least twelve meetings discussing different aspects of the General Plan, and Clerk/Recorder Fran Rex noted a draft copy of the General Plan had been on the Town Website for approximately six months. A **Motion** was made by Mayor Alan Roberts with a **second** by Frank Lojko to **Approve Ordinance 2011-04, the 2011 Revised General Plan**. The following roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCIL MEMBER ANGELA ROHR	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCIL MEMBER KEITH SULLIVAN	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COUNCIL MEMBER FRANK LOJKO	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
	Approved	Rejected	Tabled	
Ordinance 2011-04, 2011 Revised General Plan was	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

11. **Discussion & Possible Approval of expenditure for Town Park playground wood chips** - Council Member Angela Rohr said local supplier Star Nursery's bid for wood chips was half the price of other bids, as well as offering free delivery. A **Motion** was made by Angela Rohr with a **second** by Frank Lojko to **Approval of expenditure of up to \$1,300.00 to purchase wood chips at Star Nursery for the Leeds Town Park playground.** The following Roll Call Vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	x			
COUNCIL MEMBER ANGELA ROHR	x			
COUNCIL MEMBER KEITH SULLIVAN				x
COUNCIL MEMBER FRANK LOJKO	x			

	Approved	Rejected	Tabled
Expenditure of up to \$1,300.00 for wood chips for the Leeds Town Park was	X		

12. **Discussion & Possible Approval regarding vote-by-mail ballot collection** – Clerk/Recorder Fran Rex advised the Town Council of the choice they had regarding where the vote-by-mail envelopes were collected. She said she could have the envelopes returned to the Town Hall or the Washington County Elections Officer. She noted the election officer would validate all ballots regardless of where it was sent. She added the pro's of having the ballots go to the Washington County Election Officer was added security to the citizens. She also asked the Council if the Town would also allow Carr Printing to send out the ballots for a fee which would be off-set some by their reduced stamp rate for elections. Council Member Frank Lojko thought it would be good to announce this in the trash bill. He voiced his concern that Carr Printing got all the ballots out. Rex informed that residents could get an absentee ballot from the Town Hall if they did not receive their ballot. A **Motion** was made by Frank Lojko with a **second** by Mayor Roberts to **Approve the vote-by-mail ballots be sent to the Washington County Election Officer.** An **Aye** vote was **Unanimous.**

13. **Discussion on Preliminary Engineer's Opinion of Probable Costs for 2011 Leeds Street Maintenance Project** – Council Member Frank Lojko provided a detailed list from Sunrise Engineering of probable costs for the street projects. Lojko stated he was disappointed with the costs and thought they were way too high. He said he would meet with Sunrise Engineering to discuss it. He also said the Council may need to look over the list and decide what they want to do first and possibly trim some of the projects from the list for this year. He suggested that maybe an eagle project could accomplish the sidewalk blocks.

14. **Discussion on franchise fees for utilities in the Town rights-of-way** – Mayor Roberts noted that some entities pay franchise fees and some do not. He said the Town needed to treat all entities alike. Roberts informed that research revealed that Leeds Domestic Waterusers Association (LDWA) and Leeds Irrigation Company did not currently pay franchise fees. A list of collected franchise fees was displayed. Roberts noted that the Washington County Water Conservancy District fell under different rules because it was a public entity. He noted if LDWA were a public utility it would not need to pay, but since it is a private company it should be charged franchise fees. He said legal staff and engineers would take care of documentation to calculate the assessment, and reiterated he believed in treating everybody the same.

15. **Discussion on modifying the 2008.02.07 Policies and Procedures Section XV: Reimbursable expenses and other possible amendments** – Mayor Roberts said he would like to make sure staff and Town Council and Planning Commission Members are reimbursed especially for travel outside of Town for training and conducting Town business. He thought the Town should use the amounts the IRS uses for reimbursement. Roberts said there may be other needed changes in the rest of the policies and procedures book and invited the council to review it to suggest any changes. Council Member Frank Lojko said Dixie State College uses a travel form, and when he lived in Missouri, they used a log sheet per month. Council Member Angela Rohr added that volunteer travel is generally a lesser amount per mile. Roberts added that travel would need to be pre-approved unless part of the job or for training.

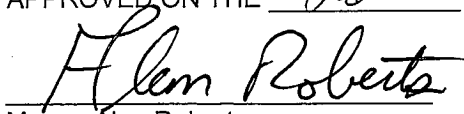
16. Discussion of the Future of the CCC Camp - Mayor Roberts moved this discussion to be after item 12 since Historical Committee Member LoAnne Barnes was present. Ms. Barnes thanked Mayor Roberts for attending the CCC Camp tour on September 24th, 2011. She noted it was the National Legacy Conference tour and approximately 80 people toured the Leeds CCC Camp. She said it was the only standing CCC Camp in Utah. Council Member Angela Rohr noted the nice article in the Spectrum Newspaper about the tour. Council Member Frank Lojko asked what the reaction of the tourist was, to which Barnes said they were excited to actually see a site. She said past Leeds Mayor Mike Empey gave some history, and Cody Allen explained his recent eagle project. Barnes asked the Council to invest in the property because it is very unique, and reminded of past Town Council discussion of making it a historical park to enable the use of park funds. Lojko liked the idea of a Historical Park or a Park that is Historical. Mayor Roberts reminded that the Council had also discussed using it for business offices, but said he thought a historical park was a better use than offices. Ms. Barnes said she asked Leeds Domestic Waterusers Association (LDWA) if they might assign a floating tap to the CCC Camp in order to have water for a fountain. Lojko said the simplest thing was to make it a park. He felt it would be easier to maintain if it was used a little. Ms. Barnes noted an idea brought forth during the conference was the possibility of the Utah Conservation Corp funded by AmeriCorps to use the site for AmeriCorps's base in Southern Utah Lojko noted that Dixie State College had an AmeriCorps group, but it did not include the conservation part, but could possibly add it. He added that Dixie had 130 students that could possibly be used as volunteers. Ms. Barnes. Said if they used the CCC Camp much would be needed, but they said they would care for the area if they used it. Mayor Roberts said the Town was supportive of continual restoration of the CCC Camp but needed to discuss it with the legal department. He wanted to choose the best designation for the best funding. However, Roberts was not supportive of a \$40.00 a month water bill for a drinking fountain until/unless the Town moves forward with a park or the above mentioned use. Ms. Barnes said she did not want to lose the option for water from LDWA, and Roberts agreed. Council Member Angela Rohr also agreed and added that current LDWA water users could lose their water if their bill was not paid for three months and have to pay a \$2,500.00 fee for reinstatement. She did not want to hook up for water until it could be utilized best. Ms. Barnes noted that it was LDWA's impression that although the past water tap for the CCC Camp is now under the I-15 Freeway, water tap still belonged to the CCC Camp property. She asked if she had the Council's permission to pursue the possibility of having the CCC Corp using the CCC Camp. Mayor Roberts said yes. She gave a website address.

17. Discussion of Town Cemetery Parking and access – An aerial picture of the Leeds Town Cemetery was displayed. Mayor Roberts noted that locks had been placed on the two hydrants, and one lock was place on the maintenance road gate to encourage the public to park in the parking lot for safety. He stated that the south end maintenance access was sometimes used by citizens, who are now unhappy about the locked gate. They claim the south entrance is safer because the parking lot trees block the view when accessing the road. They also say the south end offers closer access for older citizens to their loved ones plots. Roberts said the Town should provide a proper access to the road, to which Council Member Frank Lojko agreed and thought attractive logs or boulders could be placed to create a border to better establish an ingress/egress. It was also discussed that the cemetery parking lot was being used for a bus stop with much traffic for the youth in Angell Springs.

18. Updates by Staff – It was noted that currently the Town had application for 24 booths, 5 pony express teams, and 14 runners for the 5-k run for the Wild West Days Festival in Leeds.


19. Adjournment by Frank Lojko at 10:20 p.m.

APPROVED ON THE 26th DAY OF OCTOBER, 2011.



Mayor, Alan Roberts

Attest:



Clerk/Recorder, Fran Rex