

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, September 23, 2015

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, September 23, 2015 at 7:00 P.M. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

### **Regular Meeting 7:00 p.m.**

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
  - a. Tonights Agenda
  - b. Meeting minutes of September 9, 2015.
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
  - a. Town BBQ at Peach Pit Pavilion, Friday, September 25 at 6pm
7. Public Hearings:
8. Action Items:
  - a. Discussion and possible action on Ordinance 2015-06, Repealing Ordinance 05-09, Public Safety Facility Capital Facility Plan and Impact Fee Calculations
  - b. Discussion and possible action on Ordinance 2015-08, Amendments to Ordinance 2007-06, Leeds Impact Fee Administration System
  - c. Discussion and possible action on Ordinance 2015-09, Amendments to Ordinance 2009-21, Consolidated Fee Schedule
9. Discussion Items:
  - a. 2016 meeting calendar
  - b. 2015 road work update
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports
12. Adjournment

**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 for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

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 Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.  
The Town of Leeds is an equal opportunity provider and employer.  
Certificate of Posting:  
The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted September 22, 2015 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** [www.leedstown.org](http://www.leedstown.org).



Kristi Barker, Deputy Clerk/Recorder

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# Town of Leeds

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## Town Council Meeting for September 23, 2015

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:01pm on September 23, 2015 at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: RON CUNDICK	x	_____
COUNCILMEMBER: ANGELA ROHR	x	_____
COUNCILMEMBER: JOE ALLEN	x	_____
COUNCILMEMBER: NATE BLAKE	x	_____

2. Pledge of Allegiance by Councilmember Allen.

3. Declaration of Abstentions or Conflicts: None.

4. Approval of Agenda:

Councilmember Allen moved to approve tonight's agenda and meeting minutes of September 9, 2015. 2<sup>nd</sup> by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: JOE ALLEN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	x	_____	_____	_____

5. Citizen Comments: None.

6. Announcements:

- a. Town BBQ at Peach Pit Pavilion, Friday, September 25 at 6pm.  
Mayor announced that the final BBQ will be held this Friday.

Mayor Peterson indicated there will be a meet the candidate's night at 7:00pm on Wednesday October 21 at the Town Hall.

7. Public Hearings: None.

8. Action Items:

- a. Discussion and possible action on Ordinance 2015-06, Repealing Ordinance 05-09, Public Safety Facility Capital Facility Plan and Impact Fee Calculations.

Mayor Peterson, there is a separate Impact Fee that applies to the Special Service District. Currently the Hurricane Valley Special Service District does not have an impact fee; however, they are in the process and it should be complete by the time that the consolidation is complete between Leeds and Hurricane Special Service. At this point, there is really nothing to spend the Public Safety Impact Fee on. It was related to Police coverage and is not something that can be transferred to the Sheriff's Department. The actual Ordinance was drafted by Gary Kuhlmann and it references the necessary titles and chapters.

Councilmember Rohr, the purpose of repealing it benefits us in the standpoint that we don't have to do the refund and all the paperwork that is involved.

Mayor Peterson, for future people, we will still need to get things squared up for those that have paid it and it has not been expended.

Mayor Peterson asked for a motion to approve Ordinance 2015-06, Repealing Ordinance 05-09, Public Safety Facility Capital Facility Plan and Impact Fee Calculations.

Councilmember Cundick, I so move. 2<sup>nd</sup> by Councilmember Rohr. All voted "Aye". Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE	x			

- b. Discussion and possible action on Ordinance 2015-08, Amendments to Ordinance 2007-06, Leeds Impact Fee Administration System

Mayor Peterson indicated Gary Kuhlmann suggests on a longer term basis, Ordinances refer to the State Code so we do not have to amend it every time the code changes.

Mayor Peterson indicated the following amendments have been made:

~~6.1.2 Public Safety. Impact Fee will be collected at time application is submitted for a building permit for any residential lot. Impact Fees for commercial property will be collected at time a site plan is approved.~~

~~6.1.6 Sewer. Impact Fees for sewer will be in two categories 1) for the sewer treatment plant; and 2) for the collection lines and any lift stations required.~~

~~6.1.6.1 The sewer treatment plant Impact Fee will be applied to all new subdivisions based on the number of lots within the subdivision. The single lot Impact Fee for the sewer treatment plant will be the same as that for each lot in a subdivision. In a multifamily dwelling or a dwelling that has a guest house, each dwelling unit will be charged the Impact Fee.~~

~~6.1.6.2 Collection lines including tying into the trunk line will be the developer's responsibility to install to meet the requirements for his subdivision. If the Town requests that the capacity of collecting lines or lifting capacity be increased greater than what is required for the subdivision this increased size will be considered a system improvement subject to a credit. This credit shall be applied equally to all lots within the subdivision toward the sewer collection lines Impact Fee. The~~

credit for each lot will not exceed the Impact Fee in existence at time of subdivision final plat approval. Single lots will be charged an Impact Fee based on the lot frontage. The minimum amount will be based on 100 foot frontage. For lots with a frontage width more than 100 feet, the Impact Fee would increase at one percent (1.0%) per foot over 100 feet. Example: for a lot width 200 foot frontage the Impact Fee for the sewer collecting line would double.

- 6.1.6.3 Credit Certificates issued by the Town to be applied to a sewer system may be applied to either or both the sewer Impact Fee and/or the collecting line Impact Fee.
- 6.1.6.4 If the Town decides that sewer lines will not be run in specified areas of the Town, then no Impact Fee can be allocated to developments in this area. If at a later date the Town decides to include these areas in the sewer system, then a Special Improvement District will be implemented to collect the full cost of the additional line. The cost to each dwelling and business in the SID must include a prorated cost for the treatment system and the main collection line.
- 6.1.6.5 Hook-up fees must be determined to ensure that the Town maintains an income sufficient to cover all costs of operating the treatment plant, maintaining the treatment plant and replacement costs for the equipment. Hook-up fees are not Impact Fees.

Mayor Peterson, the section that is there in regards to water is something that I think we should leave. The Town is the water provider and it does specify the requirements for a new subdivision with regards to being able to get water service to it.

Mayor Peterson asked for a motion to approve Ordinance 2015-08, Amendments to Ordinance 2007-06, Leeds Impact Fee Administration System  
 Councilmember Allen, I so move. 2<sup>nd</sup> by Councilmember Blake. All voted "Aye". Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: JOE ALLEN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	x	_____	_____	_____

- c. Discussion and possible action on Ordinance 2015-09, Amendments to Ordinance 2009-21, Consolidated Fee Schedule  
 Councilmembers discussed the Ordinance and the following amendments were made:

Changed the cost of booth to the following:

- c. Festival Booth Fees \$35.00 for 10X10 non-electric, \$55.00 with power.

Deleted item:

Public Safety Impact Fee \$525.00

Changed evaluation to valuation:

- 4) Building Permit Extension Fee 1% of evaluation of home.

Mayor Peterson asked for a motion to approve amendments to Ordinance 2009-21, Consolidated Fee Schedule with the one additional change on page 3, the fee for item 3, A, 4 to read 1% of valuation of home, deleting the e in front of evaluation. Councilmember Cundick, I so move. 2nd by Councilmember Allen. All voted "Aye". Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: JOE ALLEN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	x	_____	_____	_____

9. Discussion Items:

a. 2016 meeting calendar

Mayor Peterson discussed with Councilmembers the option of having one Town Council meeting a month instead of two for the 2016 meeting schedule, with the exception of budget time. Town Council discussed it further.

b. 2015 road work update

Town Council discussed road work. The Mayor indicated there had been a couple of complaints; however, Darren Cottam will follow up on them.

10. Citizen Comments: None.

11. Staff Reports:

Councilmember Rohr discussed the possibility of the Town moving to LED bulbs for the street lights to cut the cost of power. The Mayor indicated he will try to get a good contact from Rocky Mountain Power to get more information.

Town Council discussed the property adjacent to the Silver Reef Park.

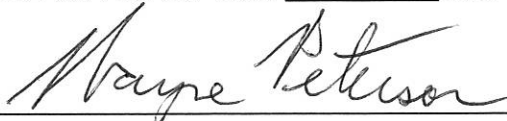
Town Council discussed Wild West Days. Attendance was down about 25% from last year and the financial reports will be available at the second meeting in October.

12. Adjournment:

Councilmember Blake adjourned the meeting.

Time: 7:41pm.

APPROVED ON THIS 14<sup>th</sup> DAY OF October, 2015



Mayor, Wayne Peterson

ATTEST:

A handwritten signature in cursive script, appearing to read "Kristi Barker", written over a horizontal line.

Kristi Barker, Deputy Clerk/Recorder