Town of Leeds

Town Council Meeting for
June 11, 2014

1. Call to order:
   Wayne Peterson, Mayor called to order the regular meeting of the Leeds Town Council at 7:03pm on June 11, 2014, at Leeds Town Hall, 218 N Main.
2. Roll Call:

ROLL CALL:

	Present	Absent
MAYOR: WAYNE PETERSON	x	
COUNCILMAN: RON CUNDICK	x	
COUNCILMAN: ANGELA ROHR	x	
COUNCILMAN: JOE ALLEN		x
COUNCILMAN: NATE BLAKE	x	

3. Pledge of Allegiance by Angela Rohr.
4. Declaration of Abstentions or Conflicts: None.
5. Approval of Agenda:
   Ron Cundick moved to approve tonight's agenda and meeting minutes of May 28, 2014. 2nd by Angela Rohr. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

Joe Allen arrived at 7:07pm

6. Citizen Comments:
   Annette Densley discussed item 8d, Quality RV site plan on the agenda and provided a letter to the Council Members (see attachment). She would like Council Members to address the issues in the letter. Council Members discussed it further with Annette and are currently working on the issues.
7. Announcements:
   a. Town Council work session, Wednesday, June 18, 2014 at 7:00pm
      Wayne announced the work session next week and encouraged the public to attend.
8. Public Hearings:
   a. Resolution 2014-02, Adoption of 2014-2015 Final Budget
      Joe Allen moved to open the public hearing on Resolution 2014-02 adoption of the 2014-2015 final budget. 2nd by Ron Cundick. All voted "Aye". Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

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

Wayne Peterson discussed the budget with Council Members. Wayne indicated there will be some adjustments that need to be made. The Revenue from real-estate taxes will be $2,000 less; however, sales tax will increase by $2,000. Action item 8G on the agenda, the installation of curb and gutter UDOT will need to be added to the budget. A total of $50,000 will be added to the revenue and taken back out as an expense. If the expense comes in less than $50,000 the difference will be refunded to UDOT.

Angela Rohr moved to close the public hearing on Resolution 2014-02. 2nd by Joe Allen. All voted "Aye". Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

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

b. Ordinance 2014-01, Recorder (Clerk) salary adjustment

Wayne indicated any salary adjustment for officials needs to be done by Ordinance. This Ordinance changes the Recorder (Clerk) salary from $16.50 an hour to $19.00 an hour.

Angela Rohr moved to open the public hearing on Ordinance 2014-01. 2nd by Joe Allen. All voted "Aye". Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

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

Joe Allen moved to close the Public Hearing on Ordinance 2014-01. 2nd by Angela Rohr. All voted "Aye". Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

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

9. Action Items:

a. Resolution 2014-02, Adoption of 2014-2015 Final Budget

Ron Cundick made a motion to approve the 2014-2015 final budget with amendments of $2,000 less in revenues for real-estate tax, an increase of $2,000 for sales tax revenue and $50,000 from the UDOT cooperative agreement as revenue and as an expenditure. 2nd by Nate Blake.

Angela Rohr asked if the budget they have now reflects those changes. Wayne responded no, the way the process works is we have a preliminary budget, that got approved at the last Town Council meeting, then any items that need adjustment are allowed to be made before submitting it to the State. Angela asked Wayne for a copy of the budget commentary he had read.

All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

b. Discussion and possible action on Ordinance 2014-01, Recorder (Clerk) salary adjustment

Angela Rohr made a motion to approve Ordinance 2014-01 that adopts the compensation of the Recorder's (Clerk) salary at $19.00 an hour. 2nd by Joe Allen. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

c. Discussion and possible action on Resolution 2014-03, Deputy (Clerk) and Public Works Manager Salary adjustment

Wayne indicated any changes an employee's salary requires a resolution. This resolution changes the Deputy Clerk Recorder's salary from $12.25 per hour to $13.50 per hour and the Public Work Manager's salary from 13.78 per hour to 14.50 per hour.

Ron Cundick made a motion to approve Resolution 2014-03 2nd by Nate Blake. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

d. Quality RV site plan

Wayne indicated the site plan was approved by the Planning Commission with the conditions they comply with a dust free surface where the RVs would be parked, meet the setbacks of 10 feet from the property line and gave them one month to comply. Angela asked about adding landscaping standards. Wayne responded that that he would accept a motion with that qualifier to it as a requirement.

Angela Rohr made a motion to approve the site plan for Quality RV for the sales portion only, with the stipulations that the lot remains dust free, the ground surface free of weeds, meets the 10 foot setbacks and front landscaping with one month to meet all of the conditions. 2nd by Nate Blake.

Joe Allen discussed the application and asked if it meets the Ordinance with just gravel and not asphalt. Wayne responded yes, you only need asphalt for a parking lot and discussed the application.

Nate Blake asked if this was the same owner as the market place. Wayne responded yes it is the same owner. Nate indicated the only stipulation he has is, Quality RV should have to comply with the sewer issues behind the market place and would like to postpone the application until the next meeting.

Randy Stevens with a comment, you might want to clarify the 10 foot setback. Is it from the street or curb & gutter and verify what kind of landscaping is required. Wayne responded that the landscaping is spelled out in the Ordinance and the setback is from the property line. Council Members discussed it further.

Kristi Barker the Deputy Clerk Recorder gave a summary of what Quality RV's owner discussed at the Planning Commission meeting for the site. Commission Members discussed further. Annette Densley indicated he has a sales office there now and is using it.

Angela Rohr withdrew her motion.

Commission Members discussed further and decided to table the item until further review could be done on the site.

Quality RV site Plan tabled until further research is done on the sewer, electrical and setbacks	**Passed**	_____	**Rejected**	_____	**Tabled**	**x** _____

e. Subdivision Preliminary Plan Application on Bulldog Ridge, applicant Bick Lesser

Roger New discussed the application with Council Members. He indicated the preliminary plat map will need a boundary line adjustment between two of the lots for the septic system. Roger indicated he will get the adjustments done and bring the final map to the Town Hall next week.

Angela Rohr indicated the fire hydrant does not have enough water pressure so an auxiliary pump might need to be put in and the building pads will need to be recorded with the final map. Angela asked Roger if all the lots are 20% grade or less and about the roads. Roger responded yes they all are less than 20% on where the building pads are located and discussed the subdivision further with Council Members.

Wayne Peterson indicated the Special Service District and Angel Springs Water Company are looking into the water pressure issue. They are looking at putting in a hydrant by the tank and discussed the roads further with Angela Rohr.

Nate Black made a motion to approve the Subdivision Preliminary Plan Application on Bulldog Ridge. 2nd by Joe Allen. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

f. Interlocal Cooperation Agreement to establish binding funding distribution guidelines for revenue derived from a County-Wide sales and use tax for recreational and cultural organizations and facilities

Wayne Peterson discussed the agreement.

Ron Cundick made a motion to approve the Interlocal Cooperation Agreement with Washington County. 2nd by Nate Blake. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

g. State of Utah Department of Transportation (UDOT) cooperative agreement for installation of curb and gutter with reimbursement up to $50,000.

Wayne Peterson discussed the agreement.

Angela Rohr made a motion to approve the State of Utah Department of Transportation (UDOT) cooperative agreement. 2nd by Nate Blake. All voted "Aye". Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

10. Discussion Items:
11. Citizen Comments:

Randy Stevens asked Council Members where the curb and gutter is currently going to be installed. Wayne indicated it will be on the West side of Main Street where the curb ends up to Vista.

Randy Stevens indicated he remembers years ago they talked about doing the turn outs and wondered what happened with that project. Angela Rohr remembers that and thought that it had been completed.

Wayne will look further and recommended installing reflector polls.

Randy Stevens recommended paving over to the sidewalk area and thought reflector polls would make it even worse. Randy indicated he thought that it had already been approved and

the money was all ready to spend. Wayne discussed it further with Randy and will look into it further.

Susan Savage asked if Bulldog Ridge subdivision requires egress and discussed it further with Council Members.

12. Staff Reports: None
13. Adjournment:

    Nate Blake moved to adjourn.

Time: 8:08pm.

APPROVED ON THIS 25 DAY OF June, 2014

Wayne Peterson

Wayne Peterson, Mayor

ATTEST:

Kristi Barker

Kristi Barker, Deputy Clerk/Recorder

June 11, 2014

Dear Town Officials,

This past December, I entered into a business lease for the building south of Leeds Market. My business is called Patched Tabby Designs and is a small boutique and clothing store. Since becoming a tenant I have discovered several issue that the town should be aware of. The owner of the Property Trent M from Quality RV. His site map is on the agenda for this evening. I would request from the town, that as the plans are reviewed, that the petitioner be required to upgrade current buildings and sites to meet Washington County code. And that any new plans be required to meet code from the onset.

Currently behind my building, there are major sewer and code violations. The sewer lines for all the RV hookups run parallel to the building, and are within inches of the foundation. Much of the main pipe is on the surface of the ground, other portions have a small mound of dirt covering them above the surface of the surrounding hard packed earth. The junction where these pipes meet is directly under the cooling unit for my building, the clearance of pipes to cooler is no more than 3 inches. Furthermore, the convergence of pipes and, the sloping of the surrounding ground, indicate the presence of a septic tank in that space. It appears that a major portion of the tank would be directly under the building I occupy.

From the first day of occupancy, I have battled overwhelming sewer gasses, to the point that the smell has forced me to close on many occasions. Furthermore RV's have been dispersing raw sewage directly onto the ground. This has been allowed to happen because there are no regular inspections to ensure that these vehicles are properly using the hookups, or that their personal drain pipes are functional. Moreover, when it rains the current system and leach lines cannot handle the additional demand. The bathroom and back corner of my building become flooded. It has been brought to my attention that the 6 to 8 septic tanks on the property have never been pumped since being installed in the 1970's.

Further codes violations include spacing of the RV's. Code states 10 foot separation. The two trailers directly behind me are at 45 inches and just over 8 feet from the back of my building. Trailers behind the Leeds Market section sit even closer to the building. There is no privacy fence as required by code between my space and the trailers, which prohibits me from uncovering and letting light into my space from the 3 windows on the west side.

Between my space and the Market is another area up for lease. This unit is receiving power from an extension cord coming out of the building and plugging into a RV hookup. Because of health and safety concerns for myself, employees of the market and for any member of the general public that enters these premises, I request the town to resolve these issues with the land owner before any new agreements are entered into. The Washington County Health department and the Washington County Water Conservancy should also sign off on code compliance issues as they may have a negative effects on the Angel Springs watershed, also located on the property.

Attached you will find a copy of County Code relating to RV parks. The Utah State Code for environmental impact, which included sewage and septic systems was too large to print out. Also attached is a diagram of the property. Areas of concern are marked.

Thank you,

Annette Densley
Patched Tabby Designs
P.O Box 259 N Main Street
Leeds, Utah

(435) 817-1268