Town of Leeds

Town Council Meeting for
October 22, 2014

1. Call to order:
   Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:01pm on October 22, 2014, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

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

3. Pledge of Allegiance by Councilmember Blake.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:
   Councilmember Allen moved to approve tonight's agenda and meeting minutes of October 8, 2014. 2nd by Councilmember Blake. 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			

Councilmember Rohr arrived to the meeting at 7:05pm

6. Citizen Comments:
   Leland Freeborn who is the Parowan Prophet gave a presentation about visions he had while he was in a coma about World War III. He indicated that Nellis Air Force Base will be under nuclear attack sometime in December of this year. He has a website, www.parowanprophet.com, and encouraged Councilmembers to have a community meeting that he could come and give a 45 minute presentation.

   Betty McKnight discussed with Councilmembers the water tower road and the amendments to the Hillside Protection Area. Betty asked if the Meeting Agendas could be placed on the Website.
   Mayor Peterson responded they are already on the Website and on the State Website as well.

7. Announcements:
   a. Vote By-Mail postmarked by November 3, 2014
   Mayor Peterson, those of voting age who are registered to vote should have already received a Vote by-Mail ballot. It includes some of the Congressional Races on a National basis, many local offices, 3 amendments to the Utah Constitution and one issue regarding the Rap Tax, which the council discussed a few months back. That Tax would be 1/10 of 0.1% tax on purchases in Washington County that would be allocated to the Towns based on a combination of population and Town sales. The estimate based on 2013 sales figures is about $7,000 that would flow into Leeds from that 1/10 of 0.1% tax. If it doesn't succeed at the County level, it likely will be pursued at the St George City level next year.
   Councilmember Cundick, am I clear on the Rap Tax that if it fails on a County wide basis and if St George City goes forward to pass the tax then the revenues only accrue to the City of St George at that point?
   Mayor Peterson replied that is correct if it follows that path and discussed it further.

8. Public Hearings: None.

9. Action Items: None

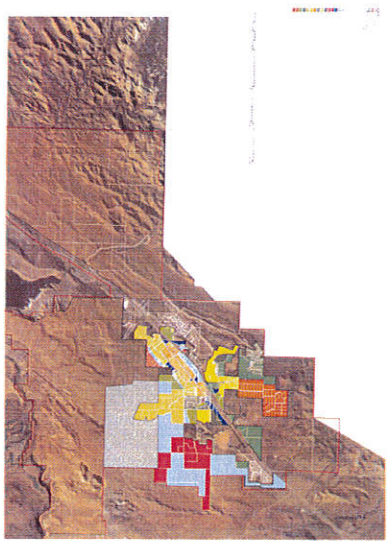
10. Discussion Items:
   a. Town Quarterly Financial update
   Mayor Peterson, I met with the Treasurer Councilmember Cudick and Bob Goldsberry the Clerk/Recorder on Tuesday and went over the budget and a summary has been prepared. I would highlight on the revenue side, something we had not done previously is factoring in the Class B&C road fund, which should be included. We don't have to necessarily spend them; however, they should be reflected in the budget. That is why the budget went from $300,000 to $550,000. Keep in mind that our typical spending will be around the $300,000 level. The following summary was submitted to Councilmembers;

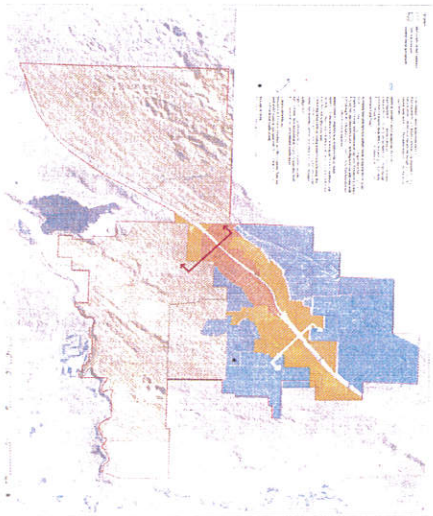
Source of Revenue	2014-15 Approved Budget	3 Months Ended 09-30-2014 Actual YTD	2014-2015 Comparison to Estimated Over (Under)
CHARGES FOR SERVICES	$52,075.00	$12,961.00	$39,114.00
CONTRIBUTIONS & TRANSFERS	$147,477.00		$147,477.00
Donations/Grants	$15,000.00	$2,250.00	$12,750.00
IMPACT FEES INCOME	$15,360.00	$10,240.00	$5,120.00
INTERGOVERNM'L REVENUE	$99,181.00	$8,317.00	$90,864.00
LICENSES & PERMITS	$26,175.00	$6,508.00	$19,667.00
MISC. REVENUE	$4,900.00	$1,701.00	$3,199.00
TAXES	$185,900.00	$31,831.00	$154,069.00
Total Revenue	$546,068.00	$73,808.00	$472,260.00

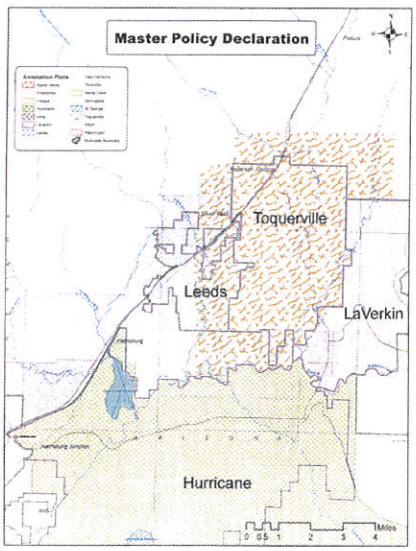
Source of Expense	2014-15 Approved Budget	3 Months Ended 09-30-2014 Actual YTD	2014-2015 Comparison to Estimated Over (Under)
CULTURE & RECREATION	$30,025.00	$4,521.00	$25,504.00
GENERAL GOVERNMENT	$206,921.00	$46,650.00	$160,271.00
HIGHWAYS & STREETS	$240,527.00	$3,449.00	$237,078.00
Parks/Public Works	$27,595.00	$5,235.00	$22,360.00
SANITATION	$41,000.00	$11,051.00	$29,949.00
Total Expense	$546,068.00	$70,906.00	$475,162.00
Net ordinary income-loss	$0.00	$2,902.00	-$2,902.00

Councilmember Rohr, I was interested if whether the Town is receiving any transient room revenue because we have 3 trailer parks and one of them does have some motel rooms. I checked with the County and got a print out and Leeds is not.
Mayor Peterson, I would be happy to follow up and see if there is any special categorization for an RV Park that would cause it to not have that particular tax applied, or whether or not we need to take action to implement a tax of that type on rooms here.
Councilmember Rohr, on the largest RV parks, I talked to the Manager and she said they're a subsidiary of a Salt Lake Company but that Leeds should be receiving what this particular RV Park produces.
Mayor Peterson, ok, I will look to follow up and find out details to what if anything needs to be done to change that situation.

b. Proposed Amended Annexation Plan for Toquerville.
Mayor Peterson, in our packets we have a series of 3 maps and one letter. 2 Maps are from our General Plan and the red lines indicate the approved Leeds Annexation plan. The other map, the Master Policy Declaration, was obtained from the County by Bob Nicholson, the Town Planner. It shows areas that have been indicated in the past; however, this is not Toquerville's current proposed amendment but areas that they have in the past indicated as future expansion plans. Mayor Peterson discussed the maps and Toquerville's current proposed expansion area. The maps being reviewed are below:







Mayor Peterson read the following letter that Bob Nicholson the Town Planner prepared to address some of the Towns concerns. Bob is taking the letter to Tocqueville's Planning Commission meeting tonight;

Toquerville Planning Commission, and Toquerville Town Council
212 N. Toquerville Blvd
PO Box 27
Toquerville, UT 84774

Dear Planning Commissioners and Town Councilmen,

This letter is in regard to the draft Toquerville Town Annexation Policy Plan currently under consideration in your town. We have reviewed your draft Annexation Policy Plan and the Amended Future Expansion Area Map included in the draft Plan. Leeds Town hereby provides the following input and objection to the proposed Expansion Area Map;

1. The Expansion Area Map is not consistent with the draft Annexation Policy Plan narrative in that the narrative, Section III.B.3 states, "The City does not favor the annexation of areas for which it does not have the capability or intention of providing basic municipal services, such as transportation, culinary and secondary water, wastewater removal, storm drain retention and removal, public safety services, parks and recreation services, phone , audio and video services, electrical services, and natural gas services".
2. The Expansion Area Map is also inconsistent with State Law in that UCA 10-2-401.5(4)(a) states, "In developing, considering and adopting an annexation policy plan, the planning commission and municipal legislative body shall attempt to avoid gaps between or overlaps with the expansion areas of other municipalities". The State Law further states (UCA 10-2-403(6) that where feasible the boundaries of proposed annexation areas shall be drawn to promote the efficient delivery of services.

The draft Expansion Area Map shows incursion into unincorporated areas in Silver Reef which are nearly surrounded by the existing Leeds Town boundary, and within the Leeds declared growth area. These areas can be serviced most efficiently by Leeds Town and are logical additions to Leeds Town. Roads, public safety, parks, and other municipal services can be provided by Leeds Town in much more efficient and logical manner than by Toquerville. The Toquerville Expansion Area Map would more than double the current size of Toquerville so the incursion into Leeds growth area, particularly areas already nearly surrounded by Leeds Town seems unnecessary and contrary to good planning for the logical extension of municipal services. Please refer to the attached map which shows the future growth area boundaries which seems to represent good planning from Leeds Town's perspective.

Thank you for considering our input into your draft Annexation Policy Plan and Future Expansion Area Map.

Respectfully,

Wayne Peterson,
Leeds Town Mayor

Councilmember Rohr indicated she would like to extend Leeds annexation area for future road connections and discussed it further with Councilmembers.
Councilmembers discussed the maps further and Toquerville's process for adopting an Expansion Area Map.

11. Citizen Comments: None

12. Staff Reports:

Councilmember Rohr, I have been trying to get ahold of Ryan with Horton Paving. He is not returning my phone calls about addressing the speed humps.
Councilmember Blake, I went up and hit those speed humps and you are correct, they need to be knocked down. The ones on Valley Road are fine but I will call Ryan tomorrow.

Mayor Peterson discussed the Main Street Curb and Gutter project. It will start on Monday October, 27 and should be complete within 3 weeks.

Councilmember Rohr, it has now been a year since the last work was done on Silver Reef Road, the speed humps and a few other areas in Town. I would like to revisit the issue of the sealant that we had a presentation on that could prolong the life of our current streets. It would be worthwhile in doing that next Spring.
Mayor Peterson they cannot put it on the gravel road that has been chip sealed; however, that does not mean we should ignore other roads that we could look at doing. I will look at getting more information on it.

Councilmember Rohr asked Councilmember Allen if he was Parks.
Councilmember Allen replied yes, I am Parks.
Councilmember Rohr, last year I took over Arbor Day and I was wondering if you would take that back?
Councilmember Allen, Sure.
Councilmember Rohr, we will need to schedule an Arbor Day again this year.

Councilmember Cundick, we have talked a little bit in the past about maybe trying to get a plan for a park up in Silver Reef. That is an ideal place to plant trees. There were some issues raised on no water that will need to be looked at so we could plant more trees. Beyond that, I understand there was a plan made at one time for a proposed park up there that I haven't seen. I think it would be useful if we can get that plan and see if it still meets our needs. Maybe we could use some of that Arbor Day work to begin planting some trees up there, if we can decide where and how to keep them watered. That's a long term plan and if we wait 5 years to plant, we don't get much benefit from having trees. Take that into consideration Councilmember Allen when you're looking at that.

Councilmember Allen, One thing I would bring to your attention is on roads. When you head up Silver Reef road and turn on Silver Hills, like you're going up to Bonanza or Eldorado. The street monument, the big boulder, at the intersection where you come off of Silver Hills and make a hard left turn was washed out during the last rain storm. I don't know whose responsibility it is, but we should take a look at it.
Councilmembers discussed it further; it is where Silver Hills turns into Bonanza. The Mayor indicated he will have Antonio look into it.

13. Adjournment:

Councilmember Blake adjourned the meeting.
Time: 7:44pm.

APPROVED ON THIS 12 DAY OF November, 2014

Wayne Peterson

Mayor Wayne Peterson

ATTEST:

Kristi Barker

Deputy Clerk/Recorder Kristi Barker