Town of Leeds

Town Council Meeting
April 8, 2015

1. Call to order:
   Mayor Peterson called to order the regular meeting of the Leeds Town Council at 6:31pm on April 8, 2015, at Leeds Town Hall, 218 N Main.
   A motion to close the public meeting and move into a "Closed" meeting to discuss litigation; as allowed by Utah state Law 52-4-205(1)(c) was made by Councilmember Allen, with a 2nd by Councilmember Cundick. 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

   The closed meeting began at 6:31pm and went until 7:06pm. The public meeting reconvened at 7:07pm.

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 Allen.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:
   Mayor Peterson, action item 8a on tonight's agenda will be tabled and expected to be on the April 22, 2015 Town Council meetings agenda. With that change to the agenda, can I have a motion to approve tonight's amended agenda and meeting minutes of March 25, 2015.
   Councilmember Rohr, I so move. 2nd by Councilmember Allen. 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

6. Citizen Comments: None.

7. Announcements:
   a. Eagle Scout project, CCC Camp
      Kody Allen, we are seniors in High School and we are in a government class that requires an A4 project to graduate. It requires some type of service for Government and we chose to help out at the CCC Camp.
      Caden Carhley, we first had plans to build doors for the CCC camp; however, that fell through with the short time at school and the funding. We talked to Ms. Barnes and she gave us the idea to repaint the awnings and trim around the buildings to make them look new again.
      Mayor Peterson, we do have someone in public works and I would just ask you to coordinate with him.
      Councilmember discussed the project with Kody and Caden further. The Mayor thanked them for their service work and their willingness to do it in the Town of Leeds.

   b. Eagle Scout project, Cemetery
      Logan Seegmiller, I am currently a Boy Scout and will be working on my Eagle project at the Cemetery. What I will be doing is relocating and rebuilding the directory and also update the plat map.
      Matthew Seegmiller, I will be refurbishing the 2 benches that are already there and build a few new ones. I will also be repainting the storage building and trash cans a brown color and put pvc pipe by the Veterans graves so it is easier to put flags up.
      Mayor Peterson, we sat down with Darrell Nelson and discussed this. Some of these projects Darrell has long wanted to see happen at the Cemetery. It is very nice that it is something that can finally move forward.
      Councilmember discussed the project and the Mayor thanked Logan and Matthew for their service work they will be doing for the Town.

8. Public Hearings: None.

9. Action Items:
   a. Discussion and possible action regarding adoption of Ordinance 2015-02, Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone
      Item tabled until next Town Council meeting.

10. Discussion Items:
    a. Leeds Monument Sign, Don Fawson
       Mayor Peterson, Don Fawson has brought me a proposal. What he has suggested is, on the Town Monument sign using reflective tape so headlights would illuminate the lettering at night. Don is willing to do the labor if the Town will cover the material.
       Don Fawson, the sign at the end of Town is a beautiful thing and it is unfortunate that it only works about 12 hours of the day because at night it just kind of disappears. I went down to Rainbow Sign and Banner and looked at reflective material. During the day it is black and at night it will light up. The cost is between $200.00 and $300.00 dollars for the material. It is

sold by the square foot and is about $13.00 a square foot. I will start out with about 16 square feet.
Mayor Peterson, how long will the tape last?
Don replied; where it is out in the sun, typically 3 to 5 years then you just replace it.
Councilmember Cundick, how easy is it to replace? Dose it peel off, or is it like masking tape that gets stuck.
Don replied; it is pretty sticky stuff. I have taken some reflective tape off a trailer I have been redoing. They do have a material that is made to take it off.
Councilmember Cundick, I am more concerned with how it is going to look in 3 to 5 years from now when it starts to fade or deteriorate.
Don, the problem to me is that leaving it the way it is, we don't get use out of that sign. If I am still around, I am still willing to work on it. If not, somebody else will have to take care of it.
Councilmember Rohr what about using a solar spot light, would that be sufficient to illuminate the sign?
Don, I have no idea what that would look like. My personal opinion is that this is the same material they use on the freeway sign. They do eventually deteriorate and have to be replaced, but the life span is very good and this would be much more even than just a little light down there.
Mayor Peterson, I thought about a solar light as well, but there were two things that concerned me. One is that solar lights are not attached to anything and the other part is we have a Lighting Ordinance, which I am sure we could satisfy. I think the spirit of the Lighting Ordinance is that we are trying to reduce the amount of light that is just shining around Town without a particular purpose. What I like about this idea is it will light up when someone is there to see it and then go dark when there are no longer headlights there.
Councilmember Allen, I like the idea. It is not an action item; however, being under $500.00 it does not need to be, so you have my support.
The Mayor indicated that we have money within this fiscal year's budget under roads and told Don he could go ahead with the project.
Don, I talked to Rainbow Sign and Banner and they will need a note from the Town to allow me to use the Town's account so it will be Tax free for this project.
Mayor Peterson, we will arrange for that tomorrow so you can get started as soon as you would like after that.

11. Citizen Comments:

Don Fawson has the following suggestions and discussed them with Councilmembers;

1. There is a large hole down in front of the Town Monument Sign that needs to be filled.
2. There is a large crack down the center of the road by Babylon and Boulder Way and a few small cracks on Babylon that need to be fixed.
3. Install curbing on the north side of Vista Road.
4. With the funds the Town will be receiving from the Rap Tax, consider putting in a pickle ball court at the Town Park.

Mayor Peterson, we did contract about a month ago to have a consultant come and do an assessment on all the Town's roads. We are mindful of doing preventative maintenance and we are expecting that report by next Town Council meeting. We will then know Town wide what the issues are. He is looking at the types of things you raised and I appreciate you raising them as well.
Don discussed Vista road with Councilmembers further.

Councilmember Allen while we are talking about roads, there are 2 spots that need some attention. There is a sink hole developing on Oak Grove Road right before you get to the bridge. A similar thing is happening on Silver Reef Drive about ¼ away from the intersection as you head towards the Museum.

12. Staff Reports:

Mayor Peterson, I was at a Mayor's association meeting for Washington County yesterday. There was a presentation by DXATC (Dixie Applied Technology College). They have received funding from the state for a little over $30,000,000 million dollars; however, the State has now told them that they want the $13,000,000 million dollar local contribution to be in place before they release any of the State money. This is to build a campus for the Technical College up on the old Airport site in St George. It will be a single building, three stories high that will provide room for their existing programs and currently planned programs. They now have 20 programs that generate certificates that allow people to advance themselves from an employment standpoint. The only entities that are able to really bond for it are, the City of St George and the County; they are the only two really in a position to do that. They are not dismissing that; however, they are asking if Towns are willing to pass a Resolution in support of the school itself and stating that they think it is something that is beneficial to our citizens and our business prospects in regards to that. It is just really a statement of support. We are not looking at doing that tonight, it's just trying to come up with ways so they would be able to make use of State money that's available by being able to successfully bond for it. The bonds would be issued to the public sector; they would be municipal bonds that would allow people the tax advantages. What needs to be done is convince these bond holders that it is a good risk lending money into this particular project. The property itself is not going to be owned by the school, so they are not able to mortgage against the property. The property will become State property as a result of the funding that they are providing. If at any point people would like to provide input, come and discuss this with me. It will be brought up again in a month at the Mayors' meeting, if people are interested in offering up these statements of support.

Elliott Sheltman, what is the name of the school and does it exist now?

Councilmember Allen responded, Dixie Applied Technology College and yes, they exist right now.

Councilmembers discussed the different building locations that Dixie Applied Technology College has now.

Steve Lewis, I had a son that graduated for there with a certificate and it has changed his life because it was technical and he needed that for his occupation. I have attended 3 classes within the last 6 months at the existing one. While I was attending the last one, I learned that Southern Utah Post Academy for Law Enforcement is held there. As far as I am concerned, it is the real deal. It is absolutely great and imperative to the people who want to further their careers and education in our Town.

Don Fawson, I took a welding class through them and it had to be held at the High School, which was limited in what they could actually do down there because they didn't have the facilities to do it.

Councilmember Allen, I think you will find stories like that throughout the community.

Mayor Peterson, I know one thing that I read about 6 months back is that, in the past 25 years the number of Bachelor Degrees that have been granted in the United States has doubled; however, over that time period the number of jobs that require a Bachelor's Degree has only grown by 35%. There is a bit of a mismatch and the types of programs that are offered at this school are different from those offered at Colleges and Universities. They lead people to

employment in fields that need employees right now. I know medical technology is one area that they have several programs in right now.
Steve Lewis, they are doing police and fire, that is my association with it, it's just good.
Councilmember Rohr, do you know if it is private.
Mayor Peterson, I believe it is part of a State system.

Councilmember Rohr asked Bob Goldsberry the Clerk/Recorder if he went to the Tree City USA luncheon?
Bob replied yes, I did and we received our award. I will discuss what the award was with you later.
Mayor Peterson, that's our second consecutive year of being a Tree City USA. Tony also participated in a work-shop regarding the care and maintenance of trees.

13. Adjournment:
    Councilmember Allen adjourned the meeting.
    Time: 7:37pm.

APPROVED ON THIS 22nd DAY OF April, 2015

Wayne Peterson

Mayor, Wayne Peterson

ATTEST:

Kristi Barker

Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Town Council CLOSED Meeting Minutes

April 8, 2015

1. Call to order:
   Mayor Peterson called to order the "Closed" meeting of the Leeds Town Council at 6:31pm on April 8, 2015 at Leeds Town Hall, 218 North 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

Councilmember Rohr arrived to the meeting at 6:33pm.

3. Purpose of the closed meeting was to discuss impending litigation and related matters as allowed by Utah state Law 52-4-205(1)(c)

4. Adjournment:
   Mayor Peterson adjourned the meeting with the intent of reconvening the Public meeting after a motion by Councilmember Allen and 2nd by Councilmember Cundick. 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

Time: 7:06pm.

APPROVED ON THIS 22nd DAY OF April, 2015

Wayne Peterson

Mayor, Wayne Peterson

ATTEST:

Kristi Barker

Kristi Barker, Deputy Clerk/Recorder