Town of Leeds

Town Council Meeting for
May 13, 2015

1. Call to Order:
   Mayor Peterson called to order the work meeting of the Leeds Town Council at 6:03pm on May 13, 2015, at Leeds Town Hall, 218 N Main.

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 Allen arrived to the meeting at 6:12pm.

2. Discussion on Town of Leeds Street Analysis with Daren Cottam
   Daren Cottam discussed the Leeds Street Analysis with Councilmembers.
   Councilmember Allen adjourned the work meeting at 6:51pm.

3. Call to Order:
   Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:02pm on May 13, 2015, at Leeds Town Hall, 218 N Main.

ROLL CALL:

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

4. Pledge of Allegiance by Mayor Peterson.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:
   Councilmember Allen moved to approve tonight's agenda and meeting minutes of April 22, 2015. 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

7. Citizen Comments: None.

8. Announcements:
   a. Monthly community pot luck barbecues, Last Friday monthly at 6:30pm, May to September in Town Park.
      Mayor Peterson indicated there will be a community pot luck on the last Friday of each month. Citizens that attend are asked to bring their own meat and prepare a salad or dessert to share.

   b. Wild West Days, September 11 and 12, 2015.
      Mayor Peterson indicated some work has been done for Wild West Days this year. The Town has received one vendor application, Dixie National Forest has been reserved and the pony express race is being worked on. The Town is still looking for volunteers to help out with the event.

9. Public Hearings: None.

10. Action Items:
    a. Approval of Tentative Budget 2015-2016
       Mayor Peterson, what I emailed out earlier today were the three sections that we have in front of us in a hard copy. They are revenues, expenses and the State format. What we have set up is spreadsheets that allow us to move from our Quick Book line items, which is what the revenue and expense detail is. Then it is consolidated and allocated so it ends up in a format the State wants to see. My personal preference is to look at what we utilize in the way of our books. It is additional detail for Council to look at and then it rolls up to the other. For example, if you were to look at the State report, you will get some very large numbers that do not have very much descriptive nature to them. If you were to look at expenses, you would see that administration accounts for $100,000 worth of expenses with no other detail behind it; therefore, we put the Quick Book spreadsheets in the front. I would like to start out by thanking Councilmember Cundick and Bob Goldsberry for the work they performed on this with me.
       Mayor Peterson discussed the budget and highlighted some of the changes;
       1. With the Rap Tax, we are anticipating $10,000 in revenue. That is indicated on the expense side for additional spending in the parks.
       2. We do not have a Main Street project this year, so the expenses and grant money is not reflected within the budget.
       3. CLG grants will be done by June 30th of this year; therefore, is not reflected within the budget.

       One more thing I would like to highlight is, you are supposed to bring into your budget any unspent B&C Road Funds, showing it as carryover revenue coming in and then as an expense. You are not obligated to spend it; you would just repeat the process going forward. If you back out the B&C Road Funds, we have a balance of revenue and expense of $312,000; however, if you look at the numbers, what you will see is they come up to about $210,000 more than that. You are looking at a total expense number of $524,000. Some of our professional services are still being budgeted at levels far in excess of what they run. I am appreciative that we have not had to spend that money in the past year; however, I think it is prudent for us to have the money in there for if a situation arrives where we need it, for one reason or another, in relation to development activity in Town. The process we will follow is to approve a tentative budget tonight, then make it available promptly in the State format. Next meeting we will have the Public Hearing and the first meeting in June we will be approving the final budget.

Mayor Peterson asked for a motion to approve the 2015-2016 Tentative Budget.
Councilmember Rohr, I so move. 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

b. Discussion and possible action regarding adoption of Ordinance 2015-02, Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone
Mayor Peterson, what we have in front of us is the amended Land Use Ordinance, Chapter 20, Hillside Protection Overlay Zone that we discussed at the last meeting. As a result of our discussion at last meeting, we are referring to the recorded document number that was provided by the County.
Councilmember Allen, the changes in the language, is that in section 20.2 at the bottom of the paragraph.
Mayor Peterson, that is correct.

Mayor Peterson asked for a motion to approve Ordinance 2015-02, amending and reinstating the Hillside Protection Overlay Zone, Chapter 20 of the Land Use Ordinance.
Councilmember Allen, I so move. 2nd by Councilmember Cundick.

Councilmember Rohr, so it is felt that we need to do this? Are we at a risk of legal actions possibly in the future? Where are we standing on that?
Mayor Peterson, we have a situation right now, where as a Town we have more homes than should be built in an area with a single access, being the only access. This would allow for a feasible alternative access to be developed for those existing homes, as well as, the new homes that will be built in the subdivision in which this access road would pass through. That road would allow for the connection of asphalt to asphalt from Silver Reef Road to Main Street.
Councilmember Cundick, for the record, I would just like to state that this in no way grant any exceptions to subdivisions or anybody else. This is limited to this road only and anything else must comply strictly with the rest of the Ordinance.
Mayor Peterson, that is correct, that is what this language does. Several months ago we discussed this and that was the preference, to make it clear that it is just this road.

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. Resolution 2015-02, Designating WCSSD Representative
Mayor Peterson, this is for the Landfill and other waste management issues. Angela was appointed as the representative from Leeds about 2 ½ years ago. As the County has gotten more involved with the recycling questions, they realized that their regulations require that there be an annual designation of the representative from each of the Towns, as to who will be voting on their managing body. This particular Resolution reappoints Angela for the calendar year 2015. We will remember to do this late December of this year so we are ready for the new year.

Mayor Peterson asked for a motion to approve Resolution 2015-02, a Resolution approving a representative to serve on the administration control board of Washington County Special Service District Number 1 for the calendar year 2015.
Councilmember Cundick, 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

11. Discussion Items:
a. Main Street curb, gutter and sidewalk
Mayor Peterson, as we were preparing the budget, it became evident that we are in what I consider to be a very happy situation. We have an accumulated fund balance that is slightly higher than the State permits you to have. You are permitted to have an accumulated fund balance of 75% of your revenues excluding roads and liquor allotment. As a result, we have two options, we can hurry up and spend it, or we could set up a Capital Improvement Fund. That would allow us to have time to spend it; however, would need to specify what it would be spent on. We have questions into the State that I don't think we have complete answers to yet, as to what our alternatives are. It may be that we need to do something before the end of June in order to make sure we are in compliance. I just wanted to get some input from the Councilmembers this evening. The amount of money that is involved is about $26,000. That is our best guess and could change depending on how the next 6 weeks go. It will be about $25,000 to round to a number.
Mayor Peterson indicated a possible project is to use the funds on Main Street for curb, gutter and sidewalks. The Town could seek a Public Safety Grant to help with those costs. The Mayor asked Councilmembers for their input.
Councilmember Rohr isn't there a possibility that UDOT could contribute to at least the curb & gutter and not the sidewalks.
Mayor Peterson, correct and what I am looking at is, even with what we did last year, the State wanted our contributions to be the engineering costs & the asphalt cost. Not to redo the road that needed some work in order to put in the curb and gutter, but where there was not existing asphalt yet. That added up to be about $20,000 plus for our share. I am thinking even with good contributions for others, it is an area where we will still need to spend some money to get the work done.

Councilmember Cundick, I guess the only thing I worry about is, if we can't get the extra money to supplement our amount. $25,000 will not do the job and once we go down this road, we are committed to the project.
Mayor Peterson, that is correct and one of the questions that I am trying to get an answer to is, if we have an excess fund balance, could they come & reduce our tax rate so that our ongoing revenue would be low enough to consume that money. As a result, if we needed to raise it back to our current level of taxation, we would need to go through a fairly involved process to adjust our tax rate. So my concern is, if we just so nothing, that we could be faced with that type of situation.
Gary Kuhlmann the Town Attorney, if you carry more than the statutory allowance that could happen.
Councilmembers discussed different options for the funds and identified Main Street curb and gutter and Silver Reef Park were both options for setting up a Capital Improvement Plan for the funds.

12. Citizen Comments: None.

13. Staff Reports:
Councilmembers discussed the proposed Local Option Tax.

Coucilmember Rohr, the MPO is looking at bike trails and walking trails. I was wondering if anyone had some thoughts on, if at some point, Leeds should think about putting in a bid for some of the money that will be allocated. It would seem to me that it would be appropriate to tie in a biking trail and walking trail from the circle of Leeds through Toquerville, La Verkin, Hurricane, Quail Lake and back to Leeds. It would also tie into Zions, which is being built as well.
Councilmember Allen, I would be in favor of that. Especially the section between Anderson Junction and Toquerville, there is no shoulder on that section of highway.
Mayor Peterson indicated that is something that we will keep in mind and should be included in the updates to the General Plan.
Councilmembers discussed the timeline on the updates to the General Plan.

Mayor Peterson indicated the Town could be receiving a bronze statue for the CCC Camp.
Councilmembers discussed the different locations available to put the statue.

14. Adjournment:
Councilmember Allen adjourned the meeting.
Time: 7:38pm.

APPROVED ON THIS 27th DAY OF May, 2015

Wayne Peterson

Mayor, Wayne Peterson

ATTEST:

Kristi Barker

Kristi Barker, Deputy Clerk/Recorder