Town of Leeds

Town Council Meeting for
December 9, 2015

1. Call to Order:
   Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:00pm on December 9, 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

2. Pledge of Allegiance by Councilmember Cundick.

3. Declaration of Abstentions or Conflicts: None.

   Councilmember Allen arrived to the meeting at 7:02pm.

4. Approval of Agenda:
   Councilmember Cundick moved to approve tonight's agenda and meeting minutes of November 18, 2015. 2nd by Councilmember Rohr. 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

5. Citizen Comments: None.

6. Announcements:
   a. Arbor Day Celebration, Saturday, December 19, 10am in the Town Park.
      Mayor Peterson indicated there will be an Arbor Day Celebration, Saturday, December 19 at 10am in the Town Park.

7. Public Hearings: None.

8. Action Items:
   a. Discussion and possible action regarding Plat Recording Agreement for Silver Pointe Estates.

Mayor Peterson, back in August, we had approved an agreement that the plat would not be recorded until the water issue had been resolved. A deadline for that had been set December 31, 2015. There have been a couple of questions raised with the State Authority relative to some of the wastewater plans. As a result, what is before us now is a new plat recording agreement that spells out the same situation, where we have a plat map ready to be recorded; however, because we do not have all the water and wastewater issues resolved, we would extend the recording of the plat until June 30, 2016.

Mayor Peterson asked for a motion to approve the Plat Recording Agreement for Silver Pointe Estates.
Councilmember Cundick, I so move. 2nd by Councilmember Allen.

Councilmember Rohr, has everyone signed it that is supposed to sign it, the water department (LDWA) and the Fire Department?
Mayor Peterson, LDWA is not a signature on the plat but the plat is prepared and ready as we had it back in August. No changes are being made to it. It is not signed yet by me; however, we are going to have a Mylar that the Town is going to circulate to make sure it is properly signed once the final conditions are met that are spelled out in this plat recording agreement.
Councilmember Rohr, what is a Mylar?
Mayor Peterson, a Mylar is the official form that is taken to the County to be recorded. It is a plastic type of material.
Councilmember Rohr, do we have clearance from the State on the remediation signed?
Mayor Peterson, I will ask Rick Sant, who is with us this evening. My understanding is we do not yet have the written approval from the State; although, that is not a condition that we have. We placed as a condition, the Town Council, that we would not issue any building permits until there was a written approval from the State. For reasons to be able to obtain financing, it was not required as part of the plat recording process. Is there an update from the State on the remediation?
Rick Sant, we are still working on it.
Councilmember Rohr, we have extended this a number of times and we don't have things in place that should be in place. I am not inclined to approve this.
Councilmember Cundick, I think a number of issues came up that we really had not planned on. I know the water rights issue was one that litigation came out of nowhere and I think that was something that was really unexpected and caused some delays.
Councilmember Rohr, didn't we know about that already when the extension was given?
Mayor Peterson, I believe we did know that water rights were going to be an issue. What we didn't realize was that one of the parties beyond the Town and the Developer was going to raise questions about a State approval that had already been provided, with regard to the treatment of the wastewater. The water right issue is something that is being worked on between LDWA and Silver Pointe Estates. The rights were originally conveyed several years ago and some questions were raised by LDWA with regards to those rights in recent months.
Councilmember Cundick, the water rights have been worked out as I understand it.
Rick Sant, that is correct. We have an agreement and the deeds have been recorded.
Councilmember Cundick, so that is no longer an issue is it?
Rick Sant, that is right.
Councilmember Cundick, it is satisfying whatever the State requirements are on the wastewater as I understand it.
Councilmember Rohr, so we have no water signature planned to go on the plat.

Mayor Peterson, that is correct, LDWA or Angel Springs, whoever is providing the water. Our Ordinance does not call for that signature. It is called for on the construction drawings. Councilmember Rohr, I might approve this if it was just going to our next meeting in January. Mayor Peterson, ok well we currently have a motion and a second. If you would like to propose an amendment, you could and then it would require a second. We would vote on the amendment, or we could vote on the original motion.

Councilmember Rohr made a motion to amend the plat recording date to our next meeting, January 13th, 2016, rather than June 30th.
Councilmember Rohr's motion died due to lack of a second.

Mayor Peterson, seeing there is no second, I would ask for a vote on the initial motion to approve the Plat Recording Agreement as presented.
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 Canyon Creek Drive drainage issues.
Mayor Peterson, I brought this up at the last meeting. I received notification that day from ProValue Engineering, Karl Rasmussen who was called out by Darren Cottam that he would be preparing some numbers for us. They are spelled out in this quote that is from November 18th. The survey would be $360.00 for the bridge (for under Canyon Creek Drive) and street drawings would be $1800.00. Project Management/Meetings were $1760.00. At this point, I would say we don't have to commit to the project management/meetings but if we want to have a series of bids prepared, at some point we are going to need the drawings in order to ask people to bid. I would suggest that tonight we would want to move ahead with the $2160.00 and we will continue the other portion of that when we are at the point of the project management phase.

Mayor Peterson asked for a motion to approve ProValue Engineering's survey, bridge and street drawings proposal from November 18th, 2015 in the amount of $2160.00
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

9. Discussion Items:
   a. Park Projects
      Mayor Peterson discussed the following 3 bids received from Allied Fence CO. for projects in the Town Park.
      1. $970.00 for new soccer goals.
      2. $550.00 for fencing to keep people off the Town Halls roof.
      3. $700.00 to repair the back stop on the baseball field.
      Town Council discussed the bids further and items will be on next month's agenda.

10. Citizen Comments: None.

11. Staff Reports:
    Mayor Peterson, Councilmember Allen is finishing his 4 year term on Town Council and I greatly appreciate the work that he has done. Thank you for your service.
    Councilmember Cundick, I appreciate you service as well.

12. Adjournment:
    Councilmember Allen adjourned the meeting.
    Time7:20pm.

APPROVED ON THIS 10 DAY OF February, 2015

Wayne Peterson

Mayor, Wayne Peterson

ATTEST:

Kristi Barker

Kristi Barker, Deputy Clerk/Recorder