

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, September 27, 2023

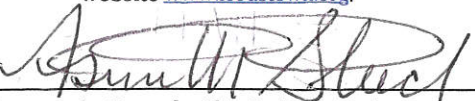
PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, September 27, 2023, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of Sept 13, 2023, Closed Executive Session
 - c. Meeting Minutes of Sept 13, 2023, Work Session
 - d. Meeting Minutes of Sept 13, 2023, Town Council Regular Meeting
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. Brian Hansen and Kohl Furley filed for their respective offices and were Un-opposed
 - b. Huntsman Senior Games Cycling event October 12, 2023
 - c. Update on Roads and Culverts for Valley and Vista, and Silver Reef and Oak Grove
 - e. Update on the Leeds Post office Status
 - f. Fall BLOOM Events update
8. Public Hearings: None
9. Action Items:
 - a. Discussion possible action regarding feasibility of local bands and musicians at Casa Tequilana
 - b. Action regarding Resolution 2023-03 to withdraw from the election for Town Council portion of the election ballot due to Candidates Furley & Hansen Un-opposed
10. Discussion Items:
 - a. Continued discussion regarding Wayfinding sign
 - b. Discussion regarding Tree Ordinance amendment
 - c. Establishment of a Farmers Market application
 - d. Discussion regarding responsible pet ownership and the need for individuals to clean up after their pets in the park
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. Adjournment

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting. The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting: The undersigned Clerk/Recorder does hereby certify that the above notice was posted September 25, 2023 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leadstown.org.


Aseneth Steed, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, September 27, 2023

Regular Meeting 7 PM

1. Call to Order/Roll Call: 7:13

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>X</u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>X</u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>

Town Planner Scott Messel present.

2. Invocation: Councilmember Wilson

3. Pledge of Allegiance:

4. Declaration of Abstentions or Conflicts: None

5. Approval of Agenda and Minutes Tonight's Agenda

a. Approval of Agenda of September 27, 2023

Councilmember Wilson moved to approve tonight's agenda of September 27, 2023. Second by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: Bill HOSTER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

b. Town Council September 13, 2023, Closed Executive Session Minutes.

Councilmember Stirling moved to approve Town Council September 13, 2023, Closed Executive Session Minutes Seconded by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	X	_____	_____	_____
COUNCILMEMBER: KOLE FURLEY	X	_____	_____	_____

c. Town Council Meeting Minutes of September 13, 2023, Work Session.

Councilmember Wilson moved to approve meeting minutes of September 13, 2023, Work Session. Seconded by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	X	_____	_____	_____
COUNCILMEMBER: KOLE FURLEY	X	_____	_____	_____

d. Town Council Meeting Minutes of September 13, 2023, Regular Meeting
 Councilmember Stirling moved to approve meeting minutes of September 13, 2023, Regular Meeting. Motion seconded by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	X	_____	_____	_____
COUNCILMEMBER: KOLE FURLEY	X	_____	_____	_____

Citizen Comments:

Alan Cohn said he noticed the proposal to permit music at Casa Tequilana. He feels it's a fantastic concept. Our town is undeniably charming, but it's often marred by disruptive background noises like traffic. Introducing some pleasant music into our community would be a wonderful idea.

Don Fawson had several suggestions and concerns to address during the meeting. One of his proposals was inspired by the current situation in Lahaina, Maui, Hawaii, where sirens were used to alert people about ongoing events. He suggested that the town's unused siren, which hasn't been maintained for years, should be reactivated. This would involve lubricating the siren, repainting its cover, and establishing a periodic testing schedule, perhaps not daily but weekly or bi-weekly.

He also inquired about the control of the siren, explaining that it had been linked to a signal from the fire department in the past but could also be activated manually.

Additionally, Don Fawson recommended clearing bushes and trees along the sidewalk to improve accessibility, possibly with the use of a pole chainsaw. He pointed out the need for repainting the speed bumps, especially the one on Silver Reef that had been vandalized, suggesting geometrically even stripes to enhance visibility.

Fawson also brought up the topic of Reverse 911, expressing a need for updating and ensuring that all community members were included in the system. He mentioned a previous approach to road maintenance involving a one-foot curb with rebar, suggesting it as a cost-effective alternative to full curb and gutter installation for future development.

Finally, Don addressed fire mitigation concerns and mentioned a previous practice of using goats to clear vegetation, expressing a desire to learn more about recent laws affecting this practice and explore potential solutions. He also mentioned past challenges in communication with Forest Service and BLM regarding vegetation management and requested Councilmember Furley's assistance in seeking connections to the relevant Forrest service or BLM official in this matter.

6. Announcements:

a. Brain Hansen and Kohl Furley filed for their respective offices and were Unopposed.

Mayor Hoster announced that Mr. Brian Hanson and Mr. Councilman Kohl Furley have filed for their respective offices, and both are unopposed. Brian Hansen will run as a writing candidate, as his name won't appear on the ballot. Another candidate had initially entered the race but was disqualified for not residing within the town boundaries. Therefore, it was proposed to continue with the resolution from the previous town council meeting, which means there won't be a primary election.

b. Huntsman Senior Games Cycling event October 12, 2023

The next announcement the Mayor gave was about the Huntsman Senior Games cycling event scheduled for October 12, 2023. It was emphasized that this event is well-organized and requires volunteers for tasks like traffic control. The event has been arranged with Hurricane Valley Fire and the Washington County Sheriff's Office.

c. Update on the roads and culverts for Valley, Vista, Silver Reef, and Oak Grove

Mayor Hoster provided an update regarding road and culvert maintenance for Valley Vista, Silver Reef, and Oak Grove. Culverts were installed, ditches cleaned, and road maintenance undertaken to mitigate flooding issues. Speed bumps were set to be repainted soon.

d. Update on Leeds Post office status

The Mayor also covered developments related to the Leeds post office bid. The bid was awarded to Derek Legg, and it was mentioned that Lisa Price may contest the decision, although the transition was being facilitated to keep the post office in Leeds.

e. Beautification & Leeds Outreach Committee (BLOOM) Autumn Events update.

The Beautification of Leeds and Outreach Committee has organized several community events, including a chili cook-off, a zombie walk, and a trunk or treat event on October 28th and a Halloween-themed movie in the park on October 31st. All of these events are expected to be family-friendly and open to participation from the community.

8. Public Hearings: None

9. Action Items:

a. Discussion possible action regarding feasibility of local bands and musicians at Casa Tequilana

Anahi Jaramillo representing Casa Tequilana, shared their interest in having live music on their patio due to numerous customer requests. Anahi expressed a desire to initiate this music feature by the end of the year, with plans for smoother operations in the following year. They sought guidance on the process and requirements for implementing live music at their establishment.

Mayor Hoster inquired about the proposed timing of the music performances and whether there would be amplification involved. Anahi indicated that the music would likely coincide with their business hours, possibly from 5:30 PM to 8 PM. She also mentioned that local bands had expressed interest, with various speaker setups that could adapt to the setting. Anahi acknowledged the need for further research.

The council members discussed the zoning regulations, noise levels, and potential disturbances. They concurred that Casa Tequilana could proceed with live music as per existing ordinances without the need for specific approval, provided it adhered to acceptable noise levels.

The consensus among council members was that any noise-related issues could be addressed reactively if they arose. They expressed support for Anahi's plans, believing that it would enhance the ambiance for patrons without the need for extensive regulatory parameters from the Town Council.

b. Action regarding Resolution 2023-03, To withdraw from the election for Town Council. portion of the election ballot due to candidates Furley and Hansen Un-opposed.

Mayor Hoster explained the reason for this withdrawal was that the candidates, Brian Hansen, and Councilman Kohl Furley, were running unopposed. The goal was to save the town money, as counting votes in this situation was unnecessary since there were no other candidates for the at-large seats.

The mayor called for a motion to withdraw from the election, emphasizing that this was the same decision made in our previous meeting but with the change in candidates.

We felt the need to review the approval. A motion was made and seconded to withdraw from the election for the town council portion of the ballot.

Before proceeding with the vote, the question of whether there was a conflict of interest was raised but dismissed.

The mayor noted that there wasn't any other viable option given the circumstances.

Councilmember Stirling motioned to approve the withdrawal from the 2023 Town of Leeds Election due to candidates un-opposed, and Councilmember Wilson seconded. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	X	_____	_____	_____
COUNCILMEMBER: KOLE FURLEY	X	_____	_____	_____

10. Discussion Items:

a. Continued discussion regarding Wayfinding signs.

There had been constructive dialogue with some business owners to find a way to comply with the current town ordinances while also providing wayfinding signs for businesses.

Several suggestions have been received from businesses, but some of these suggestions involved placing large signs on their property, which was not currently permitted. To do so, they would require a conditional use permit and permission from the property owner rather than just the business owner. No concrete proposals for these wayfinding signs have been submitted yet.

Despite the absence of solid proposals, it was noted that these signs would be a valuable addition to the town. The hope was to implement them soon, following the receipt of proposals, and then proceed with bidding for their construction. Additionally, a payment plan would be proposed to businesses for the maintenance and installation of these signs.

b. Discussion regarding Tree Ordinance amendment

Mayor Hoster said the next item was a discussion regarding an amendment to the tree ordinance. Mr. Fawson had previously brought up concerns about trees on private property that were encroaching onto public property, particularly around Main Street. The issue was that current town ordinances did not provide a clear means to address these situations, which could impact safety as pedestrians might have to step off the sidewalk and into traffic due to obstructed views caused by these trees.

Town Planner Scott explained that there was a "clear vision triangle" at road intersections that the town could enforce, even if it involved private property. This enforcement could be done through the town's violation process. He also mentioned that

some sections of the town code discussed requirements related to landscaping and sidewalks, potentially giving the town authority to address overhanging trees.

The council discussed the liability and costs associated with tree maintenance and removal, particularly when it involved private property. They considered whether the property owner or the town should bear the expenses.

There was a suggestion to send letters to property owners informing them of the situation and asking them to address it. However, concerns were raised about the lack of a specific ordinance that outlined the town's authority in such matters.

The council expressed the need for clear guidance and potential amendments to the tree ordinance to address these issues more effectively, particularly in cases where tree maintenance might involve significant costs.

In conclusion, while this was not an action item, the council acknowledged the importance of clarifying their authority and responsibilities regarding tree maintenance and removal on private property, particularly when it posed safety hazards or encroached on public property.

c. Establishment of a Farmers Market application

Council Member Stirling had identified an application used by a neighboring town for a farmers' market, which included provisions for liability and participant requirements.

The council discussed the application, and Council Member Stirling expressed concerns about the frequency of the farmers market, suggesting that it might be better to have it on the first and third Saturdays of the month rather than every Saturday to avoid conflicts with other events in the park.

Council Member Stirling also emphasized the importance of liability insurance and food safety permits for vendors participating in the market. She mentioned that the liability insurance could protect the town from potential lawsuits.

There was a discussion about whether vendors needed to have a business entity to participate, and it was clarified that having a certificate of liability insurance was essential.

The council considered the minimum number of sellers required to hold a market and agreed that the market's success would determine whether it was worth having one.

It was decided that the application format provided by the Farm Bureau was a good starting point, with some modifications based on Council Member Stirling's suggestions.

The council agreed to continue working on the Farmers Market application and qualifications without the need for it to go to the Planning Commission.

In conclusion, the council discussed the establishment of a Farmers Market and made plans to refine the application and requirements for potential vendors before moving forward with the initiative.

d. Discussion regarding responsible pet ownership and the need for individuals to clean up after their pets in the park.

The mayor began by explaining that the town had tried to facilitate responsible pet ownership by installing a couple of dog waste stations in the park. These stations included bags and disposal cans for pet owners to easily pick up after their dogs.

However, the mayor mentioned a recent issue that had arisen. He explained that the wheel of one of the dog waste stations had unexpectedly fallen off, rendering it temporarily unusable. Due to this situation, the station had to be abandoned for a couple of days until the necessary replacement parts could be obtained. The mayor recounted that during this time, he had personally taken it upon himself to repair the station, with the assistance of his son, Easton, who was responsible for lawn maintenance in the town park.

While the mayor and Easton were busy fixing the station, they observed a concerning pattern. Three different individuals, none of whom recognized the mayor or his son, brought their dogs to the park. These individuals let their dogs defecate freely without any intention of cleaning up after them. The mayor expressed his disappointment and concern about this recurring issue.

The council members engaged in a thoughtful discussion about the matter. They recognized that maintaining a clean and safe park environment was crucial for the town's residents, particularly for children and families who frequently use the park for recreational purposes. They emphasized the importance of responsible pet ownership and cleaning up after pets to ensure a hygienic and pleasant environment for everyone.

Council members also shared their perspectives on the issue. Some members noted that they were not hesitant to approach individuals who failed to clean up after their pets, and they encouraged other residents to do the same. There was a consensus that the problem needed to be addressed, especially considering potential health risks and sanitation concerns.

Additionally, council members considered the possibility of installing signage in the park to remind pet owners of their responsibility to clean up after their dogs. They acknowledged that clear communication and community awareness were vital in promoting responsible pet ownership.

The discussion concluded with council members agreeing that, in the future, they might need to take more comprehensive measures if the issue persisted. They hinted at the possibility of imposing stricter regulations or even considering a ban on dogs in the park if responsible pet ownership was not practiced consistently.

The mayor took a moment to share some somber news with the council. He informed them of the recent passing of Mr. Ron Whitehead, a well-respected figure in the area who had served as the director of public works for the county. The mayor described Mr. Whitehead as a young and dedicated individual who tragically experienced a heart attack and passed away. The council members expressed their condolences and extended their sympathy to Mr. Whitehead's family, recognizing his significant contributions to the county.

11. Citizen Comments:

Don Fawson expressed his concerns about the issue of pet owners not cleaning up after their dogs in the town park. He emphasized that he was not afraid to remind people to clean up after their pets and encouraged others to do the same. Don also raised questions about how the town would handle events like the chili cook-off and pancake breakfast in terms of liability and health requirements. He shared his appreciation for the town's efforts, especially the improvements made to VISTA and Valley.

Alan Cohn thanked the council for their work and acknowledged the challenges they had faced in the past year. He recognized that it had been a demanding period for the council, mentioning various developments and issues that had added to the stress.

12. Staff Reports:

Councilmember Furley reported that he was assigned the task of obtaining bids for asphalt work on Main Street, specifically for VISTA and Valley. He mentioned that Holbrook Asphalt provided a bid for the work, and while some questions arose following the completion of the work, he had received bids for other projects as well.

He also discussed the need for road paint to paint the speed bumps on Silver Reef and Valley and possibly adding another speed bump on Vista Road. Due to a backlog with professional painting companies, they might have to rely on community efforts to get this done. Furley expressed his willingness to assist with this project.

Councilmember Furley mentioned that the mayor identified areas in town that required improved surfaces or asphalt, particularly in the case of Battle Creek Mills Road from Main Street to Valley. He had received one contractor's bid for this project, but he was awaiting more bids.

He also discussed another gravel road on Valley Road, which he and the mayor identified as needing improvement. He mentioned that the bid for this project was \$96,000, and he was seeking clarification on the price difference between these two projects.

Regarding speed bumps, Councilmember Furley mentioned a potential addition near Vista and Boulder. He inquired about the status of a speed bump project with Mark and received confirmation that information was forthcoming.

Finally, he reported discussions about road repairs on a frontage road leading to the county line, which had issues such as shoulder damage and potholes. They were working on obtaining bids to address these problems and prepare the surface for potential future maintenance.

Councilmember Stirling raised a question about the road border specifications for Boulder Way. There was an agreement in place regarding the road's construction, but the specific requirements were not documented in the development agreement. Councilmember Stirling expressed a need to find the specifications and mentioned the possibility of sending it to the planning commission for inclusion in the land ordinance.

Councilmember Stirling inquired if the county or any other municipality had specifications for this type of road. Scott suggested checking any final plat documents, as they might include cross-section details.

She also expressed condolences to the Kershaw family and mentioned that Penny Weston was not doing well. She asked everyone to keep them in their prayers.

Councilmember Stirling suggested adding information about anyone interested in a farmers' market to the town's communication channels, including the Leads Family Fund and the mayor's monthly newsletters.

Dan Fawson requested consideration for improving the sidewalk and curb situation on the corner of Vista where there's currently gravel. He mentioned the need to address this corner's pavement.

Mayor Hoster noted that UDOT was involved in the road-related issues and discussed the challenges associated with road improvements.

Mayor Hoster provided updates on the fire district's funding situation. He mentioned that they have secured funding for the next year, including keeping all stations open and retaining staff. The mayor is also working with legislators to facilitate funds through legislative modification.

Additionally, Mayor Hoster expressed his appreciation for the community's efforts, including the BLOOM and volunteers from the Church of Jesus Christ of Latter-day Saints, and other neighbors helping each other. He emphasized that these efforts contribute to making the town a wonderful place to live.

The meeting was then adjourned.

13. Closed Meeting- None

14. Adjournment: 8:12

Approved this fourth Day of October 11, 2023.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder