

Town of Leeds

Town Council Work Session for Wednesday, October 22, 2025

Work Session 6:00pm

Call to Order: 6:03 pm

In Attendance: Mayor Hoster

Councilmember: Ron Cundick

Councilmember: Danielle Stirling Absent

Councilmember: Michelle Peot arrived at 6:25 pm

Councilmember: Kohl Furley

Town Planner: Scott Messel

a. Water Conservancy District – Ash Creek

Mike Chandler -Ash Creek Sewer District.

The meeting was called to discuss the requirements and process for Leeds to join a regional water supply agreement with the Water Conservancy District, which prefers towns to have sewer infrastructure before joining the regional water supply agreement. Leeds currently has an interlocal agreement for sewer with the Grapevine Wash SSD but expansion to other areas would need new approvals. Steps include annexation into Ash Creek Sewer District, engineering studies, cost estimates. If the state of Division of Water Quality funds is used, property owners may be required to connect to sewer lines, either immediately, upon septic failure, or property sale. All developers are responsible for funding sewer connections for their projects. The estimated cost for town wide sewer infrastructure could be \$5-8 million, and residents pay an impact fee, currently \$3100 and a monthly fee of about \$36.75. Funding can come from state loans with conditions or private bonds with higher interest rates and fewer restrictions. Some residents raised concerns about how switching from septic to sewer might affect local aquifer recharge, Mike Chander from Ash Creek District disagreed on the significance. It was recommended that Leeds conduct a groundwater study to better understand local conditions and inform future decisions. Virgin Towns' experience was cited as a useful example, including their approach to density and contamination studies. Leeds would gain representation on the Ash Creek board only after extending sewer to residents, not just upon annexation. The town maintains authority over land use and permitting. Other issues were brought up about odor and placement of pump stations. Ash Creek will address odor issues as needed when they arise. Homeowners are responsible for the cost and work of connecting their property to the main sewer line but can do the work themselves if inspected. Variances and exceptions for connecting to sewer are possible but should be recorded to avoid confusion for future property owners. The session clarified that moving forward with regional water and sewer agreements is a multi-step process, with significant local control and financial considerations. The town is not obligated to immediately install sewer lines, and residents will have input at each stage. The meeting emphasized transparency, careful planning, and learning from neighboring towns' experiences.

Adjournment: 7:07pm

Approved this 12th Day of November 2025.

Bill Hoster, Mayor

ATTEST:

Cari Bishop, Clerk

DRAFT