

# Town of Leeds

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## Town Council Work Session for Wednesday, November 12, 2025

### Work Session 6:00pm

**Call to Order:** 6:04pm

**In Attendance:** Mayor Hoster

**Councilmember:** Ron Cundick

**Councilmember:** Danielle Stirling Absent

**Councilmember:** Michelle Peot

**Councilmember:** Kohl Furley

**Town Planner:** Scott Messel

#### **a. The Cove at Silver Reef**

The meeting was a work session for the Town of Leeds, focusing on a development agreement for The Cove. The developer's attorney, Bruce Baird, outlined the main issues in the agreement:

**Dispute Resolution:** standard meet and confer, and non-binding mediation clauses are proposed. Arbitration for technical disputes was removed at the town's request.

**Number of Units:** The number of residential units is a central issue, as it affects the master plan and exhibits. The developer is seeking a straw vote to agree on a number aiming for a formal vote in December.

**Environmental Concerns:** topics include the environmental escrow fund, release conditions, and review periods. The developer is open to including specific environmental protections directly in the agreement if requested.

The attorney for the Town confirmed that the draft agreement contains highlighted and redlined sections for council review, indicating areas needing discussion.

Councilmembers raised concerns about:

The ability for the town to control environmental protections and prevent unilateral changes by the developer or DEQ.

The need for itemized cost estimates for oversight and environmental measures.

Ensuring the towns' ordinances and zoning rules are respected, especially regarding residential use and environmental covenants.

The structure and duration of the escrow fund, with suggestions for reserve funds to ensure long term financial stability.

The process for updating environmental covenants and maps as the development progresses.

The developer and town attorneys agreed to address these concerns, clarify language, and ensure the town retains oversight and control.

The session ended with plans to continue negotiations, provide additional documentation, and schedule further meetings to finalize unresolved issues.

**Adjournment:** 7:15pm

Approved this 10<sup>th</sup> Day of December, 2025.

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Bill Hoster, Mayor

ATTEST:

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Cari Bishop, Clerk

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