

# Town of Leeds

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## Agenda - **amended** Town of Leeds Town Council Wednesday, October 26, 2022

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, October 26, 2022, 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. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes of September 14, 2022
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
  - a. Leeds Halloween Chili Cook-Off, Saturday October 29, 3pm-6pm
  - b. Trunk or Treat, Monday, October 31, 5pm along Babylon Mills Road
  - c. Election Day November 8, 2022. Ballots mailed Oct. 18; Ballot box located at Townhall
  - d. Resignation of Councilmember Hunsaker due to health concerns
  - e. Candidate interviews and selection November 9, 2022 Town Council Meeting
  - f. Petition for Annexation Public Hearing date set for November 9, 2022
7. Public Hearings: None
8. Action Items:
  - a. Action regarding appointing Angela Rohr as Leeds representative for DTAC Meetings
  - b. Action regarding request for Silver Eagle extension in behalf of Mountain West Development
  - c. Action regarding Ordinance 2022-06, Petition for Annexation
9. Discussion Items:
  - a. Fiscal Year 2023 first quarter budget review
  - b. Discussion regarding potential CIB grant Project
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports:
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. Adjournment

The Town of Leeds will make 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 October 25, 2022 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](http://www.leadstown.org).**



Aseneth Steed, Clerk/Recorder

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# Town of Leeds

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## Town Council Meeting for Wednesday, October 26, 2022

### Regular Meeting 7 PM

#### 1. Call to Order:

Mayor Hoster called to order the regular meeting of the Leeds Town Council at 7:08 PM on Wednesday, October 26, 2022. This was an in-person meeting with an electronic option.

#### 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:	<u>          </u>	<u>          </u>
COUNCILMEMBER: STEPHEN WILSON	<u>          </u>	<u>X</u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u>          </u>

#### 2. Pledge of Allegiance: Mayor Hoster

#### 3. Declaration of Abstentions or Conflicts: None

#### 4. Approval of Consent Agenda

Councilmember Cundick moved to approve tonight's agenda and meeting minutes of October 26, 2022. 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:	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: STEPHEN WILSON	<u>          </u>	<u>          </u>	<u>          </u>	<u>x</u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u>          </u>	<u>          </u>	<u>          </u>

Councilmember Stirling moved to approve tonight's agenda and meeting minutes of September 14, 2022. Second by Councilmember Cundick. Motion passed in a Roll Call Vote.

#### ROLL CALL VOTE:

<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:		_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON		_____	_____	x

5. Citizen Comments:

Rhonda Mclaughlin: When we did that Huntsman game with a bicycle race through town, we were given a fair warning, and everything was posted. Well, this Saturday, there was numerous bicycles going through town. And then they were going out through Quail and there was running. Are they supposed to give us notice?

Mayor Hoster: You know, I was not aware of it either. I asked about it. I understand that that was the Iron Man training.

Rhonda Mclaughlin: That's what I thought but I feel that maybe our town should have been warned. They are going right down Main Street

Mayor Hoster: I noticed that. Good comment. I had not received any comments from the Iron Man committee but that is what we found out. In the future I have asked them to make sure that if they are coming through our town that they let us know.

Kohl Furley: Last weekend, we actually had an event, and it was a small triathlon that they do out to Quail Creek. We were averaging an event every weekend now. It is probably double than what we have been in the past, what is a lot of our people are dedicated to the EMS side of that. So, what I can do is talk with our chief and see through their application process, if we can put it in there that they notify any towns that they might be running through or causing any traffic issues. That way if that can help solve some of that, because I did notice that as well. Driving down Highway 81, towards Quail, there was quite a few issues where the wind was blowing so they could hear that someone was behind them. And so, their traffic was backed up for some time. There are some ways we could clear that up a little bit. We will see if we cannot help it from our side.

As far as the statistics from the fire district we are right now at 39, 099 calls as of right the second. Last year, we averaged just over four thousand. And I think this year, we are going to probably be around 1500 More than that. It is pretty crazy how fast things are picking up first for us. we are pleased to announce that we did a promotional exam for engineers. we have full time engineers. For anybody that does not know what that is, these people are dedicated to the operations of the fire engine. Their job, their sole purpose is to get the crews there safely, make sure that the water gets to the end of the nozzle effectively, safely at the right pressure. They know the tools inside and out; they know how to operate the ladder safely and effectively. They know the limitations of every vehicle that they operate. Our test was a pretty vigorous test form. We had some that passed, and some did not. now they know what to prepare for the next try. But we are pretty happy and bringing those engineers on and we know that they will do a great job.

Just as a reminder, burned season closes November 15. Any burning needs to be done before then after the burned season closes, really the only burning that is allowed is agricultural. And so, some people kind of think, well, if I get on the phone and I tell them that is agricultural, that will be fine. But if something happens, and it gets out of hand, and we find out that, you know, it is not agricultural, then you can also receive a reckless burning citation, which is no fun. So, try to get all your burning done after the burned season closes, you are left with the option of letting it stay wherever it is, until the next season opens in the spring, we are hauling to the landfill, which is another great option. That is everything I have for you today. I know our wildland season is kind of wrapped up the have expressed that it was not as busy as it has been in previous years. And even California. Right now, they would usually be deployed out to California from now until Christmas. And it is actually slowed down quite a bit for them so that I am not saying the California is not burning in places, but they are not burning severely enough that they have asked for outside help from our state or any others. So that's all-positive things.

Councilmember Stirling: Does the Hurricane Valley Special Service District charge the events that are utilizing the service? Does that subsidize most of it for the communities?

Kohl Furley: Yes, that is an excellent question. So, when an event comes into town, except for Ironman, I cannot define that for you for Ironman because that is an agreement that is done through the county. So, I do not know if the county moves money over. But I know that we have. We have allocated five ambulances and crews to staff for the Ironman because of the amount of people that are in that. But for instance, the event this last weekend, if they have an event that is over five hundred people that are going to be there, then we require them to fill out a permit. Then we do an assessment on what is needed. So, on a triathlon, they may need an ambulance and then they might need a UTV to go off into the brush where people are running, if it is like, you know, a cross country type event. And then we say okay, so for that ambulance, the state rate that set by the state is this much money and then for a paramedic and an EMT to staff that because it takes to minimum, it costs this much money per hour. And then they tell us OKAY, we want them there from 8am to till 8pm. And then we total that all up and that is what they pay. And then if there are any last-minute changes, like hey, you know, we had five thousand More people registered than what we thought we need another three ambulances, well, then we take that contract and we rework it so that it benefits. I should not say benefit, but it covers the needed help above and beyond what they originally thought so.

Councilmember Stirling: So, taxpayers are not funding events.

Kohl Furley No.

## 6. Announcements:

- a. Leeds Halloween Chili Cook-Off, Saturday October 29, 3pm-6pm

b. Trunk or Treat, Monday, October 31, 5pm along Babylon Mills Road

c. Election Day November 8, 2022. Ballots mailed Oct. 18; Ballot box located at Townhall

Mayor Hoster: Next is please mark on your calendars and participate. If you have not done so already by mail the election day of November, the eighth for 2022 ballots were mailed out October 18. And there is a ballot box here in town hall. You do not need to tell anybody that you are putting the ballot in it is recorded so everything is legitimate.

d. Resignation of Councilmember Hunsaker due to health concern

Mayor Hoster: The next item, I wish to take just a few moments to share our gratitude for Councilmember Lorrie Hunsaker. Due to health concerns, we received her resignation that was effective October 11. We were given notice to the town.

e. Candidate interview and selection on November 9, 2022, Town Council meeting

For any applicants that are interested in participating in that we do have a process that has to be facilitated. Candidate interviews and selection are anticipated for November 9th at the Town Council Meeting. We have essentially 30 days to fill that position.

f. Petition for Annexation public Hearing date set for November 9, 2022

Last item of announcements is the petition for annexation, the public hearing. We have not set on the agenda for November 9, 2022. That is not going to be accurate. The petition for annexation public hearing date must be 30 days after the acceptance of the annexation application, which we will be facilitating tonight. So, it will be a public hearing for 30 days after tonight.

7. Public Hearings: None

8. Action Items:

a. Action regarding appointing Angela Rohr Leeds representative for DTAC Meetings

Mayor Hoster: The appointment of Miss Angela Rohr as a representative for the town of Leeds to the DTAC meetings. Our Department of Transportation organization within the community that works with the five counties and this individual will be able to take notes and bring messages from the town council to the DTAC meeting as a volunteer.

Councilmember Stirling motioned to approve the appointment of Angela Rohr Leeds representative for DTAC Meetings. Councilmember Cundick 2<sup>nd</sup> the motion. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	x
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____

b. Action regarding request for Silver Eagle extension on behalf Mountain West Development

Mayor Hoster: Next Action item is regarding a request from Silver Eagle Development for an extension in behalf of Mountain West development. For the record, their request reads as such. Mayor Hoster, City Council and Planning Commission Mountain West development would like to request a one-year extension to our final plat approval from January. This year as we work through the final steps needed to cooperatively design the water system updates with LDWA and the septic sewer designs. We still want to move forward as soon as possible on the project but would appreciate the extension.

A few updates on the project:

1. Water, we have successfully found water that has been accepted by LDWA. But now we need some extra time to work with the LDWA on the construction drawings and details around system updates and changes in order to record.
2. Septic and sewer. With the potential movement on sewer in the area. We prefer to work with those pulling that system together. But in the meantime, we have been working with Carl Rasmussen in designing our solution to the septic. This process is taking considerably longer than we had than we had expected. We appreciate your patience and that of the city to and look forward to being your neighbors.

Thank you, Devin Anderson.

This notice allows us to extend formally their application for another year. As requested as such, they have experienced unforeseen circumstances that have caused them to extend the development process. Are there any questions before we move for a motion?

Councilmember Stirling: just wondering why they just do not come back when they are ready.

Scott Messel: What it what ends up happening is though this it is not common; it is not unheard of. It is actually talked about in state code and in many jurisdictions code. If all the entitlements and everything cannot be taken care of and everything, they need to get in to place normally the final plat would expire if it had not been recorded in time before improvements and all that is done. People ask for an extension and often they are granted for a year or 18-month time period. The reason why They would not want to let that lapse is they would have to go back through all of the vesting. Pulmonary plat, final plat, and public hearing.

Councilmember Stirling: Okay

Mayor Hoster: Good question. No, I did not know about any of that. Any other questions or discussion before we move for emotion?

Councilmember Stirling: How often has this been done in the county and what are some of the things that we need to be aware of?

Scott Messel: We've had several in Washington County, actually up in the Dammeron Valley area because of some of the complications with the septic large hybrid sewer system that we are doing up there. And then in some of the jurisdictions that worked for it was quite common up in Davis County. What I would recommend is give it a year, but you could request an update at the six-month mark, just to see how things are going and just to stay informed.

Mayor Hoster: We could grant a full extension with a six-month update. We do have the applicant present if we have any questions for them, they are able to address them.

Councilmember Cundick: I guess the only question I had was, what are the other changes contemplated?

Devin Anderson with Mountain West development: As far as the plat and everything else, we would like to stay away as designed. The only change that's potential is the one mentioned on sewer septic, but water has been resolved.

Councilmember Cundick: So, you are working the sewer and the septic simultaneously?  
Devin Anderson: We are working on the septic. Sewer is a little bit out of our control, but we are actively discussing with people that are interested in doing it to see if that is a potential.

Mayor Hoster asked for a motion to approve the extension to January 2024 of the Silver Eagle development with a six-month update. Councilmember Stirling Moved.  
Councilmember Cundick seconded the motion. Motion passed in a Roll Call vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
<b>MAYOR: BILL HOSTER</b>	x	_____	_____	_____
<b>COUNCILMEMBER: DANIELLE STIRLING</b>	x	_____	_____	_____
<b>COUNCILMEMBER:</b>	_____	_____	_____	_____
<b>COUNCILMEMBER: STEPHEN WILSON</b>	_____	_____	_____	x
<b>COUNCILMEMBER: RON CUNDICK</b>	x	_____	_____	_____

b. Action regarding Ordinance 2022-06 Petition for Annexation

Mayor Hoster: This moves us into the third action item which is action regarding ordinance 2022-06. This is the petition for annexation as discussed prior for the annexation of the Zions landing and right property provided to the town facilitated by the county with the next steps being that of a public hearing which would be 30 days from acceptance of the petition that I will go ahead and read it.

Mayor Hoster read Ordinance 2022-06.

Matt Loo said the acres were switched and corrected them.

Councilmember Cundick made a motion to approve Ordinance 2022-06, Petition for Annexation conditional upon the lower portion modification of Zions Landing for the two hundred acres and Wright Direction for the 419 acres.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	x
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____

9. Discussion Items:

a. Fiscal Year 2023 first quarter budget review

Mayor Hoster: The first item for discussion is the fiscal year 2023 First Quarter budget review, this budget review has been provided to Town Council. Of which take as long as you would like to review, we also have an addendum to this for your review on the donations acquired by Councilmember Hunsaker for the cemetery improvement project. We did not have a breakdown of that in the, in the budget.

I have gone through this. But while this is being reviewed, I just want to point out we have had some significant generous donations by citizens within the community for the restoration of the cemetery. We wish to extend a very heartfelt and sincere gratitude for Lorrie Hunsaker's efforts in organizing all of this and facilitating the efforts to really help our community in this effort. What a wonderful effort and I know many of you wish to extend that as well. So, thank you for that.

10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).

William Mclaughlin stated the parcel numbers on the actual Petition for Annexation were incorrect but Council discussion with Matt Loo verified both parcel numbers and acre count were correct.



William Mclaughlin: Another question, at what point does the state have any kind of mandate for our own services, own police department?

Mayor Hoster: Okay, now that is a great question. And some fall within the strata of the size of the town depending more on the population versus that of the landmass of the town. Those circumstances are not set in stone more so than we have reporting obligations that are associated with that population. As other infrastructure needs arise, then the Town Council is presented with the option of implementing those. And we currently are under contract with Hurricane Fire Service District for our fire and the Washington County Sheriff's Office for our police. But should the circumstances exceed those capabilities, then we are going to be prompted to look at other alternatives. Thank you.

Matt Loo: I am representing Zions Landing and Wright Direction Development. What we'd like to propose as we go through the process of entitlements, is to look for a location and I'll probably try and visit with battalion chief and Fire Chief Furley as well as the County Sheriff's office to try and figure out a way to put a substation that can serve both police and fire at our location on that on the project. So that is some of the ideas that we are working on considering just to kind of help with providing kind of service.

#### 11. Staff Reports:

Angela Rohr: Just briefly, the background of DTAC is a once-a-month meeting. It is an advisory committee to the MPO, which is the Metropolitan Planning Organization. It was a couple of months ago, there was a meeting that we had, I do not remember what you think it was here. And, Susan, you might remember it was about the bus stop. And the problem of too much traffic with that proposed RV storage. At the last meeting, there was something that caught my attention. There is federal money available, called Safety Step to School that maybe next year, we might be able to work out something.

Mayor Hoster: Unfortunately, we did not have anybody available to attend another grant opportunity provided by the Five Counties and my wife who is unable to be here tonight, Tori Hoster attended that. She gave me some notes to share on her behalf of this grant application of which there is about \$800,000 that are available. And it does enable the town to build something to help the community some sort of a building or some sort of a service. However, the process for this requires that there be a public hearing. And then from this public hearing, we have 10 days. We do the do the notice that we do the public hearing at this public hearing is a period where citizens are requested to give ideas for things that we would like to see within this grant application. And then we would come back when we try to do all the map and then provide for that service. Some of the concepts that were brought up We're a community center, we can also purchase land. For those purposes. Another service that was brought forth was the possibility considering we don't currently have a store and we certainly don't have a pharmacy or health care, a bus that could be staffed by a person, a driver that could transport some of our seniors who might need this service, and may not be willing or not willing, but able to drive on the interstate to get to where they need to go. So, some of those things that can help the community are available options within this grant. We will go ahead and try to move forward with

getting that public hearing available for recommendations. So, if any of you have ideas and you want to conjure those before this meeting that that might be beneficial. That is that NCI portion of staff reports for this Town Council, therefore, I will ask for a motion to close the meeting and adjourn. Second meeting is adjourned thank you very much everyone.

12. Closed Meeting- None

13. Adjournment: 7.43

Approved this Ninth day of November 2022.

  
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Bill Hoster, Mayor

ATTEST:

  
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Aseneth Steed, Clerk/Recorder