

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, June 14, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, June 14, 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 May 24, 2023
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. Leeds 2023 Municipal Election Candidates Jodi McGregor, and Kohl Furley
 - b. Dumpster Days, June 16, 17, & 18 2023 Dumpsters located on Cherry Lane
 - c. Fourth of July Festivities
8. Public Hearings:
 - a. 2023-2023 Tentative Budgets for the General Fund and Capital Improvement Fund
9. Action Items:
 - a. Resolution 2023-01, Adoption of the 2023-2024 Budgets for the General Fund and Capital Improvement Fund
 - b. Arbor Day Proclamation, June 17, 2023
10. Discussion Items: None
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 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 , 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.


Aseneth Steed, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, June 14, 2023

Regular Meeting 7 PM

Call to Order/Roll Call: 7:00

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>X</u>	<u></u>
COUNCILMEMBER: DANIELLE STIRLING	<u></u>	<u>X</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

Invocation: Pastor Jim

Pledge of Allegiance: Mayor Hoster

Declaration of Abstentions or Conflicts: None

Approval of June 14, 2023, Agenda

Councilmember Wilson moved to approve tonight's agenda of May 24, 2023. Second by Councilmember Furley .

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></u>	<u></u>	<u></u>	<u>X</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>

Town Council Meeting Minutes of May 24, 2023

Councilmember Furley moved to approve the Meeting Minutes with the correction of spelling to Peot of May 24, 2023. Second 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: KOHL FURLEY	x			

6. Citizen Comments:

Michelle Peot, I wanted to provide a brief update following our last meeting where I mentioned that I would prepare a proposal on optimizing our website. I have sent you a detailed PowerPoint presentation, but in summary, here are the key findings. According to state law, we are obligated to post documents on both our website and the state website. This includes any additional materials, such as presentations. However, upon review, I discovered that we have been inconsistent in fulfilling this requirement, with some items missing. Maintaining these documents in two separate locations seems redundant. To address this, I examined Toquerville's approach. On their town website, they directly link to the state website for accessing town council meeting minutes and planning commission records. This eliminates the need for duplicate storage and technical support on our end. They also offer assistance in optimizing document searchability, including techniques such as automating PDF generation to enhance text search capabilities instead of relying solely on scanning. It would be beneficial to meet with Toquerville to explore how we can improve our document organization. Additionally, we can adopt a similar approach to Toquerville by attaching draft ordinances or changes to meeting minutes and making the finalized versions easily accessible on our website. To ensure a smooth transition, we should address any discrepancies in our existing records. Regarding hyperlinks to the state website, we can simply include them in our documents, along with guidance on using the advanced search feature. It's worth noting that navigating the state website's search function may not be intuitive due to the distinction between public bodies and entities. As for ordinances on the state website, Toquerville's model includes the agenda, meeting minutes, discussed draft ordinances, and approved final versions as attachments to the relevant meetings. Although we have some gaps in our records, we have previously stored a significant amount of documentation. Lastly, we need to determine where to store the required audio recordings from the meetings. It would be logical to utilize the state website for this purpose, as we have done in the past, aligning with established practices. Please ensure that all necessary documentation is uploaded to comply with open records regulations. Let me know if you have any further questions or concerns. Thank you.

Doris McNally, I have a quick question regarding the construction activity we observed on Silver Reef road last week. There have been indications that it might be chip sealing. Could someone confirm this so that I can inform the homeowners?
Mayor Hoster confirmed yes, it is chip sealing. However, I do not have information about the specific location and extent of the project.

McNally said I know it extends up to the Silver Reef homes and the museum as they have been working on the side of the road in that area. I spoke to the workers there, and I also reached out to Mr. Whitehead, who oversees these matters, and he confirmed that it is chip sealing. However, he did not provide me with details about the extent of the project. If the council could find out and inform me,

I would be happy to post an update. I have received numerous inquiries about the end of Silver Reef Road, and it would be helpful to provide accurate information.

On a related note, I would like to add to what Michelle mentioned earlier. I recently learned that the COVID funds allocated to the heat program, which assists low-income families with utilities such as electricity, gas, and water, are being reduced. In the case of water, the program is actually being eliminated as the COVID funding ends in September. We can expect to see these changes as the COVID funds are withdrawn. Thank you for your service, and I appreciate the opportunity to share this information.

Martha Ham, I wanted to inquire if Danielle or our attorney, is present at the moment.

Mayor Hoster said No,

Ham said, through the research conducted by Michelle Peot and Councilmember Stirling, it has come to light that the development agreement for Silver Pointe Estates has expired. I am curious about the next steps in this matter. I assume a new development agreement will need to be drafted, and I believe this will result in a more informed council regarding the situation with the land. Please note that I do not mean to imply that the previous council was uninformed, as I myself was unaware, as were members of the community. It is only recently that we have begun to understand the gravity of this situation. So, my question is related to the expiration of the development agreement.

Mayor Hoster provided an update on this matter. He said we were supposed to have a discussion with their legal counsel, but I informed him that I would not proceed until I had spoken with our legal counsel beforehand. We provided our counsel with the relevant information, and his response was that he had not reviewed it yet. We presented all the information, including the fact that the agreement has expired, for his assessment to determine whether it is indeed expired and if any related issues, such as those arising from COVID, need to be addressed. We wanted to identify any force majeure clauses that may apply. Once our counsel has reviewed these aspects, we will schedule the meeting with their legal counsel. So, they are in the process of arranging that meeting after our counsel has had the opportunity to evaluate the information. I commend you for bringing this matter to our attention.

Martha Ham clarified, the agreement expired before the COVID situation arose, specifically in 2018.

7. Announcements:

- a. Leeds 2023 Municipal Election Candidates: Jodi McGregor, and Kohl Furley

Mayor Hoster said, the first announcement pertains to the upcoming municipal election in 2023. So far, two candidates, Jodi McGregor, and Councilman Kohl Furley (the incumbent), have registered for the two open seats. This means that a resolution from the

town council will be required to forego a primary election if there are no write-in candidates.

In addition, there has been a proclamation issued by the governor regarding a special election. This special election is related to a primary for congressional district two, as Congressman Stewart has resigned from his post. It should be noted that while a primary election will take place, it will not involve the town's elected officials.

- b. Dumpster Days, June 16, 17, & 18 2023 Dumpsters located on Cherry Lane
- c. Fourth of July Festivities, Pancake Breakfast at 8:00a.m. Parade starts a 10:00a.m.

Doris McNally, Beautification of Leeds Outreach Committee(BLOOM) treasurer/Publicity Coordinator reported for the July Fourth activities.

In the morning, there will be a Patriots pancake event for the town residents. It will start at 8 o'clock and cost \$5 per person or \$20 for families of up to six individuals. Stephen Wilson has graciously offered to lead the event. Following that, at 10 o'clock, there will be a parade using the same route as in previous years. The map has been posted at the post office and is also available on the Family Fun Facebook page. The community has been encouraged to participate and create floats. The parade will have four sections dedicated to honoring veterans, children (including children on decorated bicycles), pets, and classic cars. The Blue Committee, led by Lenient Stevens, is assisting with organizing the event. Participants have been asked to register, and awards will be given for certain categories.

Councilman Furley as the Beautification of Leeds Outreach Committee (BLOOM) Chairman, gave an update on the fireworks which will take place on the Fourth of July. They will be purchasing the fireworks from an approved vendor and launching them from the corner of Main Street and Vista. Precautions will be taken to ensure safety, including mitigation work and involvement of the wildland crew from the Hurricane Valley Fire District.

There was also discussion of a possible pie contest or bake-off to be coordinated with the fireworks in the evening, but further discussions are needed to finalize the details. Thank you for sharing this information and providing the updates.

Mayor Hoster announced his declaration of candidacy.

I want to inform you about an important development regarding US Congressman Chris Stewart. Unfortunately, he is resigning from his position due to his wife's poor health, and I kindly request that you keep them in your thoughts and prayers. The situation seems to be quite serious and dire, and I am truly grateful for Congressman Stewart's dedicated service. Following his resignation, several individuals, including myself, have expressed interest in running for the vacant congressional seat. I have been encouraged to pursue this opportunity, and I have decided to do so. It's important to note that if I were to participate in the primaries and ultimately win the congressional seat, it would not result in any immediate changes for the town of Leeds. I would still continue in my current role

as mayor. However, according to our town policy, in the event of my victory, an ordinance would be proposed by the mayor for the appointment of a new mayor, subject to a vote by the town council.

While I acknowledge that the likelihood of this outcome is uncertain and could be considered a long shot, I believe it's important to keep everyone informed about the potential changes and ensure transparency in the process. I wanted to address this matter and make sure that everyone in our community is aware of what is happening. Thank you for your understanding and support during this time.

- 8. Public Hearings:
 - a. 2023-2024 Tentative Budgets for the General Fund and Capital Improvement Fund

Councilmember Furley made a motion to open the Public Hearing for the 2023-2024 Tentative Budget for the General Fund and the Capital Improvement Fund. 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: KOHL FURLEY	x	_____	_____	_____

Mayor Hoster asked for any questions regarding the draft budgets and observed they were posted on the website as drafts. Angela Rohr asked about the road chip seal on Silver Reef road and who was responsible for the stripping. Mayor Hoster clarified the work was being done at the county's expense free of charge to the Town of Leeds and curb and gutter was not a factor in the project. Mayor Hoster expressed appreciation for all her volunteerism.

Councilmember Cundick moved to close the Public Hearing. Seconded by Councilmember Wilson. 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: KOHL FURLEY	x	_____	_____	_____

9. Action Items:

a. Resolution 2023-01, Adoption of the 2023-2024 Budgets for the General Fund and Capital Improvement Fund

Councilmember Cundick made a motion to approve Resolution 2023-01, Adoption of the 2023-2024 Budgets for the General Fund and Capital Improvement Fund. Seconded by Councilmember Furley

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: KOHL FURLEY	x			

b. Arbor Day Proclamation, June 17, 2023

Mayor Hoster read the proclamation. WHEREAS, In 1872 J Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the plating of more than a million trees in Nebraska, and

WHEREAS trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, I, Bill Hoster, Mayor of the Town of Leeds, do hereby proclaim June 17th, 2023, as Arbor Day.

In the town of Leeds, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

10. Discussion Items: None

Closed Meeting: None

Citizen Comments:

Angela Rohr told of the tradition of planting at least one tree for Tree City USA. Mayor Hoster assured us that the tradition is being maintained.

Michelle Peot said I've been having conversations with many individuals lately, particularly with some senior citizens who are concerned about the fate of the local farmer convenience store. It seems that some of them have difficulty accessing the grocery store, and they recall hearing about a possible grocery delivery service that was offered once a week or so. I wanted to inquire if this service is still available for them.

As far as I know, the grocery delivery service was previously provided by the former owner of the store. You may find more information about it at the post office, but I am uncertain if it was a town-sponsored initiative.

Staff Reports:

Councilmember Cundick said I attended a meeting on behalf of the mayor where the focus was on gangs and violent crime in the area. The purpose was to update the mayors on the extent of gang and juvenile-related offenses in the county and discuss the formation of a task force to address these issues. Several representatives were present, including the St. George Police Department, gang detectives, former judges, and individuals experienced in dealing with juvenile problems.

During the meeting, it was revealed that there are several gangs operating in Washington County with national affiliations. These gangs engage in various illegal activities, including drug trafficking, burglary, and other crimes. They are known as "1% clubs" and are actively seeking to expand their influence in the county. The three national gangs highlighted were the Mongols, the Outlaws, and the Bandidos, who are considered dangerous and engage in criminal activities.

It is important to note that these gangs should not be confused with regular motorcycle clubs, as they are involved in illicit actions and manipulate the media to project a positive image. Prosecuting these gangs is challenging due to their ability to intimidate victims and witnesses, often leading to a reluctance to testify against them.

Juvenile gangs have also been a concern, although efforts have been made to eradicate some of these groups. These juvenile gangs were involved in drug use and primarily focused on stealing weapons from unlocked cars. Prosecuting juvenile offenders is difficult as they often refuse to cooperate with the police, and their parents are uncooperative as well.

In local schools, the use of THC (tetrahydrocannabinol) among high school students has increased significantly, while tobacco use has decreased. Assaults have also seen a substantial increase, raising concerns among school administrators. While the smaller juvenile gangs are not as organized or territorial, they still pose a challenge, and the authorities are working to address the situation.

Overall, Washington County is striving to assemble resources from law enforcement and the courts to gain a better understanding of gang-related issues and implement effective measures to combat them.

Councilmember Furley provided an update of the Fourth of July committee preparation. Firstly, they expressed gratitude for assistance with the upcoming Fourth of July event, mentioning that volunteers are welcome to help with cooking and other tasks. They also discussed the financial aspect, stating that they will handle the money as they have done in previous years.

Councilmember Wilson addressed the issue regarding the post office. They mentioned that there was a lack of communication, which caused some complications. However, thanks to the efforts of the council, including numerous phone calls, and with the help of Cheryl, progress is being made to resolve the situation. The goal is to ensure that the post office remains operational in the Leeds location, but it's important to note that the matter is not completely resolved yet. The Denver office is reportedly pleased with the developments and plans to restart the bidding process since they were unaware that it had not been initiated previously. It seems that there was a breakdown in communication along the chain of command. The Denver office is actively working on resolving this issue and hopes to have it resolved in the next couple of months.

Councilmember Wilson concluded by expressing appreciation assistance with the communication and expressed gratitude for everyone's help in ensuring that community residents do not have to travel far to collect their mail.

Councilman Wilson mentioned the need for breakfast preparations, including griddles and specialist bowls. The fire department has graciously offered their kitchen for cleaning and dishwashing. They expressed gratitude for any volunteers who are willing to help with cooking and other tasks. Councilman Wilson confirmed that they have been in contact with Danny Swanson, who has been recruiting volunteers.

Councilmember Furley in the capacity of the Beautification and Leeds Outreach Committee (BLOOM) Chairmen would like to request the participation of the mayor and a town council member in judging the parade participants. They mentioned that floats, decorated bikes, pets, and other entries will be judged. They specifically mentioned the mayor's vote and the town council vote. They expressed their hope that Councilmember Stirling could serve as the announcer, as she is familiar with many community members. However, since she is currently out of town, an alternative arrangement needs to be made.

Councilman Wilson suggested discussing the matter further with the mayor after the meeting. They also mentioned an event called the Wreaths Across America, scheduled for December 16, which honors fallen service members. They highlighted the importance of timely donations for wreaths, as the cost increases significantly if the cutoff date is missed. They mentioned the need for approximately 55 wreaths and provided Ken Hadley's contact information for those interested in donating or volunteering.

When asked about the cutoff date, Councilman Wilson did not recall the specifics but mentioned that Ken Hadley discussed it in August. They confirmed that the actual date is set for December 16.

Councilmember Furley offered his staff report. We have a Beautification and Leeds Outreach Committee or "BLOOM Award" in Leeds, which allows anyone to nominate

individuals who are making the town more beautiful. There is a nomination box where you can submit forms to recommend those who are doing an outstanding job. Additionally, we have the "Spirit of Service" award for those who go above and beyond to help the community, such as picking up trash or delivering groceries to those in need. These awards will be announced on the Fourth of July after the pancake breakfast, and recommendations are always welcome. If you have someone in mind, feel free to fill out the form and suggest them for any of these recognitions.

We are also considering including acknowledgments in the monthly newsletter for people who are making a positive impact in the community. This could include individuals who are not only eligible for the mentioned awards but also anyone deserving recognition. If you have any information or suggestions, please make sure to provide them so that they can be included in the newsletter.

Moving on to other matters, Councilman Furley discussed the bids for road work. After contacting Holbrook Asphalt and another company, there was a significant difference in price. However, the company using an aggregate topping agent that builds up the road over time seemed to be the better choice, especially for heavily trafficked areas like Valley Road. This option is more durable, considering the large motorhomes driving in and out of the RV park. Councilman Wilson will email more details regarding this choice and urges a prompt decision to secure a spot on the fall schedule. We will need to provide updates on other topics as well, such as a public hearing for impact fees with the fire department and the announcement of the fire chief position in the published notice. The Main Street project involving a new waterline and the opportunity to repurpose the existing line for drainage purposes was discussed. This initiative aims to address flooding issues along Main Street and is currently in the final phases of engineering. Councilman Wilson expressed hope for progress on this project, potentially starting in the fall during the work on Main Street.

Adjournment: 7:52p.m.

Approved this twenty-eighth Day of June 2023.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder