

**TOWN OF LEEDS
TOWN COUNCIL WORK SESSION**

The Town Council of Leeds will hold a Town Council Work Session on Wednesday, July 17, 1996 at 7:30 p.m. at the Leeds Town Hall. Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Presentation of Leeds Royalty to Town Council
5. Charlie Scott, Council Member (20 minutes)
 - Update on 5-City Water Agreement
 - Water Contract with Washington County Water Conservancy District
6. Joanne Thornton, Council Member (10 minutes)
7. Mayor Brent DeMille (20 minutes)
8. Patrick Franks, Manager / Clerk
 - Changes to Rite-of-Way Encroachment Ordinance
 - Clarification of Minor Subdivision Ordinance
 - Discussion of Letter to Ron Thompson, Paul Densley & Ned Sullivan concerning Resources of Water
 - Fax Machine
 - Fire Hydrant Rite-of-Way
 - Attorney
 - Annexation Update
 - Payroll
9. Other Business
10. Adjournment

POSTED THIS 16th DAY OF JULY 1996



Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL JULY 18, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE DATE INDICATED.**

Town of Leeds

**Minutes for the
Town Council Work Session
of July 17, 1996**

1. **CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 7:35 p.m.
2. **ROLL CALL:** Mayor DeMille, Council Members Joanne Thornton and Charlie Scott. Mel Evans and Jeff Krueger were excused from the meeting.
3. **PLEDGE:** Mayor DeMille.

4. PRESENTATION OF LEEDS ROYALTY TO TOWN COUNCIL

The Mayor presented the 1996 Royalty to the Town Council and also presented to the Royalty their checks from the Town. Thais DeMille told the Council and those present that the Royalty had went out and asked the businesses in Town to contribute to their float. They raised around \$1,200.00 to help build a float for the parades they will attend. The Royalty consists of: Thais DeMille, Princess; Crystal Stephens, 1st Attendant; Heide Braman, 2nd Attendant; and Liz Montgomery, Miss Congeniality.

5. CHARLIE SCOTT, COUNCIL MEMBER:

~~Regarding the 5-City Water Agreement:~~
Hurricane City has decided to forego becoming involved in the 5-City Water Agreement. They feel that at the present time it's not cost effective for Hurricane to become part of the agreement.

Charlie also mentioned that the ~~Virgin~~ Water Treatment Facility will be on line in 1997, and that the ~~dam~~ will be ready to start pumping sometime this year. ~~Don Thompson~~ of the Washington County Water Conservancy District (WCWCD) would like to be on the Town Council Work Session Agenda for August 14, 1996.

Charlie made a proposal to pay the ~~fire~~ department \$5.00 per run and \$2.50 per meeting they attend. The Mayor recommended we table the item until we find out more information. The Assistant Fire Chief, Steve Lewis, said we need to stay volunteer and not change our ~~OSHA~~ requirements.

At this time ~~Don Goddard~~ asked about the price of water from the ~~WCWCD~~. A price has not been negotiated at this time.

He also wanted to know if a town employee and council member had told people who had been told they couldn't have water until 1997 to ~~use~~ the Leeds Domestic

Waterusers Association. The Mayor told Mr. Goddard that he could not answer the question, but that it is not the policy of the town to tell people to sue anyone.

At this time the Mayor said that the Town of Leeds does need to acquire water and that he didn't see why both LDWA and the Town of Leeds couldn't be in the business of water.

Shane Sullivan said he understood that all the town wanted to be able to do was to provide water after the 10 allocated taps of LDWA were sold in a given year.

Paul Denaley, President of LDWA, feels that LDWA has the same capacity as the Town to buy more water. An engineering firm called Mr. Denaley and told him the WCWCD was pursuing drilling another well by the Cottam Well. He told the Council that he felt that if the WCWCD drilled another well that it would take away from LDWA's well. It appears that all the well's in this area are served by the Cottam Well. He also stated that he didn't want to see the burden of new growth or the financial strain of running water lines from the Cottam Well to Leeds to be placed on those individuals in town who have already paid for their water.

The Mayor told those present that it was not the intent of the Town to have existing resident pay the costs associated with running new water lines but that it would fall upon the new development and developers to pay for the new lines and water costs.

Joanne asked Mr. Denaley about the water taps sold in 1995. She was told that 4 were sold that year. This year has been the first year that all 10 taps have been sold this early in the year.

The Mayor understand the role of LDWA and their by-laws. But their policies should not and cannot dictate or determine what the Town should or can do.

Charlie said that the Town has been approached to provide 9,000,000 gallons of water per month to Harrisburg. The town or its residents will not purchase or finance the pipeline for such a venture. The developers will have to pay for the costs or find someone who will.

Mr. Denaley feels that if no annexation were to occur that the LDWA would be able to provide for the present town boundaries of Leeds.

Shane Sullivan stated that she feels the LDWA has never tried to control the growth of the town. She said the 10 taps per year was to monitor the effectiveness of the various water sources. She believes if the Town and LDWA were a team and they said we'll supply water and the town would say they're our team member that the resources would be invaluable. LDWA wants the ability to provide water to those who are already

here and to provide it economically. She also stated that the water supply of LDWA is limiting the number of taps that LDWA issues.

Charlie feels that all the surrounding areas need to get together to protect all water sources in the area.

Patrick Franks said that the present Town Subdivision Ordinance says that a developer should provide water to a new subdivision. He feels that the change in the Ordinance from 3 to 5 lots has hurt Leeds.

Police Chief Elvin Braman feels that LDWA has somehow said to the outlying areas that the Water Company doesn't want them to be part of Leeds. He would like to see more services provided in Leeds and commends the Town Council for trying to obtain more water to accommodate the growth that will occur in Leeds.

6. JOANNE THORNTON, COUNCIL MEMBER:

Joanne had nothing to report.

7. MAYOR BRENT K. DEMILLE:

The Mayor informed the Council of some upcoming meetings and gave the appropriate materials to the Council Members.

8. PATRICK FRANKS, MANAGER / CLERK:

Patrick read the new portion added to the Encroachment Ordinance. This portion changed to bond or cash deposit from one set fee to fee's that are associated with the type of ground or pavement a person is digging through. They can be found in the Right-of-Way Encroachment Ordinance (Ordinance #1-96).

Clarification of Minor Subdivision Ordinance

There was a question on whether or not we expected the new utilities to a minor subdivision to be underground from the property line to the home or from existing power lines to the property line. This will be looked into and put back on the agenda.

Discussion of [redacted] concerning Resources of Water

A letter written by Council Member Mel Evans was sent to the above named gentlemen in regards to having a meeting to speak of water issues in the Leeds Area.

Patrick informed the Council that he had checked 3 different stores on the price of the exact same fax machine. The Council gave Patrick permission to purchase the fax machine from [redacted] for \$225.00.

Fire Hydrant Right-of-Way

Patrick was concerned that the Town has not painted right-of-ways by fire hydrants on Main Street and occasionally people park in front of the hydrants. He will check with the State Fire Marshall's Office to see what they suggest.

Attorney

The final quote for the attorneys has been submitted. The Council has decided that based upon written information they will ask Stephen H. Urquhart to attend July 31st Town Council Meeting.

Annexation Update

Patrick informed the Council that the annexation of West Leeds was just about ready to post and that after obtaining all the property descriptions the notice will be posted of a public hearing.

Payroll

Patrick informed the Council that we will now pay all employees every two weeks rather than once a month.

9. OTHER BUSINESS:

MOTION: Charlie made a motion to grant a variance to Shane Sullivan to add 2 rooms to his home based on the recommendations for the Zoning Planning Commission (See attached sheet). Joanne seconded the motion and it passed.

MOTION: Charlie made a motion to buy a riding lawn mower for the park and cemetery. Joanne seconded the motion and it passed.

MOTION: Charlie made a motion to invite Stephen H. Urquhart to our next Town Council Meeting.

10. ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.

PASSED THIS 31st DAY OF JULY 1996



Mayor Brent DeMille

attest: 
Patrick J. Franks, Mayor / Clerk

July 10, 1996

To: Leeds Town Council

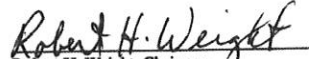
Subject: Side Lot Line Variance for Shane
Sullivan Home Addition

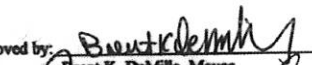
From: Leeds Planning Commission

At the Planning Commission Meeting last evening, Shane Sullivan presented a plan for making a bedroom addition to his home and also to add a 2 car carport. Such a request is usually very simple and straight forward, but because the existing house is oriented at an angle with the property lines the resulting additions fall closer than is technically legal from Merlin Sullivan's property line.

The back corner of the bedroom addition is 7' from the line whereas the standard is 10'. The back corner of the carport is 1' from the line whereas the standard is 2'. Shane is therefore requesting a variance approval so that he can proceed with the work. The Commission reviewed carefully all of the facts concerning the case, and mainly because Merlin Sullivan has a 10' roadway for wide farm equipment on his side of the fence line and his house is an additional 25' from that, and that there is no other reasonable place for the additions to be located, the Commission unanimously concurs and recommends that the variance be granted.

Planning Commission Members present: Dale Barnes, Mildred Bowen, Leonard Mills,
and Robert Weight


Robert H. Weight, Chairman

Approved by: 
Bruce E. DeMille, Mayor

attest: 
Patrick J. Franks, Manager / Clerk

Date: JUL 17 1996

**TOWN OF LEEDS
TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, July 31, 1996 at 7:30 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda, Financial Statement and Minutes
5. Business License Request
6. Mayor Brent K. DeMille (10 minutes)
7. Joanne Thornton, Council Member (10 minutes)
8. Charlie Scott, Council Member (10 minutes)
 - Harrisburg
 - Water Agreement with Washington County Water Conservancy District
9. Patrick Franks, Manager / Clerk (10 minutes)
 - Update on Meetings for August
 - Fire Hydrant Right-of-Ways
 - Job Announcement for Police Department
 - Justice Court for Leeds
10. Other Business
11. Adjournment

POSTED THIS 30th DAY OF JULY 1996



Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 1, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

In compliance with the Americans with Disabilities Act, The Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this Town Council Meeting. Persons requesting assistance are asked to call Patrick Franks at 879-2447 at least 4 hours prior to the meeting.

Town of Leeds

**Minutes for the
Town Council Meeting
of July 31, 1996**

1. CALL TO ORDER: Mayor Brent K. DeMille called the meeting to order at 7:37 p.m.

2. ROLL CALL: Mayor Brent K. DeMille and Council Members Joanne Thornton, Jeff Krueger and Charlie Scott. Council Member Mel Evans was excused from the meeting.

3. PLEDGE: Patrick Franks.

4. APPROVAL OF AGENDA AND MINUTES:

Mayor DeMille made a motion to accept the minutes of the Town Council Meeting of June 26, 1996 and the Town Council Work Session of July 17, 1996 and to amend the agenda by adding Ray Blocker after Agenda Item #4. Joanne seconded the motion and it passed.

4a. RAY BLOCKER:

Mr. Blocker would like to build a ~~Swimming Pool~~ **Swimming Facility** in Leeds. The facility would include 30 rooms for around 60 guests. I would employee around 25-35 people. He has approached the LDWA for a water tap and was told he would have to wait until 1997 to receive one. He would like to start building the last part of October.

Council Member Charlie Scott feel it is a great idea and wants to Town to help out in anyway possible.

The Mayor said that the Town will endeavor to do what we can to help Mr. Blocker.

5. BUSINESS LICENSE:

~~Steve Mathews~~
Mr. Mathews would like to receive a ~~business license~~ **business license** for a ~~hube/repair truck~~ **hube/repair truck**. This business would be conducted sway from his home where the trucks would be serviced or repaired at their own property.

MOTION: Charlie made a motion to grant Steve Mathews a business license for a hube/repair truck business. Joanne seconded the motion and it passed.

6. BRENT K. DEMILLE, MAYOR:

The Mayor stated that the Town needs legal advice on a lot of issues:

1. Fire Station Expansion

2. Sewer Feasibility Study
3. Water
4. Fire/Police Department and their services.

7. JOANNE THORNTON, COUNCIL MEMBER:

Joanne reported on the meeting of Ashcreek Special Service District and our engineers, Jones & DeMille. Jones & DeMille presented the sewer project to Ashcreek. Ashcreek will be working on a proposal for the Town in the next 30 days.

8. CHARLIE SCOTT, COUNCIL MEMBER:

Charlie informed the Council that [redacted] is just waiting for an answer regarding [redacted] and how much the Town will be able to provide. A meeting will be set up as soon as we know any new information.

9. PATRICK FRANKS, MANAGER / CLERK:

Update on Meetings for August

Patrick informed the Council about the upcoming meetings in August.

[redacted]
Patrick called and talked to the State Fire Marshall's office and found out that we don't legally have to paint Fire Hydrant right-of-ways. The Mayor would feel better if we painted them before we issued any citations.

Job Announcement for [redacted]

The Police Department has an opening with the resignation of [redacted]. The position will be posted and interviews will be held.

Justice Court for Leeds

Patrick has completed the Application to Establish a Justice Court within the Town Limits of Leeds. Judge Adams of the East Justice Court in Toquerville feels that with the increase in citations from Leeds that he cannot handle the amount of citations. The Town Council felt that a Justice Court would benefit Leeds and would provide an invaluable service to the Town.

10. OTHER BUSINESS:

[redacted] would like to know if he could receive a [redacted] to have a security person live on his property when his building is finished at the North Interchange in Leeds.

13. ADJOURNMENT:

The meeting was adjourned at 9:37 p.m.

PASSED THIS 28th DAY OF AUGUST 1996

Brent K. Denville
Brent K. Denville, Mayor

attest: Patrick J. Franks
Patrick J. Franks, Manager / Clerk