

June

**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PUBLIC HEARING & TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Public Hearing to adopt the proposed 1998-99 Budget and Town Council Meeting on **Wednesday, June 10, 1998** 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 and Minutes
5. **Public Hearing to adopt the 1998-99 Budget**
6. Elvin Braman Chief of Police
7. Don Fawson Fire Chief
8. Ron Mosher Mayor
9. Joan Thornton Council Member
10. Michael D. Empey Council Member  
    Planning Commission Items
11. Josie VonCannon Council Member
12. Charlie Scott Council Member
13. Other Business
14. Adjournment

**POSTED THIS 9TH DAY OF JUNE 1998**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Outside Board at Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL  
JUNE 11, 1998. IT IS AGAINST UTAH STATE  
LAW TO REMOVE IT BEFORE THE DATE  
INDICATED.**

## *Town of Leeds*

### **Minutes for the Public Hearing to Adopt the 1998-1999 Budget and Town Council Meeting of June 10, 1998**

**1. CALL TO ORDER:** Mayor Pro Tem Joan Thornton called the meeting to order at 7:30 p.m.

**2. ROLL CALL:** Mayor Ron Mosher was excused. Council Members, Mike Empey, Josie VonCannon, Joan Thornton and Charlie Scott were present.

**3. PLEDGE:** Joy Stevens

**4. APPROVAL OF AGENDA AND MINUTES:**

Motion to approve the Agenda and Minutes of the Work Session on May 28, 1998, by Josie VonCannon. Seconded by Charlie Scott. Passed unanimously. Motion to approve the Agenda and Minutes of May 27, 1998, by Charlie Scott. Seconded by Josie VonCannon. Passed unanimously. Motion to approve the Agenda and Minutes of May 13, 1998, by Mike Empey. Seconded by Charlie Scott. Passed unanimously.

At this time Mayor Pro Tem Joan Thornton read to the Council Amendment #1 from the Utah Water Quality Board. The Utah Water Quality Board on May 27, 1998 authorized an amendment to the hardship grant advance which increased the original advance amount of \$10,000 to the Town of Leeds by \$18,000. The total grant amount is now \$28,000. The grant amendment adds additional work to the original engineering feasibility study for a wastewater treatment facility for the Town. Motion to accept the referenced grant amendment by Charlie Scott. Seconded by Josie VonCannon. Roll call vote. Passed unanimously.

**5. PUBLIC HEARING ON THE ADOPTION OF THE PROPOSED 1998-1999 BUDGET:**

Mayor Pro Tem Joan Thornton opened the hearing for discussion. Chief of Police Elvin Braman stated he had a few comments. First was concerning the fire departments building which will be vacated when the new fire station is completed. The budget did not mention any money concerning renovation of the building so it can become our new Police Dept./Public Works building. Discussion by the Council was about the impact fee money, and the \$2,000 that is set aside for the Fire District for an emergency fund. Joan stated that money should be a loan. Charlie explained the use of impact fees being used for Public Safety/Parks. It will no longer be used for the fire department since it will be turned over to the district. Elvin said in the Budget it says \$3,750 is in the Impact Fee under Public Safety. Charlie said some of that money will be used at their discretion. Elvin asked if those funds were designated for any particular category. The Council did

not know. Josie was asked by Charlie to explain the budget since the Mayor isn't here. Josie stated we went through this very thoroughly and everything was justified in the budget. No one could remember the renovation of the building coming up. She said she wouldn't have any problem passing this budget and then do a line item for an amendment to renovate the building if necessary. Mike agreed there should not be a problem passing the budget and address the renovation at a later day when the building becomes available. Charlie said there has to be some planning and design to do this renovation. Charlie asked about the funding for fencing at the cemetery. The Council said it is in there if you will look at the big increase in the cemetery budget. Mike said he would like to suggest an option if they decide to go ahead and adopt the budget that they can suggest to the Mayor that the Public Works and Public Safety impact fee go towards this renovation and then if it is needed elsewhere they can go back in and re-open the budget. Another question Elvin had was concerning the \$2400 in Traffic School Citations. He suggested if the traffic school moneys exceeds the \$2400 can the extra funds go into a fund to replace the Police vehicles down the road when they have enough money to do so. Charlie said once we approve the budget there should be no problem to re-open it if we exceed the \$2400. But until that happens we can't project what might happen. Josie said since all of our police officers are here she wanted to discuss something. She asked about the idea of the officers using their knowledge of people in town versus people they don't know in issuing citations fairly. Someone had mentioned to her they have seen them ticket someone with an out of town car for running a stop sign and not issue the farmer in town a ticket. She said we need to have real good equity when they are giving out tickets so the locals are being treated just the same as those who are just passing through. Elvin said at one time Mayor Evans had requested of him to see how many tickets were written out to locals and non locals. It was pretty even. Elvin said statistics shows about a 50% ratio. Josie asked if they have a set limit for speeders if it is 5 or 10 miles over or what. Elvin stated the officers use their own discretion and it has always been that way. Josie asked if there shouldn't be something set on how many miles to allow them to go over before giving a citation. Mike said there shouldn't be a set figure. It is the officers discretion and the circumstance that should determine that. Charlie said no one on the Council will tell you who to write tickets to. But we don't want people to bypass Leeds because they are afraid of getting a ticket. Mike said he feels our officers are doing a great job. Elvin said his last question is concerning the pay increases for his officers. His pay went from \$250 a month to \$10.00 an hour and his officers went up from \$8.50 to \$10.00 and from \$8.00 to \$9.50 an hour and then the Council changed that and lowered the officers pay increase by \$.50 to \$9.50 and \$9.00 respectively. He would like to see his officers pay stay at the original increase and he will be willing to take a cut in his pay to allow this to happen if necessary. Elvin told the Council his officers are the backbone of the department. Elvin felt they should receive \$10 across the board for everyone. Charlie said he disagrees with that. You need to earn your money and he doesn't feel Jeff should make what Jason makes. There needs to be a period of time to become equal. It needs to be graduated up. Josie felt the Clerk and Treasurer should be receiving more than they do also. Joan said the buck stops with the Police Chief and their should be an edge there. Elvin has always put his men ahead of him. The Council informed Elvin since he is the Chief he should make more than his officers and not the same. The pay increases will stay at Elvin \$10.00

an hour, Jason at \$9.50 an hour, and Jeff at \$9.00 an hour. Joan said we have to have a clerk and she is poorly paid, we don't know what we would do without her. She said they wish they could raise everyone's wages. Josie feels we should put more in the employees pockets for all they do. Mike said the \$2,000.00 earmarked as a loan to the Fire District should go towards pay increases for the employees when it is paid back. Josie said you have her vote if and when we can do that. The Public Hearing closed at 8:20 p.m. Motion by Mike Empey to adopt the Budget for 1998-1999, and Resolution 98-4, with the request that the impact fees go to renovate the building and when the \$2,000.00 comes available use it for wages. Seconded by Josie VonCannon. Roll call vote passed unanimously. The Budget has been approved!!

**6. ELVIN BRAMAN CHIEF OF POLICE:**

Elvin said he had already discussed in the public hearing what he was going to bring up.

**7. DON FAWSON FIRE CHIEF:**

Don was absent.

**8. COUNCIL MEMBER JOAN THORNTON:**

Concerning the signs for noise abatement. She said Scott Snows office claims they haven't received anything from Leeds about our Jake Brake Ordinance. Steve Westhoff had told Joan it was brought up in one of their meetings that Leeds will buy the signs and UDOT will put them up. Joan asked Joy to make a copy of the Ordinance for her so she can get it to Scott Snows office. Joan stated some of our citizens have been driving over the rocks at Waltons plaza. The Council discussed Mr. Waltons plans for shrubbery and an island where the rocks are. Mr. Walton tried to get it all opened up. But there needs to be an entrance and exit on both sides to avoid a free for all opening. The people backing over the rocks should be more responsible drivers and watch where they are backing.

**9. COUNCIL MEMBER MIKE EMPEY:**

Planning Commission items for the June 3rd meeting were: Paul Manis took his seat on the Commission. Alberta (Lee) Deemer submitted plans for a cul-de-sac subdivision and 4 Plex. Her request was tabled until she brings in more complete details of the project. The Planning Commission felt her plans were too broad. Concerns were drainage, emergency vehicles having a way in and out, and an access road into the property. Charlie said she will also have to change out the culvert between Lossers and Humphreys. Ken and Joy Stevens submitted a Conditional Use Permit requesting to stay in their motor home while they are building their home. The Planning Commission has recommended approval. Motion to approve the Stevens Conditional Use Permit by Charlie Scott. Seconded by Mike Empey. Passed unanimously. The Planning Commission did not select a chairman. The engineers for the CCC Camp have finished the final draft. It is on track. The 3rd and 4th of July event is proceeding. On the 3rd at 5:30 the Fire Station will have a ribbon burning. Two County Commissioners will be there. Fire Chief Don Fawson will give a history and tour. There will be a fund raising dinner at

the park at 6:30. Possibly a dance with a band or DJ and a carnival. On the 4th we will have a flag raising ceremony, Lions Club breakfast, and a program at the church. Charlie said he will find someone to be in charge of the parade for the 24th of July.

**10. COUNCIL MEMBER JOSIE VONCANNON:**

Josie said Mike covered most everything concerning the upcoming events. Josie asked if anyone has asked for any money for the events. No one had been approached. She asked how do we annex the CCC Camp into the Parks Dept. Charlie said when it was purchased it was done at that time. Resolution 98-5 to treat the CCC Camp as an official park of the Town of Leeds. Motion by Josie VonCannon. Seconded by Charlie Scott. Roll call vote passed unanimously. Josie requested she fill the treasurer position and give up her Town Council position. She doesn't feel she could do justice to both. Since Mayor Mosher isn't present she will contact him with her request later.

**11. COUNCIL MEMBER CHARLIE SCOTT:**

Charlie updated everyone on the survey of the cemeteries and Babylon and Valley Road. The cost is \$1175.00. Joan asked if we are budgeted for that. Charlie said it will come out of the Class C Road funds and it is in there. Motion to approve \$1175.00 for the survey work for Valley Road and the cemeteries by Mike Empey. Seconded by Josie VonCannon. Roll call vote passed unanimously. Charlie said Snows are still working on their end of the deal. Charlie spoke about possible annexation of Kevin Lee's property. There will be an annexation request from Kevin Lee and 2 other gentlemen. Charlie said he has some work to do with DOT and the Towns help to decide where the road is. There will be no cost to us for the road. The request of annexation will include to be zoned R-R-2 so they don't have to come back at a later time to do that. When this is brought into the town the Town of Leeds will then own a 100,000 gallon water tank and 54 acre foot of well rights and a water system. Charlie said he had a meeting with Mr. Mills, who owns the 640 acres above there, and Leeds attorney Steve Urquhart. He was concerned if he had any of connecting that frontage road into Wonder Lane and he said he has no problem whatsoever with the connection of that road. When more of it has been finalized he will bring it back to the Council to be the decision maker. The Council talked about extending the culvert and a request to DOT for an I-15 right-of-way. Charlie talked about the sewer issues. He is waiting on Ash Creek to get back to him concerning calling a special meeting. The biggest challenge is to show the numbers of support. Charlie talked about someone else putting in a lagoon. If the State approves it the lagoon can go in and we won't have any say in it. The problem we have right now is the Fire District came out with a bill for everyone while we are trying to get the sewer going at the same time. We have all of this information and it still isn't out to the people. Everyone needs to combine our information and put it all together. Charlie voiced his concern about the bad water report in April and he didn't receive a notice about it. He spoke about his patrons at his restaurant. Why were we not informed of the problem until June 6th. He should have received notice sooner so he could serve his patrons bottled water. Charlie spoke about the developments in the County above us and the effect it will have on our water supply. Joan said years ago Harrisburg was voted down on being annexed and they would have

brought 140 acre feet of water with them. Discussion went back to septic and sewer issues. Mike said it isn't that people don't want the sewer it is a matter of finances. Since the 1998-1999 Budget was approved the scheduled meeting on the 17th will not be necessary. The Council decided to have a Work Session on the 18th at 9:30 on the Sewer project.

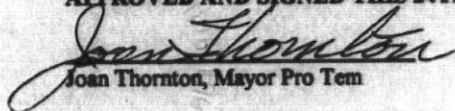
**12. OTHER BUSINESS:**

No other business at this time

**13. ADJOURNMENT:**

Meeting was adjourned at 9:35 p.m.

**APPROVED AND SIGNED THIS 24TH DAY OF JUNE, 1998**

  
Joan Thornton, Mayor Pro Tem

  
Joy Stevens, Clerk/Recorder

**Town of Leeds**  
**1998-99 Proposed Budget**

Attached is a copy of the 1998-99 Proposed Budget for the Town of Leeds. These copies are to be left in the places designated: 1)Leeds Town Hall, 2)Leeds Post Office, and 3)sign-board in front of Post Office.

They are for the viewing and review of the citizens of the town. This is in accordance with the rules and regulations governing municipal budgets.

The meeting for the adoption of said budget will be June 10, 1998 at 7:30 p.m. at the Leeds Town Hall.

**The public is invited and encouraged to attend this meeting.**

**POSTED THIS 5TH DAY OF JUNE 1998**

  
Joy Stevens, Clerk/Recorder



**TOWN OF LEEDS**  
**Budget Comparison of Fiscal Year '98 and Fiscal Year '99**  
**Prepared for Public Hearing of May 13, 1998**

**REVENUE (INCOME)**

	Current Year Budget	Proposed Budget for FY99
<b>Taxes</b>		
General Property Tax	\$17,000	\$ 27,000
Delinquent Taxes Due	700	700
Gen. Sales & Use Tax	27,000	28,000
Franchise Taxes	2,300	2,300
<b>Total Taxes</b>	<b>47,000</b>	<b>58,000</b>
<b>Licenses &amp; Permits</b>		
Business Licenses	1,000	1,200
Building Permits	7,000	4,800
Animal Licenses	1,200	500
Conditional Use Permits	125	125
<b>Total Licenses &amp; Permits</b>	<b>9,325</b>	<b>6,625</b>
<b>Intergovernmental</b>		
County Fire Service Income	5,000	0
Federal Grants: Police Dept	5,300	6,084
Fire Dept.	5,000	0
Class 'C' Road Funds	12,000	12,000
State Liquor Fund Allotment	300	300
State Funds in Lieu of Taxes	11,000	6,000
<b>Total Intergovernmental</b>	<b>38,600</b>	<b>24,384</b>
<b>Service Fees</b>		
Solid Waste Collection	23,000	22,000
Sale of Cemetary Lots	600	600
Burial Fees	0	260
General Government Services	100	0
<b>Total Service Fees</b>	<b>23,700</b>	<b>22,860</b>
<b>Fines &amp; Forfeitures</b>		
Court Fines	3,000	3,500
Traffic School Tuition	2,000	2,400
<b>Total Fines &amp; Forfeitures</b>	<b>5,000</b>	<b>5,900</b>

	Current	Proposed
<b>Contributions &amp; Transfers</b>		
EMT Contributions	3,000	0
Fire Dept. Contributions	2,000	0
Princess Pageant Fundraiser	2,000	500
Beginning Gen'l Fund Balance	36,673	72,500
<b>Total Contributions &amp; Transfers</b>	<b>43,673</b>	<b>73,000</b>
<b>Miscellaneous</b>		
Interest	1,000	1,000
Rents & Concessions	20	100
Various Sundry Revenue	800	150
Impact Fees: Public Safety/Park	3,000	7,000
<b>Total Miscellaneous</b>	<b>4,820</b>	<b>8,250</b>
<b>TOTAL REVENUES</b>	<b><u>\$172,118</u></b>	<b><u>\$199,019</u></b>

#### EXPENDITURES

##### GENERAL GOVT.

##### Legislative (Town Council)

Wages (Recorder & Treasurer)	2,200	0
Subscriptions & Memberships	400	500
Travel & Training	300	500
Liability Insurance	8,500	8,500
<b>Total Legislative</b>	<b>11,400</b>	<b>9,500</b>

##### Administrative (Clerk/Recorder & Treasurer)

Subscriptions & Memberships	150	300
Travel & Training	200	200
Office Expenses	1,700	2,000
Computer & Copier	0	2,200
Office Eqpt. & Supplies Maint.	1,200	800
Accounting/Audit	4,500	4,000
Wages: Treasurer	1,000	4,800
Clerk/Recorder	1,500	13,260
Payroll Withholdings/Emp. Benefits	4,000	9,660
Treasurer's Bond	50	150

	Current	Proposed
Legal	3,000	3,000
Engineering	2,500	2,500
<b>Total Administrative</b>	<b>19,800</b>	<b>42,870</b>
<b>General - Gov. Buildings</b>		
Town Hall Electricity	500	500
Town Hall Fuel	500	500
Town Hall Telephone/Fax	900	1,200
<b>Total Gen. - Gov. Bldg.</b>	<b>1,900</b>	<b>2,200</b>
<b>Elections</b>		
Elections costs	400	400
<b>Total Elections</b>	<b>400</b>	<b>400</b>
<b>Planning &amp; Zoning</b>		
Wages: Clerk/Recorder	1,000	0
Office Expenses	300	300
<b>Total Planning &amp; Zoning</b>	<b>1,300</b>	<b>300</b>
<b>TOTAL - GEN. GOVT.</b>	<b>\$34,800</b>	<b>\$55,270</b>
<b>PUBLIC SAFETY</b>		
<b>Police Department</b>		
Administration	300	0
Salaries	12,040	29,300
Traffic School Wages	600	1,200
Traffic School Supplies	50	50
Travel & Training	150	300
Communications/Phones	1,000	1,000
Automobile Fuel	1,500	1,800
Automobile Maintenance	500	2,000
Eqpt. & Supplies	500	1,800
Impact Fee Usage	0	3,750
Wages: Liquor Law Enforcement	300	300
Animal Control	0	200
<b>Total Police Department</b>	<b>16,940</b>	<b>41,700</b>
<b>Fire Department</b>		
Administration	200	0
Wages: Clerk/Recorder	520	0

	Current	Proposed	
Fire Suppression Misc.	500	0	
Eqpt. Maintenance	11,000	0	
Travel & Training	500	0	
Vehicle Maintenance	0	2,000	
Communications/Phones	600	0	
Utilities	1,080	0	
<b>Total Fire Department</b>	<b>14,400</b>	<b>2,000</b>	
<b>EMT's</b>			
Travel & Training	1,200	0	
Vehicle: Fuel & Maint.	1,200	0	
Medical Supplies	4,500	0	
<b>Total EMT's</b>	<b>6,900</b>		<b>0</b>
<b>Protective Inspection</b>			
Building Inspector	2,500	4,000	
<b>Total Protective Inspection</b>	<b>2,500</b>		<b>4,000</b>
<b>Miscellaneous Protective</b>			
Shelter/Vet Fees	2,000	0	
<b>Total Miscellaneous Protective</b>	<b>2,000</b>		<b>0</b>
<b>TOTAL PUBLIC SAFETY</b>	<b>\$42,740</b>	<b>\$47,000</b>	
<b>HIGHWAYS &amp; SANITATION</b>			
<b>Highways (Class 'C' Roads)</b>			
Wages: Director	0	2,040	
Eqpt. & Supplies	0	200	
Roads	3,000	3,000	
Electricity: Lighting	3,000	3,000	
Road Program: Valley Road	16,000	22,000	
<b>Total Highways</b>	<b>22,000</b>		<b>30,240</b>
<b>Sanitation</b>			
Wash. County Solid Waste	20,000	20,000	
Administration	3,500	3,500	
<b>Total Sanitation</b>	<b>23,500</b>		<b>23,500</b>
<b>TOTAL HIGHWAYS AND SANITATION</b>	<b>\$45,500</b>		<b>\$53,740</b>

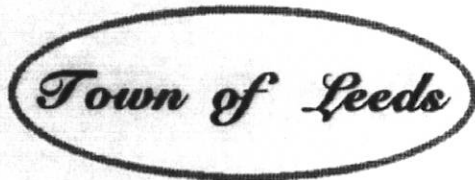
	Current	Proposed
<b>PUBLIC WORKS</b>		
Public Works/Parks		
Wages: Director	6,000	6,750
Treasurer	500	0
Clerk/Recorder	400	0
Automobile Fuel & Maint.	800	900
Eqpt. & Supplies Maint.	2,700	2,700
Utilities: Water & Fuel	700	600
Impact Fee Usage	0	3,250
Total Parks/Public Works	11,100	14,200
Recreation/Culture/Celebration		
Plaques & Awards	80	100
Princess Pageant	2,000	500
Town Celebrations	1,500	1,000
Total Recreation/Culture/Celebration	3,580	1,600
Cemetaries		
Grave Opening & Closing	0	500
Wages: Director	3,000	0
Clerk/Recorder	500	0
Eqpt. & Supplies Maint.	1,000	4,000
Rentals & Fuel	400	400
Plants	100	100
Total Cemetaries	5,000	5,000
<b>TOTAL PUBLIC WORKS</b>	<b>\$19,680</b>	<b>\$20,800</b>
<b>OTHER FUND EXPENDITURES</b>		
Debt Service		
Washington County School Dist.	1,000	1,000
Total Debt Service	1,000	1,000
Miscellaneous		
Banking Fees	300	500
Total Miscellaneous	300	500
<b>TOTAL OTHER FUND EXPENDITURES</b>	<b>\$ 1,300</b>	<b>\$ 1,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$144,020</b>	<b>\$179,010</b>
<b>TOTAL SURPLUS OF FUNDS</b>		
<b>AFTER EXPENDITURES</b>	<b>\$ 23,098</b>	<b>\$ 19,009</b>

**TOWN OF LEEDS**  
**Budget issues of Fiscal Year 1998-99**

**1. Salary increases:**

Treasurer	\$7.00 hr. to \$8.00 hr.
Recorder	\$7.50 hr. to \$8.50 hr.
Public Works Director	\$7.50 hr. to \$8.50 hr.
Police Chief	\$250/mo. to \$10.00 hr.
Police Officer	\$8.50 hr. to \$9.50 hr.
Police Officer	\$8.00 hr. to \$9.00 hr.

- 2. Quarterly billings for solid waste as opposed to monthly billings.**
- 3. Valley Road Project - \$22,000 of Class C Road Funds.**
- 4. Fire Service District - Request of funds to utilize until cash flow is established the end of July or the middle of August. The amount of \$2,000 as a loan to be repaid no later than January 1, 1999.**
- 5. Computer and copier for office.**
- 6. Moderate decrease in General Fund carryover.**



Incorporated 1952

"Leeds—The Portal to Historic Southern Utah"

**PRICE LIST FOR SERVICES**

Xerox Copies.....\$.10

In-coming Fax.....\$.20/per sheet

Out-going Fax.....\$1.00/1st page  
\$. 50 each additional page

Copy of Police Department Report.....\$5.00/1st-7 pages  
\$.10 each additional page

Copy of Traffic Accident Report.....\$5.00  
(Courts and Other Police Agencies ..no charge)

Fingerprinting.....\$10.00

Copy of Town of Leeds Zoning Ordinance..\$10.00

Copy of Subdivision Ordinance.....\$7.00

Copy of General Plan.....\$15.00

Making photocopies of records in Town files..\$.50 per page

Search of records.....\$20.00 per hour  
(one hour minimum)

For any compilation of records in a form other than that maintained by the Town,  
if the Town chooses to provide such compilation..\$20.00 per hour  
(one hour minimum)

Each department in the Town maintaining records may establish by policy such  
fees as necessary with respect to particular records maintained by such  
department.

Town Hall Fees.....\$15.00 per function

Peach Pit Pavilion Fees.....\$10.00 per function if you require the power and/or the water to be turned on. Otherwise, it is free.

Impact Fees.....\$ 1400.00  
( \$650.00 for Park Impact Fee and \$750.00 for Public Safety Impact Fee)

Building Permit Fees are assessed after the Building Inspector has completed the plan check. Fees are based on your plans.

If you require an inspection from the Building Inspector on a service change, when a building permit is not required, the direct cost of that inspection will be billed to the owner.

Any owner/builder or contractor who uses up your building permit fees on building inspections, before completion of project, will be billed directly for any inspections thereafter.

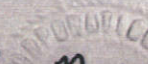
Conditional Use Permit.....\$ 25.00

Business License Fees.....\$15.00 (Home Occupation)  
\$30.00 (General Commercial ) \$45.00 ( Contractor)

Right -Of-Way Encroachment Permit.....\$30.00 Inspection fee will be assessed to all work to defray the costs associated with inspecting the work of repaving. A completion \*guarantee fee of \$1000.00 for work under 70 Square feet or \$15.00 per square foot for work over 70 square feet: will be posted with the Town Clerk. The portion not required to complete the work will be returned on final inspection.

\*Guarantee fee may be waived for Public Utilities and LDWA

Cemetery Plots.....Residents- \$300.00  
Non-Residents- \$600.00

  
Ron Mosher  
Ron Mosher, Mayor

attest: Joy Stevens  
Joy Stevens, Clerk/Recorder



**RESOLUTION 98-4**

**A RESOLUTION TO ADOPT THE 1998-99 BUDGET FOR THE FUNDS OF THE TOWN OF LEEDS; AND**

**WHEREAS**, The Town Council of the Town of Leeds has held a duly noticed Public Hearing on the 10th day of June 1998 on the 1998-99 budget for the funds of the Town of Leeds; and

**WHEREAS**, The Town Council of the Town of Leeds, by unanimous vote, adopted this Budget:

**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH**, that the following Budget for the Fiscal Year 1998-99 is hereby adopted:

Passed this 10 day of June 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attest: Joy Stevens, Clerk/Recorder

**RESOLUTION 98-5**

**A RESOLUTION TO TREAT THE CCC CAMP AS AN OFFICIAL PARK OF THE TOWN OF LEEDS; AND**

**WHEREAS,** The Town Council of the Town of Leeds is in agreement with treating the CCC Camp as an official Park of the Town of Leeds; and

**WHEREAS,** The Town Council of the Town of Leeds, by unanimous vote, has declared the CCC Camp as an official Park of the Town of Leeds: and

**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH,** that the CCC Camp is now an official Park of the Town of Leeds.

Passed this 10 day of June 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attest Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**


**TOWN OF LEEDS**

**TOWN COUNCIL WORK SESSION**

The Town Council of Leeds will hold a Town Council Work Session on Thursday June 18, 1998 at 9:30 a.m. at the Leeds Town Hall, 218 North Main Street. The Work Session will be held to work on the Wastewater Project.

Public is welcome to attend.

**POSTED THIS 16th DAY OF JUNE 1998**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Fense's Automotive

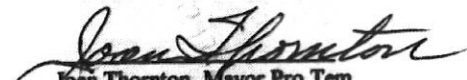
**THIS NOTICE MUST BE POSTED UNTIL  
JUNE 19, 1998. IT IS AGAINST UTAH STATE  
LAW TO REMOVE IT BEFORE THE DATE  
INDICATED.**

***Town of Leeds***

**Minutes for the Town Council Work Session On  
June 18, 1998**

1. **CALL TO ORDER:** Mayor Ron Mosher called the Work Session to order at 9:30 a.m.
2. **PRESENT:** Mayor Ron Mosher, Council Members Charlie Scott, Joan Thornton, Josie VonCannon, Resident Alberta Deemer.  
*and Mike Empey -*
3. **PURPOSE:** The purpose of this meeting was centered on the Wastewater Project and several other issues. Items discussed were:
  1. Joan will call Jenny Peine and inform her of the Council's decision to offer her the Treasurer's position.
  2. A letter will be sent to Jim Bray to inform him of the Council's decision concerning the \$2000 loan to the Fire District as an emergency fund to be paid back by January 1, 1999.
  3. Requests for annexation-Charlie.
  4. Affordable Housing-Mike.
  5. Update on Snow's Quick Claim Deeds.
  6. Charlie will follow up on the bill from Jones and DeMille to check accuracy.
  7. Wastewater Brochure submitted by Mike Empey. There will be more information on this at the Council Meeting on the 24th.
4. **ADJOURNMENT:** The meeting adjourned at 11:15

**PASSED THIS 24th DAY OF JUNE 1998**

  
Joan Thornton, Mayor Pro Tem

  
Joy Stevens, Clerk/Recorder

**Answer:** A Washington County Water Conservancy District study has recommended a density of one septic system per 8 to 10 acres because of potential groundwater contamination concerns. At this time no action has been taken to make this a requirement. Obviously, if this happens, new building would be severely limited and those owning vacant property in Leeds would be severely restricted in development options.

**Question 2: Is my property worth more with sewer rather than septic?**

**Answer:** Houses generally appraise for at least 10% more with a sewer system. Septic systems do not last indefinitely, and system replacement is expensive.

**Other sewer system issues**

- With a sewer system, businesses would be more likely to locate in Leeds commercial districts — providing more local services and expanding the town tax base.
- There is discussion of the school district locating an elementary school in Leeds. A sewer system would make this more feasible.

**OUR DECISION ON WHETHER OR NOT TO INSTALL A SEWER SYSTEM WILL BE VERY IMPORTANT IN DETERMINING WHAT TYPE OF COMMUNITY LEEDS WILL BE IN THE FUTURE.**

**PLEASE READ THE ENTIRE PAMPHLET BEFORE CHECKING ONE OF THESE ITEMS.**

**I favor a sewer system connected to Ash Creek Sewer District.**

**I favor Leeds Town developing sewer lagoons.**

**I am opposed to a sewer system for Leeds.**

Signature

Address

- a. solid bid \$20 a linear foot
- b. 20¢ rock, 50¢ dirt \$12 a linear foot
- c. soft dirt \$10 a linear foot

**TO SEWER OR NOT TO SEWER THAT IS THE QUESTION**



**Prepared by:  
Leeds Town  
Box 460879  
Leeds, Utah 84746  
(435) 879-2447**

Letters have been written, brochures distributed and petitions circulated regarding the sewer in Leeds. This pamphlet attempts to present advantages and disadvantages of the sewer proposal and answer some frequently asked questions.

**Please take time to read the information and decide for yourself.**

## COMMONLY ASKED QUESTIONS

**Question 1:** How is a sewer system different than a septic system?

**Answer:** Septic systems collect sewage and waste water into a tank where organic waste is broken down by bacteria in an anaerobic (without oxygen) environment. Much of the waste is transformed into ammonia nitrogen. As the waste-water is distributed through the leach field, the nitrogen is oxidized to nitrate which, being soluble, enter the ground water. Nitrate is a pollutant and may render ground water unfit for drinking or other uses.

**Sewer systems** pipe sewage and waste-water into sewage lagoons where organic waste is broken down by bacteria and algae in a aerobic (with oxygen) environment. The nitrate pollutants are converted to gaseous nitrogen and released harmlessly into the atmosphere.

**Question 2:** What grants and loans has Leeds Town received to install a sewer system?

**Answer:** Two grants totaling \$945,000.

Two Loans totaling \$415,000.

a. Loan of \$160,000 @ 4.6% interest

b. Loan of \$255,000 @ 0% interest

Funding amounts to a 70% grant. The loans and the balance would be paid by charging sewer users monthly fees.

This presents Leeds with an opportunity to do a sewer system now rather than at some future time when it may be mandated by federal or state authorities because of ground-water contamination.

**Question 3:** Must Leeds Town connect to Ash Creek Sewer District or can the town build and operate lagoons?

**Answer: Option A - Ash Creek** is an established sewer district. They propose charging each Leeds connection a one time \$1,068 hookup fee for those connecting in the first year (\$1,500 thereafter) and \$15. per month to each sewer connection. This money goes to operate the sewer district and would not help pay the town loans for sewer line installation, however, operation and maintenance of the the sewer system would be the sewer districts responsibility rather than Leeds Town. To pay the loans would require an additional \$15.50 monthly fee for each connection.

**Option B - Sewer Lagoons** The town could find a suitable site and build sewer lagoons. Engineering estimates calculate that this would reduce each initial connection fee to \$800, and total monthly fee of \$26, all of which would go toward paying the loan debt and operating the system. Possible disadvantages of this plan would be environmental issues associated with locating, building and operating sewer lagoons, an additional town employee and liability for proper and safe operation of the system.

**Question 4:** What would be the cost to individual homeowners?

**Answer** Connection fees and monthly fees are explained in question 3. In addition, each residence connecting to the system will be responsible for a lateral line (house to main sewer line). Cost estimates for installing 4 inch lateral are:

- a. solid rock \$20. a linear foot
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**Question 5:** Are grants or loans available to the individual home owner?

**Answer:** Grants will most likely be available for low income persons and families. Low income is generally defined as a person who makes less than \$21,550 per year or a family of four making less than \$30,800 per year. These figures are available from town council members for other size families. In addition, time payments may also be possible for the initial hookup fee.

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**Answer:** Any change in current zoning would require a change in the town General Plan and Zoning Ordinances. This would require public hearings and a majority vote of the town council.

**Question 8:** Is Washington County limiting the number of septic tanks permitted in the Leeds area?

**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, June 24, 1998  
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 and Minutes
5. Elvin Braman Chief of Police
6. Don Fawson Fire Chief
7. Ron Mosher Mayor
8. Joan Thornton Council Member
  - Acceptance of New Treasurer
  - Adjustment of Budget
  - Wastewater Survey Information Package
  - Report on Noise Abatement
9. Michael D. Empey Council Member
  - Parking Ordinance Draft
  - Further Information from Alberta (Lee) Deemer
10. Josie VonCannon Council Member
11. Charlie Scott Council Member
12. Other Business
13. Adjournment

**POSTED THIS 23RD DAY OF JUNE 1998**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Outside Board at Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL  
JUNE 25, 1998. IT IS AGAINST UTAH STATE  
LAW TO REMOVE IT BEFORE THE DATE  
INDICATED.**

## *Town of Leeds*

### **Minutes for the Town Council Meeting of June 24, 1998**

1. **CALL TO ORDER:** Mayor Pro Tem Joan Thornton called the meeting to order at 7:35 p.m.
2. **ROLL CALL:** Mayor Ron Mosher was excused. Council Members Joan Thornton, Josie VonCannon, Charlie Scott and Mike Empey were present.
3. **PLEDGE:** Josie VonCannon
4. **APPROVAL OF AGENDA AND MINUTES:** Agenda and Minutes for the Town Council Meeting on June 10, 1998 and the Work Session on June 18, 1998 were approved with one correction. Mike Empey was present at the Work Session. Motion to approve by Mike Empey. Seconded by Charlie Scott. Passed unanimously.
5. **ELVIN BRAMAN CHIEF OF POLICE:**  
Elvin read the statistics for the May citations.
6. **DON FAWSON FIRE CHIEF:**  
Don was not present.
7. **MAYOR PRO TEM JOAN THORNTON :**  
Joan introduced the new Treasurer Jenny Peine. Clerk/Recorder Joy Stevens administered the Oath of Office to Jenny. Joan then read information she received from UDOT pertaining to Engine Brake Restriction. Joan said we do not need to make a decision on this. Charlie said he wasn't aware we had to pay for the signs. Mike stated he would like to read the Jake Brake Ordinance. Discussion of the Council then went to accidents, size of the signs, enforcement, and cost of the signs being approximately \$600 per sign. Motion by Mike Empey to table until we have the money to purchase the signs. Seconded by Josie VonCannon. Passed unanimously. The Royalty was introduced and they informed the Council they are having a car wash at Waltons Plaza on Saturday. The girls are going to solicit some of the business in town to be a sponsor. The name of the business will be put on the back of the float. The Royalty will get back to us with the time the Mayor needs to be to the ribbon cutting ceremony for Fair Days on Wednesday August 12, 1998. Charlie told the girls how much we appreciate their offer to help with the parade on July 24th. He stated we need a chairman. Roger Deemer volunteered to help with the parade also. The Town Hero for the Fair was discussed. The Council agreed Carl Seirup was a good choice. He spends a considerable amount of time being the Cemetery Sexton. Motion by Mike Empey to nominate Carl Seirup as Town Hero.



Seconded by Joan Thornton. Passed with Josie abstaining stating she does not know Carl.

**8. COUNCIL MEMBER MIKE EMPEY:**

Mike presented to the Council a Parking Ordinance Draft. There is concern by residents about vehicles being left on public streets. A 24 hour period is the usual time limit. Chief Braman talked about Semi trucks parking on public streets and leaving their engines running. Valley Road is where the residents have complained about vehicles parking on the road. Charlie said the truckers parking there live in the RV Parks and they park there so they can visit their wives. Charlie said its only once or twice a week the trucks are parked there and not for over the 24 hour limit. Chief Braman said 99% comply with the parking issue. Mike and Elvin both agreed we need to have an ordinance to use in extreme measures. Chief Braman suggested we need to address the problem when it arises but we do need an ordinance. Josie felt we should fall back on laws we have in place rather than do this one. Joan said we should rely on the Nuisance Ordinance right now and table this.

Further information from Alberta Deemer (Lee). Mike updated everyone on the fact that Alberta had come to the last Planning Commission meeting and submitted her plans for a sub division cul-de-sac and a 4 plex. The Planning Commission had tabled her request until further information was submitted by her addressing their concerns. One of their concerns was with emergency vehicles having a way in and out. The Shermans were present and had previously stated to Alberta the emergency vehicles could have a right-of-way on the side of their property. Discussion then went to them not wanting anyone except emergency vehicles to use the road and how they would keep other vehicles from using the road. The Shermans also suggested Alberta needs to talk to the Knightons and see if they will give up some of their property also for the emergency vehicles. Mike suggested to Alberta she needs to come to the next Planning Commission meeting after she has talked to the Knightons and addressed the other concerns the Commission had at the last meeting. Seth Larson was at the meeting and he told Alberta he will give access. So that gave her another option to look at. The request was tabled until Alberta goes back through the proper channels first and presents it to the Planning Commission again. Seth Larson told the Council he has been approached by a communications company to put a tower on his property. He asked for the Councils input. The Councils concerns were that it needs to be insured, obtain a building permit, meet State code and be fenced. The Council told Mr. Larson we need to have a set of plans to look at before any decisions can be made. Joy will prepare a letter for Mr. Larson stating what information the Council needs in order to consider the tower.

**9. COUNCIL MEMBER JOSIE VONCANNON:**

Josie stated everything is underway for the July 3rd and 4th celebration and she has nothing else at this time.

**10. COUNCIL MEMBER CHARLIE SCOTT:**

Charlie said he has touched base with Mr. Snow and we should be hearing from him pretty soon concerning the Quit Claim Deed for the Babylon Road Agreement. Charlie also stated he has not heard from Karl Rasmussen concerning the bill we received..

**11. OTHER BUSINESS:**

Joan stated she has received a lot of complaints concerning the Fire District assessments. Joan asked Joy to share with everyone what she knows about Petroleum Wholesale Inc. buying the Deloy Woodards property. They stopped by Town Hall this morning and were very interested in our building process. One of their concerns is the septic system issue. They will be contacting Charlie after this meeting tonight. Joan then went over the Wastewater Survey form by Josie and the brochure by Mike and they talked about combining the two and the changes to be made. Fire Chief Don Fawson came in at the end of the meeting and said he would like to take a few minutes. He stated all that is remaining to do on the Fire Station is to get a Certificate of Occupancy. He talked about the July 3rd ribbon burning ceremony. He is concerned about the thistle on Margaret Armstrong's property. He is concerned about the mining by Silver Reef and the impact it could have on contaminating our water supply. Mike stated he is involved in this issue and attends the meetings, he will keep us informed. The Council said we need to have a welcome and information package for all new comers.

**12. ADJOURNMENT:**

The meeting adjourned at 10:05 p.m.

**APPROVED AND SIGNED THIS 8TH DAY OF JULY, 1998**

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
Joy Stevens, Clerk/Recorder

**DRAFT**

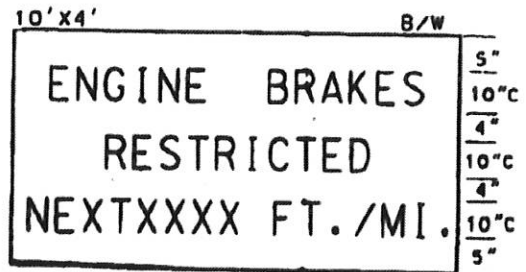
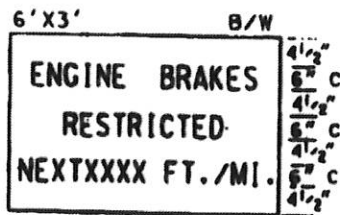
**24 HOUR PARKING ORDINANCE**

**An ordinance of Leeds Town requiring that any vehicle parked along a street within the town be parked no longer than 24 hours without being moved.**

**Any motor vehicle, trailer or other conveyance parked in the parking strip along any street within the town of Leeds must be moved within a maximum of 24 hours from the time it is parked or the vehicle owner may be cited for improper parking.**

### ENGINE BRAKE RESTRICTION SIGNING

- I. The use of engine brakes is a safety benefit to the Trucking Industry, other motorists, and the public. Any restriction of their use should be done only after careful safety considerations have been determined.
- II. All requests for signing of Engine Brake Restrictions shall be made to the Region Director by local governmental agencies. The request shall include a copy of the local noise ordinance with boundaries clearly indicated, the location of the proposed signs, and a commitment of enforcement.
- III. The Region Director may approve the request only after consideration for safety has been evaluated, or if necessary obtain an evaluation from the Division of Traffic and Safety.
- IV. Installation and maintenance shall be the responsibility of UDOT with reimbursement from the requesting governmental agency.
  - A. A fee of \$600.00 per each Freeway sign and \$300.00 per each non-freeway sign shall be charged to the requesting governmental agency. The fee shall include all sign fabrication and installation costs.
  - B. Maintenance costs shall be the actual repair costs incurred.



*Town of Leeds*

*Incorporated 1952*

*"Leeds—The Portal to Historic Southern Utah"*

*June 25, 1998*

*RE: Request for a communication tower to be installed on Seth Larsens property*

*Dear Mr. Larsen,*

*The Town of Leeds is sending this letter to inform you of the information that we need in order to consider the tower. The tower will need to meet State Code, be insured, and fenced. We will require a set of plans and you will need to obtain a building permit. The Town Council will consider approval upon the condition of more information, plans, building permit application, and a picture of tower are submitted.*

*Sincerely,*

*Joy Stevens*  
*Joy Stevens, Clerk/Recorder*

June 1998

Sewer System vs. Septic System  
for the Town of Leeds

Each member of the Leeds Town Council has been studying the question of whether or not having an on-line sewer system would be in the best interest of the Town. Not one of us gets paid for this work, but every single one of us lives here and cares about the future of Leeds.

This question has rankled the backs of a few citizens who have been content with Leeds as it now stands, who don't want the change, or the expense, or the possible growth that such a change could make. However, most have expressed a desire to have a sewer system, provided it won't cost more than they can afford.

The research of the Town Council has encompassed so many points that have to be considered. This pamphlet lays them before you - to be read, discussed, and with consideration to the Town, to its future, and not just to you as an individual, we solicit your individual honest feedback, with the facts as we know them.

We five members of the Town Council have recently approved to keep the General Plan in fact. It states we will strive to keep the rural atmosphere of Leeds, the space between neighbors, the small businesses of our community. Not one of us wishes to jeopardize that. At the same time, there are inevitable changes happening in Washington County that are affecting us - like it or not. We must address these changes or risk loosing our autonomy.

We ask you to consider the following:

1. At least ten residences in Leeds have had major septic and/or leach-field failures within the last 3-5 years. At least one of those was to a new septic system. This volume is substantial considering there are only about 140 homes in the community. A septic system's average life is 20 years. Some last twice as long, others last half that long without major repairs or replacement costs.
2. Two individuals, in public hearings, have told us they dug into underground sewage-stinking running water at 6' and 32' levels. Every household in Leeds and around Leeds is seeping sewage into high and low water tables. We cannot say, "There's no proof I'm contaminating anyone." We all are, and there is no way of

saying whose septic is contaminating whom or which strata of rock is collecting and water running with your sewage. It is terribly short-sighted and selfish to pretend it's not your problem.

3. Between 1980 and 1990 St. George's population doubled. Hurricane increased by 50%. Between 1990 and 2000 it's doing the same. Leeds is being affected, both directly and indirectly. Washington County census shows a population of 48,560 in 1990. In 2000, with growth at a steady pace, the projection is 82,436. That's less two years from now! Leeds' choices in considering the side effects of this growth will be based on either planning and action, or incompetence and reaction. Developers' inquiries regarding use of land surrounding Leeds threatens to take the initiative out of our hands. They could choose to build their own sewer lagoons nearby and install their own system without so much as a notice of intent to the Town of Leeds. It's legal and being done elsewhere!

4. Washington County School District is looking to the surrounding communities to place new elementary schools. Leeds would be a perfect placement of such a facility, particularly with new developments on the horizon. A sewer system in place would make that project feasible for the children of the Leeds area. A school in Leeds could also serve the community in countless ways. With so little commerce, our tax base is very restricted. Even minor repairs and town maintenance presents financial burdens to us. To date, Utah has never forced a community onto a sewer system. They just withhold money for new projects.

5. If we vote to proceed with installing a sewer system now, we have 70% grants and 0% interest loans in place to cover a huge amount of the overall bill. These grants are diminishing. Government cutbacks on such high-percentage grants are already down to 50% generally. We never expect to have as much funding available to us again; while the price of putting in such systems never seems to stop climbing. A few people have called this statement a scare tactic by the Council to force the issue. It is not! These are the facts and you have to understand that. If Leeds leads the way by installing the sewer infrastructure, any new development or existing neighbor will have the system already there to hook into. They will, in fact help pay for it and the increased tax base will benefit the entire community.

6. Some have asked why a lagoon of sewage is any improvement to our individual septic systems draining from leach lines since both percolate down. The process appears to be almost the same, but in fact, they are very different. Lagoons provide a much more efficient and less contaminating process because:

A) Lagoons are especially placed and lined. The required lining provides and stable seepage rate (1/8" per day). They are placed where they should do the least amount of damage to the environment.

B) Because the lagoons expose sewage to sunshine and air, decomposition of the organic matter is a much quicker process. Churning the 'waters' also speeds up the process. Algae develop, consume waste product, and release the resulting gasses into the air. 51% of the waste is literally evaporated away. The remaining 49% is control-seeped into the earth with a 98% water to contaminates ratio. That is far and away superior to septic contamination.

c) Of course no one wants to be down-wind of the a sewer lagoon. The idea of having to smell such a lagoon has a big impact on its nearest neighbors. We intend to keep any such lagoon as far from town as is feasible. The newest methods of aerating the lagoons have also lessened considerably the amount of odor associated with them. So these concerns, while understandable, have been addressed and will not impact our homes, noses, or property values, except in a positive way.

7. Cost estimates on installation of lines to your homes have escalated by way of gossip to sums twice actually anticipated. This is the actual cost table for calculating your own installation:

Lateral lines through solid rocks	\$20.00/linear foot
Lateral lines through half rock and soil	\$15.00/linear foot
Lateral lines through mainly soil	\$10.00/linear foot

Low income households have always, historically, had government assistance to pay for said hook-ups. We are not allowed to even request help until the project has been formally approved. To find out if your family qualifies for assistance, the forms to look at are available at Town Hall.

8. Power outages will trip breakers to create back-up power so pumps will still work.

9. There are usually a few families on the sewage network who will be required to have back-flow prevention pumps at their homes depending on where their particular hookup is at basement levels.

10. That long-awaited Groundwater Quality Protection study by Hansen, Allen & Luce Inc., completed May 20, 1998 is finally in print and I would like to quote from it:



"The attached risk analysis tables indicate that Leeds has a risk (factor) which is mid-range. This risk score results in a recommended down gradient nitrate concentration of 3.3mg/l...However there are two other factors which should be considered for Leeds in addition to the results of the risk analysis and the mass balance analysis.

- 1) The potential for contaminating Quail Creek Reservoir is a concern.
- 2) Leeds cannot be considered to be totally isolated from its neighbors.. Areas in close proximity to one another should share common development goals and constraints... After studying the geology and hydrogeology of the overall study area, we combined Leeds with Pintura, Anderson Junction, Toquerville, LaVerkin and Hurricane.

The recommended septic system density for the hydrogeologic study area containing Leeds is one septic system per 8 - 10 acres."

11. After careful study of the initial cost per household, we've concluded we could each save approximately \$200 if the Town chose to have its own sewer company, rather than go through Ash Creek. State government regulations have set the monthly rate at a percentage of median income for Leeds and is not open for negotiation.

Change is not always a pleasant thing. Look at what is happening all around us. Gossip and fear are not logical barometers of how you should look at our future. We know that there are those who simply do not want a sewer system which somehow changes the status quo. "We want our town to stay the same." All we're asking is for you to see what is happening to Washington County. We have to look out for Leeds the best we know how. You have elected the Town Council to do that. Please help us by giving us your unbiased opinion.

Thank you

*Add info from Ash Creek Minutes  
Re: State interest and concerns*

**Question 2: Is Washington County limiting the number of septic tanks permitted in the Leeds area?**

**Answer: A Washington County Water Conservancy District study has recommended a density of one septic system per 8 to 10 acres because of potential groundwater contamination concerns. At this time no action has been taken to make this a requirement. Obviously, if this happens, new building would be severely limited and those owning vacant property in Leeds would be severely restricted in development options.**

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Signature \_\_\_\_\_

Address \_\_\_\_\_

date \_\_\_\_\_

COMMONLY ASKED QUESTIONS

# TO SEWER OR NOT TO SEWER

## THAT IS THE QUESTION



**Prepared by:  
Leeds Town  
Box 460879**

**Leeds, Utah 84746  
(435) 879-2447**

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**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Elvin Braman Chief of Police
6. Vern Watkins Public Works Director  
Irrigation Water Problem at Mulberry and Main
7. Ron Mosher Mayor  
Resolution 98-6 To do business with Zions First National Bank for a Safe Deposit Box  
Wastewater Survey Form
8. Joan Thornton Council Member
9. Michael D. Empey Council Member  
Planning Commission Items
10. Josie VonCannon Council Member
11. Charlie Scott Council Member
12. Other Business
13. Adjournment

**POSTED THIS 6TH DAY OF JULY 1998**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Outside Board at Walters Plaza

**THIS NOTICE MUST BE POSTED UNTIL  
JULY 9, 1998. IT IS AGAINST UTAH STATE  
LAW TO REMOVE IT BEFORE THE DATE  
INDICATED.**

## *Town of Leeds*

### **Minutes for the Town Council Meeting of July 8, 1998**

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:32 p.m.
2. **ROLL CALL:** Mayor Ron Mosher, Council Members Charlie Scott and Mike Empey were present. Joan Thornton and Josie VonCannon were excused.
3. **PLEDGE:** Charlie Scott.
4. **APPROVAL OF AGENDA AND MINUTES:** Agenda and Minutes for the Town Council Meeting on June 24, 1998 were approved with one addition to the Agenda Resolution 98-6 to be addressed by Mayor Ron Mosher. Motion to approve by Mike Empey. Seconded by Charlie Scott. Passed unanimously.

5. **ELVIN BRAMAN CHIEF OF POLICE:**

Mayor Mosher asked Officer Jason Barnes to take a few minutes and tell the Council about a service project he is involved in. Jason explained to the Council the Scouts want to do a service project to paint the L on the hill. He requested of the Town if we could furnish the paint. Charlie said surely we can pay for the paint. It definitely needs to be painted.

Chief Braman said the second police vehicle needs a spotlight, its about \$23. Also a handle, switch, lens, and bulb for \$25. The vehicle also needs springs and shocks. He got an estimate from Bob Pease for \$249. He said they would like to get these taken care of as soon as possible. Mayor Mosher asked the Council if there was any problem with approval for these expenditures. The Council said no. Elvin requested changing the cellular phones his officers are using. Elvin explained the system and cost of replacing the phones. The cost is \$25 per phone to change out. The old phones will remain the property of the Police Dept. and do not have to be turned in. Mayor Mosher asked Council for any discussion on the matter. Mike and Charlie had no problem with the change ~~over~~. Motion to approve these expenditures by Mayor Mosher. Seconded by Charlie Scott. Roll call vote passed unanimously. Elvin passed out to the Council a rough draft for the Police Departments part of the old fire station. Vern took the opportunity to discuss his plans for the other half of the building for Public Works. Mayor Mosher also mentioned there needs to be shelves provided for Town records so we can get our records out of the basement where they have been kept for years. Charlie said we need someone to give us an estimate for the renovation before we can determine how involved we can become with this project. Mayor Mosher stated we are looking at a community block grant to do this renovation. We are going to get an estimate and then re-submit for the grant.

**6. VERN WATKINS PUBLIC WORKS DIRECTOR:**

Vern spoke to the Council about concerns over the irrigation water problem at Mulberry and Main. His concern is who is responsible for the problem. Is it the irrigation company or the Towns problem. Charlie said he will contact Ned Sullivan and UDOT and see what can be done to solve the problem.

**7. MAYOR RON MOSHER :**

Mayor Mosher presented the Leeds Royalty with their \$50 checks. Charlie asked them how the decorating of the float is coming along. He stated the girls represent everyone in the Town and we should all help to decorate the float. Mike said the girls did a good job at the "ribbon burning" ceremony for the new fire station. Carlisle Stirling asked Mayor Mosher if he can do an overlay on the road in front of him. The Council had no problem with the overlay and thought it was a great idea. Ron stated we did send a letter to the Special Service District concerning the \$2,000 being a loan. We haven't heard from them yet. Resolution 98-6 to use Zions First National Bank for all transactions including our safe deposit box. Motion to approve by Charlie Scott. Seconded by Mike Empey. Roll call vote passed unanimously. Ron stated we received a request for an individual to serve on the Washington County Planning Commission for Five Co. Association of Government. Basically it is about our grant requests and planning for those. The grant requests we have in are for re doing the fire hall, the CCC Camp restoration, and the wastewater treatment study. They would like someone from the Town to be on the Commission and work with Elaine Murphy. Charlie said that should probably be Josie. Mike said he would be willing to help her. Ron said he will see if she is willing to do it when she gets back. The Census 2000 wants us to form a committee to inform the community about the census. Ron stated we received notification for Dixie National Forest that 2,180 acres around the Browse Guard Station will be established as a research natural area. It will be preserved almost as a wilderness area. Ron said before we finalize everything and signing over the fire department to the district we need to pull the ordinance concerning the impact fees. Ron asked Mike to pull the ordinance it needs to be justified. Ron postponed the discussion on the wastewater survey forms until the end of the meeting.

**8. COUNCIL MEMBER MIKE EMPEY:**

Mike informed the Council of the Planning Commission items from the July 1 meeting. We still don't have a volunteer for the Chairman position. No decision has been made yet on who will take the responsibility of assigning addresses to new home owners on properties that have not yet received one. Alberta Deemer came before the Commission with her sub-division plans again. Alberta has talked with Maureen Russ concerning an easement across her property off Vista. Dale Jackman suggested a crash gate with signs at the north end of the Russ property to provide emergency access to the proposed sub-division. Alberta stated she has been discussion options with the Russ's but this option appeared workable. The commission recommended approval of this emergency access with the installation of a crash gate and an exclusive 27 foot minimum easement decided to Leeds Town for emergency ingress and egress. Crash gate paid for

by the developer and approved by Leeds Town. Alberta was present and wanted to show the Council her plans. She stated Maurine Russ likes a piece of property Alberta has and is considering a trade for the property in question where the easement would be. If they trade the property she would have a private driveway the emergency vehicles could use instead. Charlie said he wants the Planning Commission to look at her plans again since she is now talking about having a private driveway and having emergency vehicles going on to a private drive way. David and Debbie Lefler requested putting several greenhouse on their property which is currently vacant. The Commission recommended approval of the greenhouses on their property considering it is the same as open farming as long as no retail business is conducted and that it be considered compatible with current zoning. Mike made a motion we follow the recommendation of the Planning Commission to let them put up their greenhouses. Seconded by Ron. Passed unanimously. David Stirling approached the Commission with information regarding his double-wide home which has been placed on the property which he owns without being anchored properly under a conditional use permit. David proposes anchoring this double-wide in a different location on his property and eventually building a new home at which time he would remove the double-wide. David has begun the process of obtaining necessary permits regarding water and septic. It was the opinion of commission members present that Mr. Stirling's actions were compatible with current zoning. The Commission also felt that if Mr. Stirling received a building permit and building inspector approval that impact fees paid at this time should not be required to be paid again when the double-wide is replaced with a permanent home. As Mr. Stirling was only anchoring an already approved residence, the commission felt no vote needed to be taken. David will be coming in to get a building permit and pay his impact fees. One question concerning his impact fees was when he pays his impact fees for his mobile home will he have to pay again when he builds his home at the same location. The Council felt he need only pay his impact fees once. Motion to approve if David pays his impact fees on the double wide and when the double wide is removed from the property he will not be charged impact fees again when the home is built. When someone applies for a building permit, and since the Planning Commission only meets once a month, the Planning Commission Chairman can review the application so as not to hold up the building. However the plans should still be presented to the Commission at their next meeting.

#### **9. COUNCIL MEMBER CHARLIE SCOTT:**

Karl Rasmussen was present from Jones & DeMille Engineering and Charlie questioned him concerning the bill they had sent. He asked Karl to justify it to the Council. Karl passed out a breakdown on the billing. Charlie wanted to know how come we were billed for \$17,999 when everyone knows the funds we had available were \$18,000. Was it by coincidence all the funds were used. Charlie said he has a problem with Tristen and Tim Jones hitting us with that many hours. Mike said he shares Charlies concerns on how close they came to using up all of the moneys. He asked for a breakdown on the hours and how much is that an hour. Ron said all of the material they have compiled belongs to the Town and it should be made available to us. Karl said we can have it. Ron told Karl we appreciate all they have done. Charlie questioned Tim Jones billing us for the meeting they attended when Tim represented Ephriam and not

Leeds at the meeting. Karl said he will take that 4 1/2 hours off the bill Jenny needs to call Nancy Hess to release the money so we can get the bill paid. Charlie made a motion to approve payment of the bill but he wants Karl to talk to Tristen and Tim so we don't get any additional charges if we need to call and ask for more information. Karl said there will be no additional charges. Seconded by Mike. Roll call vote passed unanimously. Karl had some additional information on air vacuum collection systems. He explained the system showed the Council a map and how it works with Ashcreek. Karl said he will make copies of the material they have compiled and get it to us. Discussion then went to the Wastewater Survey Forms and how they will be distributed. The Council each took a section of Town to cover. Joy will mark maps and addresses for each Council Member for their section of Town. Charlie asked Joy to draft a letter to Hurricane City requesting of them to sell us water for maximum of three years for the community of Harrisburg and at what price. Mike said we need to inform Mr. Harrocks of our letter so Harrisburg can be involved in the process. Charlie stated he has met with Cathy Abbott in case we do decide to put sewer lagoons on their property. He said Russell Limb has agreed to bring in an engineer and get a better cost for this system since he is not happy with Jones and DeMille. Charlie asked Joy to reserve the Pavilion for Oct. 2nd and 3rd for the Blue Grass Festival. Charlie wants Joy to send Ed and Idonna Snow the survey form since they have property in town. Ron stated he will be leaving July 15th and will not be back until August 2nd.

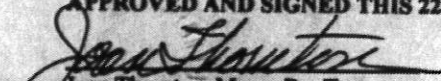
**10. OTHER BUSINESS:**

No other business at this time.

**11. ADJOURNMENT:**

The meeting adjourned at 10:05 p.m.

**APPROVED AND SIGNED THIS 22ND DAY OF JULY, 1998**

  
Joan Thornton, Mayor Pro Tem

  
Joy Stevens, Clerk/Recorder



RESOLUTION 98-6

**A RESOLUTION TO AUTHORIZE PERSONS TO TRANSACT BUSINESS  
WITH ZIONS FIRST NATIONAL BANK FOR THE USE OF A SAFE DEPOSIT  
BOX; AND**

WHEREAS, The Town Council of the Town of Leeds, has held a meeting on the 8 day of July 1998, and discussed business to be transacted with Zions First National Bank; and

WHEREAS, The Town Council of the Town of Leeds, authorized persons to transact business with Zions First National Bank: and

**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF LEEDS, UTAH,** instructs Zions First National Bank to issue a new signature card having the following named individuals sign as authorized persons to transact business:

Mayor Ron Mosher  
Mayor Pro Tem Joan Thornton  
Clerk/Recorder Joy Stevens  
Treasurer Jenny Peine

Passed this 8 day of July 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attn: Joy Stevens, Clerk/Recorder

## STATEMENT OF PROFESSIONAL SERVICES

**JONES & DEMILLE ENGINEERING**  
 45 EAST 300 NORTH  
 RICHFIELD, UTAH 84701

DATE : June 10, 1998

CLIENT :

PROJECT : Wastewater Study

Town of Leeds  
 P.O. Box 480879  
 Leeds, Utah 84748-0879

J&D PN : 9706-007  
 INVOICE : #3811

J&D PROJECT MANAGER : Karl Rasmussen, P.E.

DATE	ADDITIONAL ENGINEERING SERVICES:	AMOUNT DUE
As of 05/31/98	PROFESSIONAL ENGINEER 118 hrs. @ \$75 PROJECT ENGINEER 150 hrs. @ \$52 CAD OPERATOR 3 hrs. @ \$47 OFFICE TECHNICIAN 19.5 hrs. @ \$30 VEHICLE MILEAGE 1,782 mi. @ \$0.35	\$6,850.00  \$7,800.00  \$141.00  \$585.00  \$623.70

TOTAL CURRENT FEES: \$17,999.70

PREVIOUS BALANCE : \$0.00

INTEREST DUE : \$0.00

PAYMENT RECEIVED : \$0.00

THANK YOU!

NET 30 DAYS!

AMOUNT NOW DUE : \$17,999.70

*Please reference Invoice # on Check!*  
*1 1/2% Finance Charge on Past Due Invoices!*



JONES & DEMILLE ENGINEERING

**LEEDS TOWN PRELIMINARY ENGINEERING**  
Billing Summary (July 8, 1998)

<b>Employee: Karl Rasmussen</b>		
<b>TASK</b>	<b>MONTH</b>	<b>HOURS</b>
Preparing work outline after meeting with Nancy Hess & Wayne Thomas.	August '97	2.00
Preparing information for CDBG application and disposal system surveys.	September '97	17.00
CDBG application work.	October '97	8.50
Submitting CDBG application, calculating credit toward Ash Creek S.S.D. Impact Fee.	November '97	35.50
Presentation on credit toward impact fee for Leeds Town during Ash Creek Meetings.	December '97	21.00
Work Meeting & work to kick off information brochure to be given to citizens.	January '98	11.50
Help getting brochures to the Town to send out to citizens informing about one information meeting & one public hearing in March. Leeds Town Meeting on Feb. 25th.	February '98	12.00
Public information meeting on March 11 <sup>th</sup> . Public Hearing on March 25th.	March '98	9.00
Public Hearing on April 22 <sup>nd</sup> .	April '98	7.00
Looked at feasibility of Lagoon sites, prepared cost estimates and funding scenarios. Prepared information requested by Council at work meeting. Attended two work meetings.	May '98	26.50
<b>TOTAL</b>		<b>150.00</b>

<b>Employee: Tristan DeMille</b>		
<b>TASK</b>	<b>MONTH</b>	<b>HOURS</b>
Working out preliminary engineering scope with Nancy Hess.	June '97	8.00
Working out preliminary engineering scope with Nancy Hess.	July '97	2.50
Working up preliminary engineering agreement amendment to contract.	August '97	1.00
Calculating credit toward Ash Creek S.S.D. Impact Fee.	November '97	32.00
Presentation on credit toward impact fee for Leeds Town during Ash Creek Meetings. Attending two meetings on December 1 <sup>st</sup> and December 10 <sup>th</sup> .	December '97	38.00
Review of information brochure & comments.	February '98	3.50
Attending Water Quality Board Meeting (Tim Jones)	April '98	4.50
Looked at feasibility of Lagoon sites, prepared cost estimates and funding scenarios. Prepared information requested by Council at work meeting.	May '98	28.50
<b>TOTAL</b>		<b>118.00</b>

**LEEDS TOWN PRELIMINARY ENGINEERING  
MORE INFORMATION ON THE AIR VACUUM COLLECTION SYSTEM**

July 8, 1998

1. I met with Dave Sibila, a representative of AirVac a couple of weeks ago. He work with me to develop cost estimates for a vacuum collection system. The costs will either match or be less than those of a regular collection system.
2. I have attached cost estimates and information for this type of system.
3. This is one alternative Leeds Town could look at if it elects to go with a collection system.
4. A vacuum system will have more advantages than a collection system on grinder pump stations. There is no need for electricity at the valve/pit stations like there is for a grinder pump station. A valve/pit station can handle up to 4 homes, where a grinder pump station would probably be installed at every home.
5. The technical report provides great information.
6. One disadvantage is a pump station will still be needed on the northeast end of Town.
7. Dave has volunteered to come out to a Town work meeting to explain this system with you.

HOME OFFICE  
P.O. Box 528, 4217 N. Old. U.S. 31  
Rochester, IN 46975  
Phone: 219-223-3980  
FAX: 219-223-5566

**AIRVAC®**  
Vacuum Sewer Systems

4902 Eisenhower Blvd., Suite 213  
Tampa, FL 33634  
Phone: 813-884-2959  
FAX: 813-885-1401

May 20, 1998

Mr. Karl Rasmussen, P.E.  
Jones & Demille Engineering  
225 North Bluff  
Suite #12  
St. George, UT 84770

RE: Leeds, UT  
AIRVAC Project #98-148

Dear Mr. Rasmussen,

Enclosed is an AIRVAC budget estimate and layout for the Leeds, UT project based on the mapping and information that was provided. Also enclosed is a report that gives supporting information as well as technical data relating to this estimate. Please accept our apology in the delay in getting this information to you.

The hydraulic capability of a vacuum system is a function of several factors, including flow, # connections, topography, line lengths and pipe volume. From the information provided, it appears that this service area can easily be served by one vacuum station.

A summary of the cost estimate is shown below:

Estimated Collection System Cost	\$ 695,450
Estimated Vacuum Station Cost	\$ 240,000
Total Estimated Cost	\$ 935,450
# connections	140
Cost Per Connection:	\$ 6,682
Annual O & M Cost:	\$ 13,500
O & M Cost Per Connection:	\$ 96/yr

The cost per connection figures are higher than we are used to seeing. This is due to the cost of the vacuum station itself and the small number of initial connections. This same vacuum station, for example, could easily serve an additional 100-150 lots at no additional cost.

Mr. Karl Rasmussen  
May 20, 1998  
Page 2

The vacuum mains can be installed at shallow depths. By using the saw-tooth profile, most of the trench depth can be kept within 1 or 2 feet of the minimum depth required by code. In looking at the elevations and the line lengths of this particular project, this could be achieved. Generally, this has enabled our system to be successfully installed throughout the U.S. by reducing the cost per foot of collection piping.

In addition to the significant savings that can result in pipe installation (capital cost), operating cost savings can also be achieved. Because the vacuum collection piping is air-tight by design and no manholes are required, infiltration of groundwater is minimal. This may substantially reduce the amount of sewage being sent to the treatment plant.

Thank you for your interest in AIRVAC and vacuum sewers. Our Regional Manager, Dave Molden will be contacting with you in the near future to discuss this information. In the meantime, if you have any questions or if we can be of further assistance please call us at (813)-884-2959.

Sincerely,



Rich Naret, P.E.  
National Sales Manager

Copy to:     Airvac - Rochester  
              Airvac- Albuquerque  
              Dave Sabila - OMI

## TECHNICAL REPORT

### LAYOUT & VACUUM STATION LOCATION

The layout of the vacuum system would be nearly identical to the gravity sewer layout. By using vacuum, it will be possible to eliminate the pump station at the northern part of the service area.

This area can be served by one (1) vacuum station. We located this station at the same site as the proposed lift station.

### BASIS OF PRICING

Unit prices for vacuum mains are very site specific. Using information from other projects in other western states we estimated unit prices for the vacuum mains. *So that our estimate has meaning, please look at these unit prices to see if they fall within a reasonable range when compared to gravity. When you do this, you may have to adjust the prices accordingly. Enclosed is a document called General Comments-Unit Pricing which should be helpful in making this adjustment.*

Unit prices for the valve pits and package station were based on historical data from projects around the country. Final surface restoration, road crossings, and other incidental costs should be added to our estimate.

### OPERATION & MAINTENANCE ESTIMATE

We have enclosed an estimate of the annual Operational & Maintenance costs (O&M) for this project. The basis for this is actual data from operating systems gathered by EPA in 1989 and presented in their manual *Alternative Wastewater Collection Systems* (EPA/625/1-91/024). We estimate the annual O&M cost to be about \$96/yr or about \$8/mo per connection. Again, due to the relatively small number of connections, this is much higher than we are used to seeing.

TECHNICAL REPORT  
PAGE 2

**VALVE PIT QUANTITY DETERMINATION**

For residential users, a single Airvac valve pit can serve up to 4 homes, although most projects lend themselves to a 2:1 lot to pit ratio. We usually add another 10-15% to this to account for homes without a nearby neighbor. Overall, we estimated 80 valve pits would be necessary to serve the 140 lots. Many of these could serve adjacent vacant lots should that lot develop in the future.

**LINE & STATION SIZING**

Flow calculations were based on 75 gpcd and 3.5 persons per dwelling. With a peaking factor of 3.5, a peak flow of about 90 gpm would result from the 140 lots.

Preliminary calculations indicate the need for 3-174 cfm (10hp) vacuum pumps, 2-90 gpm (5 hp est) sewage pumps and 1-1000 gallon collection tank. A station with these components could serve as many as 200 connections.

The vacuum station would be package station where the skid-mounted mechanical and electrical plant is supplied already assembled, tested and painted. This allows the skid to be lifted into the building and connected to the incoming vacuum lines and the outgoing force main.



Leeds, UT  
 # Connections 140  
 Equiv # Conn 140

COST ESTIMATE  
 Station # 1

**INSTALLED COST-COLLECTION SYSTEM**

QUANTITY	DESCRIPTION		UNIT PRICE	TOTAL PRICE
16,100 lf	6" Vacuum Sewer	Ⓢ	15.00 /lf	241,500
6,750 lf	4" Vacuum Sewer	Ⓢ	12.00 /lf	81,000
80 ea	Crossover Connections	Ⓢ	400.00 /ea	32,000
12 ea	6" Division Valve	Ⓢ	900.00 /ea	10,800
10 ea	4" Division Valve	Ⓢ	750.00 /ea	7,500
80 ea	AIRVAC Valves *	Ⓢ	2,700.00 /ea	216,000
1 set	Special Tools	Ⓢ	3,000.00 /set	3,000
3%	Spare Parts	Ⓢ		6,500
19 wks	AIRVAC Field Rep	Ⓢ	1,350.00 /wk	25,650
1 ea	Portable Vacuum Pump (Testing)	Ⓢ	11,500.00 /ea	11,500
6,000 lf	4 " Force Main	Ⓢ	10.00 /lf	60,000

**COLLECTION SYSTEM COST** **\$695,450**

*Includes Fiberglass Pit, Cast Iron Cover w/ Frame,  
 and 55 Gallon Holding Tank*

**INSTALLED COST-VACUUM STATION**

Equipment	105,000
Equipment Installation	40,000
Station Wiring, Piping, Etc	20,000
Motor-generator set	20,000
Building	55,000
<b>VACUUM STATION COST</b>	<b>\$240,000</b>

**TOTAL INSTALLED COST** **\$935,450**  
**EQUIV # CONNECTIONS** **140**  
**COST PER CONNECTION** **\$6,682**

Leeds, UT  
 # VALVES 80  
 # CONNECTIONS 140  
 EQUIV # CONN 140

ANNUAL O&M ESTIMATE  
 Station # 1

LABOR					
Item	Labor effort	Quantity			Annual Labor
Vacuum Station	300 hrs/station	x 1 station	=		300 hrs/yr
Piping	60 hrs/system	x 1 system	=		60 hrs/yr
Valves	1.2 hrs/valve	x 80 valves	=		96 hrs/yr
					456 hrs/yr
			x		\$15 /hr
					\$6,840 /yr
ROUND TO:					

POWER				
Item	Unit cost	Equiv # conn	Duration	Annual Power
Vacuum Station	\$1.50 mo/conn	x 140 conn	x 12 mo	= \$2,520 /yr
ROUND TO: \$2,500 /yr				

EQUIPMENT REPLACEMENT				
Item	Replacement cost	Useful life	Quantity	Annual R&R
<b>VACUUM STATION</b>				
Vacuum Pumps	\$7,500 /ea	/ 15 years	x 3 pumps	= \$1,500 /yr
Sewage Pumps	\$4,000 /ea	/ 15 years	x 2 pumps	= \$533 /yr
Collection Tank	\$12,000 /ea	/ 25 years	x 1 ea	= \$480 /yr
Control Panel	\$15,000 /ea	/ 20 years	x 1 ea	= \$750 /yr
Misc. Equip	\$2,000 /ea	/ 15 years	x 1 ea	= \$133 /yr
				\$3,397 /yr
ROUND TO: \$3,400 /yr				
<b>VACUUM VALVES</b>				
Vacuum Valves	\$17.50 /ea	/ 10 years	x 80 valves	= \$140 /yr
Controller	\$35.00 /ea	/ 5 years	x 80 valves	= \$560 /yr
Misc. Parts	\$12.50 /ea	/ 10 years	x 80 valves	= \$100 /yr
				\$800 /yr
ROUND TO: \$900 /yr				

SUMMARY	
LABOR	\$6,800 /yr
POWER	\$2,500 /yr
EQUIPMENT REPLACEMENT (STATION)	\$3,400 /yr
EQUIPMENT REPLACEMENT (VALVES)	\$900 /yr
	\$13,600 /yr
EQUIVALENT # CONNECTIONS	140 conn
ANNUAL COST PER CONNECTION	\$96.43 /yr/conn

June 1998

**Sewer System vs. Septic System  
for the Town of Leeds**

Each member of the Leeds Town Council has been studying the question of whether or not having an on-line sewer system would be in the best interest of the Town. Not one of us gets paid for this work, but every single one of us lives here and cares about the future of Leeds.

This question has rankled the backs of a few citizens who have been content with Leeds as it now stands, who don't want the change, or the expense, or the possible growth that such a change could make. However, most have expressed a desire to have a sewer system, provided it won't cost more than they can afford.

The research of the Town Council has encompassed so many points that have to be considered. This pamphlet lays them before you - to be read, discussed, and with consideration to the Town, to its future, and not just to you as an individual, we solicit your individual honest feedback, with the facts as we know them.

We five members of the Town Council have recently approved to keep the General Plan in tact. It states we will strive to keep the rural atmosphere of Leeds, the space between neighbors, the small businesses of our community. Not one of us wishes to jeopardize that. At the same time, there are inevitable changes happening in Washington County that are affecting us - like it or not. We must address these changes or risk losing our autonomy.

We ask you to consider the following:

1. At least ten residences in Leeds have had major septic and/or leach-field failures within the last 3-5 years. At least one of those was to a new septic system. This volume is substantial considering there are only about 140 homes in the community. A septic system's average life is 20 years. Some last twice as long, others last half that long without major repairs or replacement costs.
2. Two individuals, in public hearings, have told us they dug into underground sewage-stinking running water at 6' and 32' levels. Every household in Leeds and around Leeds is seeping sewage into high and low water tables. We cannot say, "There's no proof I'm contaminating anyone." We all are, and there is no way of

saying whose septic is contaminating whom or which strata of rock is collecting and water running with your sewage. It is terribly short-sighted and selfish to pretend it's not your problem.

3. Between 1980 and 1990 St. George's population doubled. Hurricane increased by 50%. Between 1990 and 2000 it's doing the same. Leeds is being affected, both directly and indirectly. Washington County census shows a population of 48,560 in 1990. In 2000, with growth at a steady pace, the projection is 82,436. That's less two years from now! Leeds' choices in considering the side effects of this growth will be based on either planning and action, or incompetence and reaction. Developers' inquiries regarding use of land surrounding Leeds threatens to take the initiative out of our hands. They could choose to build their own sewer lagoons nearby and install their own system without so much as a notice of intent to the Town of Leeds. It's legal and being done elsewhere!

4. Washington County School District is looking to the surrounding communities to place new elementary schools. Leeds would be a perfect placement of such a facility, particularly with new developments on the horizon. A sewer system in place would make that project feasible for the children of the Leeds area. A school in Leeds could also serve the community in countless ways. With so little commerce, our tax base is very restricted. Even minor repairs and town maintenance presents financial burdens to us. To date, Utah has never forced a community onto a sewer system. They just withhold money for new projects.

5. If we vote to proceed with installing a sewer system now, we have 70% grants and a 0% interest loan in place to cover a huge amount of the overall bill. These grants are diminishing. Government cutbacks on such high-percentage grants are already down. We never expect to have as much funding available to us again; while the price of putting in such systems never seems to stop climbing. A few people have called this statement a scare tactic by the Council to force the issue. It is not! These are the facts and you have to understand that. If Leeds leads the way by installing the sewer infrastructure, any new development or existing neighbor will have the system already there to hook into. They will, in fact help pay for it and the increased tax base will benefit the entire community.

6. Some have asked why a lagoon of sewage is any improvement to our individual septic systems draining from leach lines since both percolate down. The process appears to be almost the same, but in fact, they are very different. Lagoons provide a much more efficient and less contaminating process because:

A) Lagoons are especially placed and lined. The required lining provides and stable seepage rate (max. 1/8" per day). They are placed where they should do the least amount of damage to the environment.

B) Because the lagoons expose sewage to sunshine and air, decomposition of the organic matter is a much quicker process. Churning the 'waters' also speeds up the process. Algae develop, consume waste product, and release the resulting gases into the air. 51% of the waste is literally evaporated away. The remaining 49% is control-seeped into the earth with a 98% water to contaminates ratio. That is far and away superior to septic contamination.

c) Of course no one wants to be down-wind of the a sewer lagoon. The idea of having to smell such a lagoon has a big impact on its nearest neighbors. We intend to keep any such lagoon as far from town as is feasible. The newest methods of aerating the lagoons have also lessened considerably the amount of odor associated with them. So these concerns, while understandable, have been addressed and will not impact our homes, noses, or property values, except in a positive way.

d) Keep in mind household drains of all kinds contribute to the sewer system: tubs, showers, washing machines, sinks, dishwashers, commodes.

7. Cost estimates on installation of lines to your homes have escalated by way of gossip to sums twice actually anticipated. This is the actual cost table for calculating your own installation:

Lateral lines through solid rocks	\$20.00/linear foot
Lateral lines through half rock and soil	\$15.00/linear foot
Lateral lines through mainly soil	\$10.00/linear foot

Low income households have always, historically, had government assistance to pay for said hook-ups. We are not allowed to even request help until the project has been formally approved. To find out if your family would qualify for assistance, the forms to look at are available at Town Hall. Some people will be able to dig their own laterals at no cost. Neighbors can help neighbors.

8. Power outages trip breakers to backup generators to create back-up power so pumps will still work.

9. There are usually a few families on the sewage network who will be required to have back-flow prevention pumps at their homes depending on where their particular hookup is at basement levels. But there is no requirement to dig out or seal up septic tanks. They are simply disconnected.

10. That long-awaited Groundwater Quality Protection study by Hansen, Allen & Luce Inc., completed May 20, 1998 is finally in print and is quoted from here:

"The attached risk analysis tables indicate that Leeds has a risk (factor) which is mid-range. This risk score results in a recommended down gradient nitrate concentration of 3.3mg/l...However there are two other factors which should be considered for Leeds in addition to the results of the risk analysis and the mass balance analysis.

- 1) The potential for contaminating Quail Creek Reservoir is a concern.
- 2) Leeds cannot be considered to be totally isolated from its neighbors.. Areas in close proximity to one another should share common development goals and constraints... After studying the geology and hydrogeology of the overall study area, we combined Leeds with Pintura, Anderson Junction, Toquerville, LaVerkin and Hurricane.

The recommended septic system density for the hydrogeologic study area containing Leeds is one septic system per 8 - 10 acres."

11. After careful study of the initial cost per household, we've concluded we could each save approximately \$200 if the Town chose to have its own sewer company, rather than go through Ash Creek. State government regulations have set the monthly rate at a percentage of median income for Leeds and is not open for negotiation.

Change is not always a pleasant thing. Look at what is happening all around us. Speculation and fear are not logical barometers of how you should look at our future. We know that there are those who simply do not want a sewer system which somehow changes the status quo. "We want our town to stay the same." All we're asking is for you to see what is happening to Washington County. We have to look out for Leeds the best we know how. You have elected the Town Council to do that. Please help us by giving us your unbiased opinion.

Thank you

Leeds Town Council

**Question #1: Is Washington County limiting the number of septic tanks permitted in the Leeds area?**

**Answer:** A Washington County Water Conservancy District study has recommended a density of one septic system per 8 to 10 acres because of potential groundwater contamination concerns. At this time no action has been taken to make this a requirement. Obviously, if this happens, new building would be severely limited and those owning vacant property in Leeds would be severely restricted in development options.

**Question #2: Is my property worth more with sewer rather than septic?**

**Answer:** Houses may appraise significantly higher with a sewer system depending on the residence and the location. Septic systems do not last indefinitely and system replacement is expensive.

**Other sewer system issues:**

- With a sewer system, businesses would be more likely to locate in Leeds commercial districts -- providing more local services and expanding the town tax base.
- There is discussion of the school district locating an elementary school in Leeds. A sewer system would make this more feasible.

**OUR DECISION ON WHETHER OR NOT TO INSTALL A SEWER SYSTEM WILL BE VERY IMPORTANT IN DETERMINING WHAT TYPE OF COMMUNITY LEEDS WILL BE IN THE FUTURE.**

**PLEASE READ THE ENTIRE PAMPHLET BEFORE CHECKING ONE OF THESE ITEMS.**

**I favor Leeds Town developing a sewer system.**

**Comments: (please include if you have a preference for developing sewer lagoons or connecting to Ash Creek)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**I am opposed to a sewer system for Leeds.**

**Comments:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Signature**

**Address**

**date**

**COMMONLY ASKED QUESTIONS**  
**TO SEWER OR NOT TO SEWER**  
**THAT IS THE QUESTION**



**Prepared by:**  
**Leeds Town**  
**Box 460879**

**Leeds, Utah 84746**  
**(435) 879-2447**

Letters have been written, brochures distributed and petitions circulated regarding the sewer in Leeds. This pamphlet attempts to present advantages and disadvantages of the sewer proposal and answer some frequently asked questions.

**Please take time to read the information and decide for yourself.**

## **COMMONLY ASKED QUESTIONS**

**Question 1:** How is a sewer system different than a septic system?

**Answer:** Septic systems collect sewage and waste water into a tank where organic waste is broken down by bacteria in an anaerobic (without oxygen) environment. Much of the waste is transformed into ammonia nitrogen. As the waste-water is distributed through the leach field, the nitrogen is oxidized to nitrates which, being soluble, enter the ground water. Nitrates are a pollutant and may render groundwater unfit for drinking or other uses.

Sewer systems pipe sewage and waste-water into sewage lagoons where organic waste is broken down by bacteria and algae in a aerobic (with oxygen) environment. The nitrate pollutants are converted to gaseous nitrogen and released harmlessly into the atmosphere.

**Question 2:** What grants and loans has Leeds Town received to install a sewer system?

**Answer:** Two grants totaling \$945,000.

Two Loans totaling \$415,000.

- a. Loan of \$160,000 @ 4.6% interest
- b. Loan of \$255,000 @ 0% interest

Funding amounts to a 70% grant. The loans and the balance would be paid by charging sewer users monthly fees.

This presents Leeds with an opportunity to do a sewer system now rather than at some future time when it may be mandated by federal or state authorities because of ground-water contamination.

**Question 3:** Must Leeds Town connect to Ash Creek Sewer District or can the town build and operate lagoons?

**Answer:** Option A - Ash Creek is an established sewer district. They propose charging each Leeds connection a one time \$1,088 hookup fee for those connecting in the first year (\$1,500 thereafter) and \$15. per month to each sewer connection. This money goes to operate the sewer district and would not help pay the town loans for sewer line installation, however, operation and maintenance of the the sewer system would be the sewer districts responsibility rather than Leeds Town. To pay the loans would require an additional \$15.50 monthly fee for each connection.

Option B - Sewer Lagoons The town could find a suitable site and build sewer lagoons. Engineering estimates calculate that this would reduce each initial connection fee to \$800. and total monthly fee of \$26, all of which would go toward paying the loan debt and operating the system. Possible disadvantages of this plan would be environmental issues associated with locating, building and operating sewer lagoons, an additional town employee and liability for proper and safe operation of the system.

**Question 4:** What would be the cost to individual homeowners?

**Answer:** Connection fees and monthly fees are explained in question 3. In addition, each residence connecting to the system will be responsible for a lateral line (house to main sewer line). Cost estimates for installing 4 inch lateral are:

- a. solid rock \$20. a linear foot
- b. 50% rock/50% dirt \$15. a linear foot
- c. soft dirt \$10. a linear foot

**Question 5:** Are grants or loans available to the individual home owner?

**Answer:** Grants will most likely be available for low income persons and families. Low income grants have been available in all Utah communities that have received sewer grants in the past. Low income is generally defined as a person who makes less than \$21,550 per year or a family of four making less than \$30,800 per year. These figures are available from town council members for other size families. In addition, time payments may also be possible for the initial hookup fee.

**Question 6:** What if my septic system is working fine and I don't want to hook up right away?

**Answer:** If the town chooses to install sewer, in very limited circumstances, a homeowner may be allowed to wait up to 3 years to hook up, however, they would still be required to pay the monthly service fee and hook up fees may be higher in 3 years.

**Question 7:** If a sewer is installed will smaller lot sizes be allowed in Leeds?

**Answer:** Any change in current zoning would require a change in the town General Plan and Zoning Ordinances. This would require public hearings and a majority vote of the town council.



**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, July 22, 1998  
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 and Minutes
5. Elvin Braman Chief of Police
6. Joan Thornton Council Member  
Authorization for Kemp, Burdick, Hinton, & Hall to do our audit this year  
Power for Mayor Mosher or Joan Thornton to sign all documents and convey assets/liabilities from the  
Town to the Leeds Area Special Service District.
7. Michael D. Empey Council Member  
David Howard Eagle Project  
Update on Three Rivers Trail
8. Josie VonCannon Council Member
9. Charlie Scott Council Member  
Update on Wastewater Project Survey
10. Other Business
11. Adjournment

**POSTED THIS 21ST DAY OF JULY 1998**

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Outside Board at Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL  
JULY 23, 1998. IT IS AGAINST UTAH STATE  
LAW TO REMOVE IT BEFORE THE DATE  
INDICATED.**

## *Town of Leeds*

### **Minutes for the Town Council Meeting of July 22, 1998**

- 1. CALL TO ORDER:** Mayor Pro Tem Joan Thornton called the meeting to order at 7:30 p.m.
- 2. ROLL CALL:** Mayor Pro Tem Joan Thornton, Council Members Charlie Scott Josie VonCannon and Mike Empey were present. Mayor Ron Mosher was excused.
- 3. PLEDGE:** Mike Empey.
- 4. APPROVAL OF AGENDA AND MINUTES:** Agenda and Minutes for the Town Council Meeting on July 8, 1998 were approved. Motion to approve by Charlie Scott. Seconded by Mike Empey. Passed unanimously.
- 5. ELVIN BRAMAN CHIEF OF POLICE:**

Chief Braman notified the Council that the second police vehicle has had the necessary repairs done that were approved at the last meeting. He then read the citations for the month of June.
- 6. MAYOR PRO TEM JOAN THORNTON:**

The authorization for Kemp, Burdick, Hinton, and Hall. Motion to approve Kemp, Burdick, Hinton, and Hall as our auditors for the 98-99 year by Charlie Scott. Seconded by Mike Empey. Roll call vote passed unanimously.

Power for Mayor Ron Mosher and/or Mayor Pro Tem Joan Thornton to sign all documents and convey assets/liabilities from the Town of Leeds to the Leeds Area Special Service District. Motion to approve by Mike Empey. Seconded by Josie VonCannon. Roll call vote passed unanimously.
- 7. COUNCIL MEMBER MIKE EMPEY:**

David Howard approached the Council and presented them with his intentions for an Eagle Project. David said with the help of his contractor brother and various volunteers he would like to roof the Town Hall. He will do all of the planning and organizing for the project. He asked the Town Council if the town would be willing to pay for the shingles and he will take care of the labor involved. David estimated the cost of the shingles to be approximately \$350. We have received bids from various contractors to re roof the building in the past. Since the contractors bids are lot higher than the \$350, the Council felt we should go with it. The shingles have a 30 year guarantee. The shingles will fit the characteristic of the building more than the metal roof that was planned. Motion to spend approx. \$350 for the project shingles, to be as close as possible

to the same type and color as the existing ones, and to let David Howard do the roofing for his Eagle project by Mike Empey. Seconded by Charlie Scott. Roll call vote passed unanimously.

**Three Rivers Trail Project.** Mike Empey presented to the Council a brochure explaining the concept of the Three Rivers Trail. He stated the committee has been meeting regularly and it is a great concept. There are some concerns with private property being involved. Some sections are completed. Discussion centered around Babylon Road and the Trail. How the river will be crossed and how to inform the community about the concept of the Trail. There was some concern about having to re route the trail if the sewer lagoons are put in.

Mike stated he received a phone call from a Realtor concerning the property Joan Thornton has for sell. The concern of the Realtor was since the property is .44 acres it does not meet the required amount of property to build a home on. Joan explained how the lot split came about many years ago when her mother owned the property. Charlie stated he doesn't see any problem with the building of homes on the lots. He said we have lots smaller than those in town. The Council does not want to bypass the Planning Commission and would like to hear their recommendation at their next meeting on August 5, 1998. Since the lot split is grandfathered in the Council saw no problem in building on the lots and if the Commission recommends approval and the Council has already discussed it approval will be made.

#### **8. COUNCIL MEMBER JOSIE VONCANNON:**

Josie said Carl Seirup is concerned about no one helping him with the cemetery. She spoke about his concerns of his failing health and needing someone to show his bookkeeping records to. The Council informed her Brent DeMille had volunteered to help Carl some time back. Apparently Brent is very busy and unable to help Carl as much as is necessary. Police Chief Elvin Braman suggest David Coombs as a helper for Carl. Charlie said he will stop and talk to David. Jan Matheson was another name mentioned. Josie said she will talk to Jan.

Vern had spoke to Josie about his watering concerns for the front of Town Hall. He is watering the shrubs with a garden hose. This is very time consuming. Vern would like to repair the bubbler system and needs approval to do so. Josie said she will talk to Vern and have him submit an estimate on the material and labor involved.

Josie has concerns about the process to obtain grant moneys. Mike said he will work closer with her on this and keep her informed on the CCC Camp project and grant. Josie said she will be meeting with Ray in Cedar City tomorrow about a grant for the playground and get it in compliance. Charlie voiced his concerns about the park and not being able to play ball because of the homes so close by. He stated we need to be looking to the future and 10 acres of property to build a new Town Hall and other facilities on.

#### **9. COUNCIL MEMBER CHARLIE SCOTT:**

The Wastewater Survey Forms need to be in by August 1st so they can be counted and discussed at the August 12th meeting. Charlie stated we need to establish a specific rule for the commercial properties concerning the sewer fees. Discussion centered on the red tape involved with our own lagoons. Nothing is as easy as it sounds and it will take

time, lots of time to get our own lagoons approved. Discussion then went to bidding the sewer system now so we can actually see how much we are going to spend of the 1.3 million dollars. We need to come up with a figure and a solution. Do we go with Ash Creek or not. Discussion then turned to annexation concerns. There are a lot of concerns with growth when annexation occurs.

Charlie stated the 24th of July parade had been postponed. However there are a lot of people in town that want a parade and are not involved with the church function in Middleton. Charlie stated there will be a parade and anyone wanting to be in the parade need to meet at Walton's Plaza at 8:30 a.m. He will put up a sign at the Post Office announcing the parade will be held.

**10. OTHER BUSINESS:**

Joan stated there needs to be a cooler in the Town Hall office. She said she has one if someone will put it in. Charlie said he and Vern will take care of it. Discussion went to the new treasurer not fulfilling her duties. The Council decided a letter of warning will be given to her.

**11. ADJOURNMENT:**

The meeting adjourned at 9:28 p.m.

**APPROVED AND SIGNED THIS 12TH DAY OF AUGUST, 1998**

  
\_\_\_\_\_  
Ron Mosher, Mayor

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder