

*August*

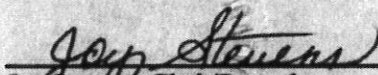
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, August 12, 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. New Treasurer Renee Thompson-Oath of Office
6. Conditional Use Permit-Brian Hansen
7. Leeds Area Special Service District
  - Proposal for Ambulance Service-Don Fawson
  - Review of Fire District Budget-Jim Bray
  - Update on Fire District assuming the Leeds Fire Department
8. Elvin Braman Chief of Police
9. Ron Mosher, Mayor
  - Proclamation declaring September 21-25, 1998 as Children's Safety Week
  - Annexation Petitions
10. Joan Thornton Council Member
11. Michael D. Empey Council Member
  - Planning Commission Items
12. Josie VonCannon Council Member
13. Charlie Scott Council Member
  - Update on Wastewater Project Survey
14. Other Business
15. Adjournment

**POSTED THIS 11TH DAY OF AUGUST 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  
AUGUST 13, 1998. IT IS AGAINST UTAH  
STATE LAW TO REMOVE IT BEFORE THE  
DATE INDICATED.**

*Town of Leeds*  
**Minutes for the  
Town Council Meeting  
of August 12, 1998**

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:37 p.m.
2. **ROLL CALL:** Mayor Ron Mosher, Council Members Charlie Scott, Joan Thornton, Mike Empey, and Josie VonCannon.were present.
3. **PLEDGE:** Charlie Scott
4. **APPROVAL OF AGENDA AND MINUTES:** Agenda and Minutes for the Town Council Meeting on July 22, 1998 were approved with one change to agenda, moving Leeds Area Special Service District, Jim Bray from item 7 to other business. Motion to approve by Mike Empey. Seconded by Joan Thornton. Passed unanimously.
5. **OATH OF OFFICE FOR NEW TREASURER:** Renae Thompson was introduced as the new treasurer. Motion by Joan Thornton to approve Renae Thompson as the new treasurer. Mike Empey seconded. Passed unanimously. Joy Stephens administered the Oath of Office.
6. **CONDITIONAL USE PERMIT - BRIAN HANSEN:** Brian Hansen has requested a conditional use permit to have two horses on the property at 488 North Main. Mike Empey stated the Ordinance requirements and said the Planning Commission recommended approval. Motion to approve by Charlie Scott. Seconded by Joan Thornton. Passed unanimously.
7. **ELVIN BRAMAN, CHIEF OF POLICE:**
  1. Chief Braman said the auxiliary transmission cooler went out on one of the police cars. He received an estimate on the repairs of \$105. for the part and approximately \$70 for labor. A motion was made by Charlie Scott to approve these expenditures. Seconded by Joan Thornton. Passed unanimously.
  2. Chief Braman discussed Block Grant LLBG. He said last year we applied but didn't get it. Last year we asked for overtime and equipment. He asked if the Council would like him to submit the same application again. He said he also requested a third vehicle as part of the equipment last year and it wasn't approved. He asked if the Council wants him to apply again. Mike Empey asked if there is any money in the Police Department's budget for a grant match. Chief Braman said there's not at this time, but last year they had money left from work hours not used, so they may have that again this year. The application has to be in by August 31, 1998. We can apply and if we get the grant and find we can't match it we can always turn it down. Elvin said he would

provide a packet of information for the Council before the next meeting. The matter will be discussed at the next meeting.

3. Chief Braman reported on the bill for 911 dispatch services. Mike Empey asked if it is appropriated fairly for Leeds, and stated if it is, we should pay it. The Chief said it needs to be broken down and take off the County residents that have a Leeds address also the Fire Department and EMTs. Mayor Mosher suggested we meet with the St. George Police Administration again so it can be accurate. The Chief said the town had not budgeted for the whole amount this year.

#### **8. MAYOR RON MOSHER:**

1. Mayor Mosher presented a Proclamation declaring September 21-25, 1998 as Children's Safety Week. Motion to allow the Mayor to sign the Proclamation was made by Mike Empey. Seconded by Josie VonCannon. Passed unanimously.

2. The Mayor presented two purchase orders for the Leeds Town office. First was for a small refrigerator at a cost of approximately \$150. Next for the town's business forms. Office Forms has given us a bid of \$164 for 100 building permits and six books of General Fund Receipts. Motion by Joan Thornton to approve purchase orders. Seconded by Charlie Scott. Roll call vote, passed unanimously.

3. The Mayor discussed the accounting program the town uses "Peach Tree" which is not widely used. He suggested we change to "Quick Books Pro" which is being used in the County at a cost of \$150. for the program registered in our name. Also there is a gentleman in St. George who will setup the program and input our information. Motion to purchase the Quick Books Pro and wait on the programing by Charlie Scott. Seconded by Mike Empey. Roll call vote, passed unanimously.

4. An annexation request was given to the Town Clerk. Mayor Mosher explained that the Council has three options; accept, reject or table the request. The time limit for the annexation process doesn't start until the governing body accepts the petition. Questions about the annexation should be resolved before the petition is accepted by the Town Council because of this time limit. Mike Empey said the petition was brought to the attention of the Planning Commission on Wednesday, August 5, 1998. They reviewed it and had a few concerns. First it was not clear who owned the right-of-way across the wash where the road would go, the width of Wonder Lane conforming to the Town Ordinances, who will pay for the road, culvert, etc. The Commission felt it needed more discussion.

Kevin Lee acting as spokesman for the petitioners said they have been working with Utah Department of Transportation (UDOT). He showed on the map how the road would swerve if the road stayed on State property. The landowners would pay for the road up to the private property. If the right-of-way could be obtained across the wash and the road could be straight, UDOT would pay for the majority of the road. The first thing that must happen is the Town must request UDOT to move their no access line. There was other discussion on whether the petitioners were working with the property owners on this road.

Mike Empey stated that as part of the plan the annexation must be contiguous with the municipality with no island. Kevin said there is a point of contact where a corner of the town and the annexed property would meet. An I-15 right of way could be

annexed to make it contiguous if it was necessary. Mayor Mosher stated after the Town accepts the petition it must be reviewed by the County to make sure all the criteria is met as far as contiguous, no island etc. Kevin stated they did meet with Commissioner Jerry Lewis and County Planner John Willie and they saw no problem with the point of <sup>THAT</sup> contact. Charlie Scott said that I-15 right away will have to be annexed. He said ~~that~~ we have to have it contiguous for emergency vehicles etc. Charlie also said Kay Mills, who owns 640 acres near there had no problem with the road going through and would like to see the road. Charlie said that Kevin covered what was needed, that Leeds request changing the no access line and moving the guardrail away from I-15 for safety reasons. Mayor Ron Mosher asked if there was other access in through Eldorado Hills or somewhere. Kevin said not at this time. It is all private property. Ron also had a question about the zoning. In the application they have a zoning request most of it is "open space R2" but one is Commercial Highway. He wanted to know if the town has to make a zone decision before annexation, during or after annexation. Charlie Scott said he understood that the petitioners request annexation and they request the zone, then we (the town) accepts it. Mike Empey mentioned the Commercial Zone and the Sign Ordinance. He said as he reads it, signs will still have to have Conditional Use permits if they are larger than our sign ordinance permits. He said there may also <sup>be</sup> state and federal laws that may have to be met also. Charlie said that the State requires the property to be zoned Commercial in order to place a Highway sign on it.

Other discussion included Don Goddard asked about the 12x12x35 foot culvert. Susan Savage talked about when the freeway went through. The County must have some kind of an access plat map. Kevin talked about well drilling etc. Mayor Mosher asked about water. Kevin said they all have their water rights. Mike Empey had a concern regarding the road width. Don had some statistics. He talked about traffic on the roadway. Elvin Braman asked how much traffic. Kevin said 3 households in 5 years and 10 households in 10 years. Josie VonCannon said there isn't much traffic on Vista, with a comparable amount of houses. Charlie said our concern is contacting the State. The property owners will have to accept doing the road. The developer will put the road in to the Town and States specifications. Charlie said he would write a letter about these <sup>ISSUES</sup> things to UDOT. Susan was concerned about the density and the dust rolling up. Ron talked about the dust control and the stringent rules set up by Air Quality. Don said code stated cities are required to make the road level the same as the County. It will require meeting these codes.

Mayor Mosher asked that the annexation be tabled and that a letter be written to UDOT and Mr. Munsen. Mike Empey made the motion to table the petition for further study. Joan Thornton seconded. Passed unanimously.

5. Mayor Mosher said the Town owns a generator. It is over at Ludlow's fenced yard. There is also a military trailer that was purchased years ago. It would be great to have it for emergency purposes.

#### 9. JOAN THORNTON, COUNCIL MEMBER:

Joan discussed in the minutes from last time about hooking up a cooler in the Town Hall office window. She spoke about the heat in the office. Charlie Scott said he will talk with Vern Watkins and get this hooked up.

**10. MICHAEL D. EMPEY, COUNCIL MEMBER:**

Mike had several Planning Commission items to discuss:

1. Mike said, Chief Fawson came in to discuss a fuel station for the Fire Department. It would be located 60 feet south of the new fire station. This was all informational. He wants the Council to review it. Don Fawson has made sure it is safe. He will meet all the code requirements. The Planning Commission looked at the plan. A copy has been given to Dennis Mertlich to look at.
2. Joan Thornton's property. The Planning Commission reviewed her request to let houses be built on her two lots that are for sale. They measure just under the half acre requirement. The Commission had no concern about letting the houses be built, they just need Joan to show it was grandfathered in. Proof would be primary and secondary taxes.
3. Alberta Deamer came in with her possible development proposal. She is waiting to see about the sewer before she proceeds with her plans.
4. Craig Sullivan came in with information about building next to his home and a minor sub-division in the future.
5. Dale Jackman has resigned from the Planning Commission for health reasons.
6. Joy Alder needs to obtain a Conditional Use Permit. Joy and Lin Alder are planning to have a business office in their home for their photography business. Mike said he would follow-up on this issue.
7. The Town needs to post the vacancy for the Planning Commission Member.

**JOSIE VONCANNON, COUNCIL MEMBER:**

Josie reported that Vern Watkins can get the supplies for the bubbler sprinklers.

**CHARLIE SCOTT, COUNCIL MEMBER:**

1. Charlie reported that all the wastewater surveys are not in yet. They should be in by the next Council Meeting on the 26<sup>th</sup>.
2. Charlie brought a letter he received from Petroleum Wholesale Inc. with some photos and site plans of some of their existing stations. He said they intend to send someone to meet with the Town Council. The property for the proposed site has not been purchased. Coy Wiley said he has people stop by all the time when he's working in his yard to ask about a gas station. He said he likes the idea of having a gas station in Leeds.
3. Charlie said he had inquiry from a billboard company about placing a billboard on Walton's property. He said Waltons ~~could put up the sign then rent out the space.~~ The billboard company is going to come and meet with the Town Council. Don Goddard stated he is against it. Charlie and Don had a heated discussion about the subject. Mayor Mosher explained everyone has the right to bring inquiries or proposals to the Council.

*would lease  
THE PROPERTY  
TO THE SIGN  
COMPANY*

**OTHER BUSINESS:**

1. Mike Empey said he is still working on the impact fee issue.
2. The cost for a roof on the new Police Department will cost about \$2,700. per bid from Tex Thompson.

3. There is going to be increased traffic in Leeds due to the fact UDOT will be working on the freeway to lower the road 2 feet under the overpass.

4. Mike Empey said he was given a document the EPA published regarding wastewater treatment that the Council might like to look at and discuss at a later time. He passed out copies.

5. Jim Bray from the Special Service District was present and discussed the way the Board from the Service District arrived at their budget. He gave handouts to explain the procedure they went through. He showed the actual amount Leeds Town spent from budget, grants, and donations for the '97-'98 year plus added some for capital improvements.

Chief Don Fawson and Paul Manis were present and discussed the petition to the State for ambulance service with Hurricane City instead of Dixie Ambulance Service. The Fire District would like, at a future date, to have our own ambulance service. Having one of Hurricane's ambulances housed in Leeds will not cost anything, it will generate revenue instead. They will pay us \$50. a run. They will be billing the insurance companies when they go out. Mike said he appreciated the District for coming and informing the Council.

6. Mayor Mosher will be out of town until August 24<sup>th</sup>.

#### ADJOURNMENT

Ron Mosher, Mayor 8-29-98

Collin Empey action club/record 8-26-98

LEEDS TOWN FIRE & EMS EXPENSES - 1997

FIRE DEPT ADMIN.	290.65
FIRE DEPT. MNGR WAGES	854.75
FIRE DEPT SUPPRESSION	368.91
APPARATUS MAINTENANCE	26. 536.82
FIRE DEPT. TRAVEL / TRAINING	887.59
VEHICLE MAINTENANCE	301.43
FIRE COMMUNICATIONS	260.66
FIRE UTILITIES	576.40
EMT TRAVEL / TRAINING	699.75
EMT MAINTENACE	1,011.96
EMT SUPPLIES	2,606.59
FIRE STATION EXPENSE	21,993.21
TOTAL LEEDS 1-1-97 THRU 1-31-98	\$56,388.72
DOES NOT INCLUDE FIRE STATION PAYMENT OF \$6.200	
" " " INSURANCE	OF \$4.500



**LEEDS AREA SPECIAL SERVICE DISTRICT  
FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES  
PROPOSED EXPENSE BUDGET -- 12 MONTHS  
As of 5/28/98**

**OPERATIONS EXPENSE ITEMS**

**Administration:**

1.	Insurance	\$ 4,970
2.	Building Loan Payment	6,200
3.	Accounting Services	2,000
4.	Legal Services	500
5.	Office Supplies	600
6.	Postage	400
7.	Printing	400
8.	Advertising/Public Notices	300
9.	Bank Charges/Miscellaneous	100

**Subtotal** \$15,470

**Fire/Medical Emergency Services:**

1.	Utilities	\$ 2,000
2.	Fuel	1,000
3.	Clothing Allowance	1,200
4.	Training	2,000
5.	Building Maintenance/Repair	400
6.	Vehicle Maintenance/Repair	10,000
7.	Equipment Maintenance/Repair	1,000
8.	Communications Maintenance/Repair	500
9.	Certification	800
10.	New Fire Equipment	7,500
11.	EMS Upgrades	3,600
12.	Dispatch Service	500

**Subtotal** \$30,500

**TOTAL OPERATIONS** \$45,970

**RESERVE FOR CAPITAL IMPROVEMENTS**

1.	Building Improvements	\$ 1,000
2.	Vehicle Upgrades	15,000
3.	Fuel Storage Facilities	2,500

**TOTAL RESERVE** \$18,500

**GRAND TOTAL EXPENSE BUDGET** \$64,470



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

**PROCLAMATION**

*To the Citizens of Leeds:*

**WHEREAS**, last year at the Dixie Regional Medical Center, 2,707 children ages 11 and under were treated for accidents; and 1 died resulting from these accidents; and

**WHEREAS**, the majority of these accidents were preventable; and

**WHEREAS**, the Washington County Children's Safety Council's main objective is to teach children safe principles and practices to prevent injury to themselves or others; and

**WHEREAS**, the Children's Safety Council in cooperation with the Washington County School District has produced a curriculum to be taught to all Washington County children; and

**WHEREAS**, the Children's Safety Council needs the support of the community;

**NOW, THEREFORE, I, Ron Mosher, Mayor of the Town of Leeds, Utah, do hereby proclaim the week of September 21-25, 1998 as;**

**CHILDREN'S SAFETY WEEK**

*and encourage all citizens of the Town of Leeds to join in its observance.*

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the seal of the Town of Leeds, this 9 day of September, 1998.

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

Washington County  
**CHILDREN'S  
SAFETY  
COUNCIL**

FAX Number (801) 634-5911  
Telephone Number (801) 634-5860  
285 South 400 East, St. George, UT 84771

**FAX COVER SHEET**

Urgent?  Yes  No

Date: August 3 1998

This fax is directed to: **Ron Mosher  
Town of Leeds**  
FAX Number: **879-6905**

**Please Notify This Person That They Have Been Sent A FAX**

Following is a proclamation declaring September 21 - 25, 1998 as Children's Safety Week. Please show your support for children's safety by signing a copy of the proclamation and faxing the signed copy to us immediately. (No later than August 31, 1998) We will have the original Proclamation at the Mall Kickoff on September 19 at 11:00 a.m. for you to sign if you can make it.

We plan to submit an article to the newspaper September 11 letting them know who signed the copies and who will be at the Mall to sign the original proclamations.

Thank you for your consideration. Please feel free to contact me with any questions at 634-5860. I'd greatly appreciate a call from you or your secretary to confirm your interest and support.

Sincerely,



Jennifer Vigil  
Safety Coordinator

**PUBLIC NOTICE**

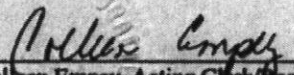
**TOWN OF LEEDS  
TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting Wednesday, August 26, 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. Leeds Royalty Presentation of Town
6. Elvin Braman Chief of Police
7. Ron Mosher, Mayor
8. Joan Thornton Council Member
9. Michael D. Empey Council Member  
Historical Society Brochure
10. Josie VonCannon Council Member
11. Charlie Scott Council Member  
Update on Wastewater Project Survey
12. Other Business
13. Adjournment

**POSTED THIS 25<sup>TH</sup> DAY OF AUGUST 1998**

  
Colleen Empey, Acting 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  
AUGUST 27, 1998. IT IS AGAINST UTAH  
STATE LAW TO REMOVE IT BEFORE  
THE DATE INDICATED.**

## TOWN OF LEEDS

### Minutes for the Town Council Meeting of August 26, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:31 p.m.
2. **ROLL CALL:** Mayor Ron Mosher, Council Members Charlie Scott, Joan Thornton, and Mike Empey were present. Josie VonCannon was excused.
3. **PLEDGE:** Mayor Ron Mosher
4. **APPROVAL OF AGENDA AND MINUTES:** Agenda and Minutes for the Town Council Meeting on August 12, 1998 were approved with the following changes: page 3 line 5 change *the* to *that*, line 18 insert *be* between also and state, line 31 change *things* to *issues*; page 4, item 3, under Charlie Scott, change second sentence to read *He said Waltons would lease the ground to the sign company*. Motion to approve Charlie Scott. Seconded Mike Empey. Passed unanimously.
5. **LEEDS TOWN ROYALTY:** The Leeds Town Royalty made a presentation to the Town. They won the Heritage Award for their float in the Washington County Fair Parade. They presented the Town with the trophy and certificate they were given. Congratulations were given to them by the Council members.
6. **ELVIN BRAMAN, CHIEF OF POLICE:**

Chief Braman said he had given the Council Members a copy of the application for the grant, as he had said he would, and some general information about it. He said he had the application just about finished so he could get it sent by the deadline. He said he planned to put in for a third vehicle (\$4,500.), and for additional hours. He said the total amount you can put in for is \$7,500 with a match from the Town of 10% if the town got the full grant we would have to come up with \$834. He asked if the Council wanted him to go ahead and apply. All of the members of the Council agreed that we should apply for this grant.

Elvin reported that for the entire year of 1997 the Police Department did 47 reports. He stated that they are already at 45 reports for this year.

Mayor Mosher told the Chief, they should try and meet with Chief Flowers of the St. George Police Department, in September regarding the dispatch fee. The Mayor asked the Chief to get more information on the EMSs.
7. **MAYOR RON MOSHER:**
  1. Mayor Mosher said he had a company contact him about the Zoning Ordinances for Leeds. They are interested in putting a tower in our Town. The tower has

been discussed in a previous meeting, but it was decided the Town needed more information about the tower before making a decision. Mayor Mosher said they wanted to put it 15 feet back from Main Street. Mike Empey said they contacted him and said the company was going to send diagrams, etc. about the project. They want to locate the tower on Seth Larsen's property. The Mayor said because of all the problems they are having in Santa Clara we need to ask a lot of questions before we make a decision.

2. We have received our documents from Jones and DeMille. The Mayor said he has authorized the Treasurer to pay the bill. There is also a letter concerning the RV Parks Impact Fee for the Sewer. This fee should be figured by calculating actual usage for a year instead of a set fee. It would be fairer to the RV Parks and other businesses to do it that way.

3. The Mayor asked if we had received a written bid from Tex Thompson for the roof on the Police Department. Charlie Scott said no he had not seen one.

4. The Mayor asked Charlie Scott if he had written the letter to UDOT about the annexation. Charlie said he and Joan had met with Kevin Lee and Glen Gunter to draft the letter. He thought Kevin would have it here for the Mayor's signature tonight. They will make copies of the letter for the Council when it is completed.

#### **8. JOAN THORNTON, COUNCIL MEMBER:**

1. Joan said she had checked on the letter the Town had sent to the County about the Justice Court. She said she had not heard back from them so she faxed them a copy of the letter. She said she had still not heard from them and if she doesn't in the next few days she will call again.

2. Joan said she had talked to Gene Hansen concerning the Oil Company that wants to locate in Leeds. Gene is concerned if they do locate here it will ruin the property value of the residents. She said Gene also told her that UDOT is planning on closing the off ramp at that end of Town and moving it for safety reasons. Charlie Scott said the oil company would not build if that thought that might happen. Charlie also said he has not heard anything from them. Mike Empey said Paul Denzley had called him and said there was an article in the Utah Enterprise Newsletter that an oil company was building in Leeds. Paul is suppose to get the Town a copy of the article.

Robert Waite had a question for the Council regarding the sewer system. He said he had turned in a study by Civil Engineering Magazine, and wondered if anything had been done about it. Mayor Mosher said the Engineering firm had sent the Town a brochure and information on the pressurized systems. The money we have would cover that kind of system. Mr. Waite asked if that was included in our sewer proposal. The Mayor said there hadn't been any decision made yet on what kind of system we would go with, and that the engineering firm hasn't made any kind of recommendation yet.

#### **9. MICHAEL D. EMPEY, COUNCIL MEMBER:**

1. Mike had copies of the brochure the Historical Society plans on printing. He said he had taken it to several printers in St. George and the cost for printing of the color brochures was too high (about 90 cents a side). The grant the Historical Society has is only for \$300. to cover the cost. He said we may have to go with black and white brochures if

we can't find a cheaper printer. Charlie Scott said there is a man named Vern Thrope that has his printing done in Provo. Charlie said he was going to print color postcards for the Chamber for 2 cents each. Charlie said he would get Mike Mr. Thrope's telephone number.

Mike said the engineering firm for the CCC Camp is still processing the paperwork for the restoration before they put it out for bid.

**10. JOSIE VONCANNON, COUNCIL MEMBER:**

No report.

**11. CHARLIE SCOTT, COUNCIL MEMBER:**

1. Charlie talked about the wastewater surveys. He said a lot of the people he has contacted want to know exactly how much it's going to cost. Mike Empey said so far the surveys that he and Josie have back are running about 50/50. Mike stated that the cost was the issue with everyone who said no. Charlie asked if the Town could put the project out for bid to find out exactly how much it is going to cost. Mayor Mosher said the Town is out of money for the project and can't pay anyone to do anything until we decide if we are going to proceed with the project.

There was alot of discussion on the possibility of tying into Ash Creek but having our own system. It was decided that the impact fee would be \$800 instead of the \$1,500. We will make up the difference using the \$60,000. the bigger line would cost, since Ash Creek wouldn't give us credit for the line.

Mayor Mosher asked that all the surveys be picked up and turned into the Town Clerk so a decision can be made at the next Council Meeting on September 9, 1998.

Mike Empey asked if anyone had looked at the EPA Study he passed out at the last Council Meeting. A copy of it was given to Carl Rasmussen for his review.

Don Goddard said he talked with John Willie and he said that Ash Creek was running at or near capacity. He also said the County may recommend the draining of septic systems every 3 to 5 years.

**12. OTHER BUSINESS:**

1. Mayor Mosher told the Council if anyone in Town has questions regarding the Special Fire District that the members refer them to the Fire District's Board to answer their questions. He also said that the Town has nothing to do with it.

2. The Mayor told the Council that the new Treasurer is doing a good job trying to get the books back in order after the transition between the different treasurers in the last few months. He said as soon as Joy Stephens gets back they will set up our audit.

3. Mike Empey said we need to let the Town know the Council is planning to vote on the sewer at the next meeting. It was suggested Colleen Empey make posters to place around town to make the people aware of it.

**13. ADJOURNMENT:**

The meeting adjourned at 8:55 p.m.

**APPROVED AND SIGNED THIS 9TH DAY OF SEPTEMBER, 1998**

*Ron Mosher*  
\_\_\_\_\_  
Mayor, Ron Mosher  
*Joy Stevens*  
\_\_\_\_\_  
Clerk, Joy Stevens



— JONES & DEMILLE ENGINEERING —

August 25, 1998

The Honorable Ron Mosher  
Mayor of Leeds  
Box 460879  
Leeds, UT 84746-0879

Dear Mayor Mosher:

There are some concerns with the RV Park Impact Fees and how to determine what these fees should be. I recommend that these fees be determined in a way that is equitable for both the Town and the RV Parks. This should be done by calculating the actual usage for a year.

I worked with Virgin Town just a couple weeks ago, and the fees for the new RV park were calculated by estimating the total actual usage. Under the Town's contract, Washington County Water Conservancy District is permitting the Town's engineer to calculate the impact fee from the actual estimated usage.

I feel that the Town can work with the RV parks and other businesses in town to calculate the impact fees that is fair for both the business, Ash Creek Special Service District, and the Town. If the Town does elect to go with Ash Creek, we can work up an agreement with Ash Creek the same way Virgin Town did with Washington County Water Conservancy District.

I am willing to work with you on this issue and help the Town calculate fees that are fair.

Sincerely,

Jones & DeMille Engineering

Karl B. Rasmussen, P.E.

Nichfield, Utah 84701  
45 East 500 North  
PH: 801-896-8288 FX: 801-896-8288



St. George, Utah 84770  
225 North Bluff, Suite #12  
PH: 435-656-0257 FX: 435-656-3849



September

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

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, September 2, 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. Resolution of Sewer Surveys
6. Elvin Braman Chief of Police
7. Ron Mosher Mayor  
Volunteer for the Census
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 8TH DAY OF SEPTEMBER 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  
SEPTEMBER 10, 1998. IT IS AGAINST UTAH  
STATE LAW TO REMOVE IT BEFORE THE  
DATE INDICATED.**

## **TOWN OF LEEDS**

### **Minutes for the Town Council Meeting of September 9, 1998**

#### **1. CALL TO ORDER:**

Mayor Ron Mosher called the meeting to order at 7:30 p.m.

#### **2. ROLL CALL:**

Mayor Ron Mosher, Council Members Charlie Scott, Joan Thornton, Mike Empey and Josie VonCannon were present.

#### **3. PLEDGE:**

Josie VonCannon

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

Agenda and Minutes for the Town Council Meeting on August 26, 1998 were read. Motion to approve by Mike Empey. Seconded by Joan Thornton. Passed unanimously.

#### **5. RESOLUTION OF SEWER SURVEYS:**

Ron informed everyone of the efforts of the Council going door to door and mailing out the sewer surveys. Of the 140 that were distributed 107 have been returned. Of those 107 responses 56 were in favor of Leeds Town developing a sewer system, 47 were opposed. Undecided 2. Also 2 split households. Of the 56 in favor 8 desired to be part of Ashcreek and 9 our own lagoons. Some typical responses in favor of the sewer system were: " Its about time, we have to do it now or do it later, do it for the environment". Typical responses from those who oppose the sewer system were: " Its too costly, I have a new home with a new system so I don' t need it, we don't need it now or ever, it will bring uncontrolled growth to Leeds Town, and I'm living on a fixed income". Ron turned to the public for comments. Several people voiced their concerns and asked questions of the Council concerning polluting water, tearing up peoples landscaping, the EPA study, resurfacing of the roads after the project. Ron addressed the Council to accept a motion on the direction we ought to take concerning the sewer system. Charlie Scott made a motion to accept the sewer system and proceed with the Town residents and our best interest. Seconded by Joan Thornton. Discussion on the motion. Mike Empey stated he has given this more thought than anything he has ever dealt with. His concerns dealt with needing more information concerning costs. We need bids so we know actual cost and will the grants and loans cover these costs. Too many questions have not been answered. He is concerned about people pumping uphill and sewer backup if long term power outages exist, especially for the homes on Vista. The hookup fees and monthly fees are a real concern. He stated we propose a monthly fee of somewhere between \$26

and \$31. St. George is \$11.58, Washington is having a debate whether they should charge \$12.00. He asked is such a high cost to Leeds appropriate according to the communities best interest. Mike gave a cost comparison if Washington Co. were able to mandate that each septic in Leeds had to be pumped every 3 years at a cost of \$300 that would still be \$636 cheaper than what we would be paying for 3 years at \$26 a month for the sewer. And that would not include what we would be paying for our initial hookup charges and lateral line cost. His last concern was only requiring 140 homes to hookup to sewer only partly solves the perceived ground water contamination problem. Considering there are at least that many if not more homes in the surrounding area that will remain on septic. Josie VonCannon expressed her concerns. She stated it has been a tough issue to deal with. She is concerned about the 140 households given the burden to hookup with Ashcreek. We need three times that many households to share the cost with. Some homes have basements that require more cost since they are below ground level. She feels what we really need to do is to educate people on how to take care of their septic. Since the State has said there should only be 1 septic per 10 acres. One of the best ways to meet that environmental qualification is for us to strive to annex as much property as possible into the Town of Leeds from Harrisburg to Toquerville. This would help to keep the ratio high and density low. Josie felt that we can maintain a rural low density posture if we have more square miles to deal with in the Town of Leeds. We have spent \$28,000 already on just preliminary engineering. She doesn't feel we can stay within the budget. She feels as long as we correctly maintain our septic system and keep our area density to 1 septic system per 10 acres, we can handle the growth in this community area for the next 10-20 years. Joan Thornton stated we need to upgrade the concept of septic. She doesn't want to go to Ash Creek. She is concerned about the R.V. Parks. They are our best commercial enterprise and it would be a great impact if we went with Ash Creek. She feels more negotiation should go on with Ash Creek. We could postpone it again like it has been done before. She wants to go ahead with the sewer but do our own system so we can decide what to charge and when to connect on. Ron stated he had 3 comments to make. One is we have a good Master Plan and he does not anticipate any changes to it because of the sewer system. Someone can come in and request smaller lots but there is a procedure in place that must be followed. With our current Council and Plan he does not see that occurring. Two is the concern about cost. If the bids come in and are over cost we stop. We don't go over what's being made available for us. We will look at all the alternatives available to us. He said he will look around and find individuals who are going to take a lead and give us some expertise on this subject. We are not deciding on what type of sewer system to put in, we are voting on whether we are in favor of a sewer system or opposed to it. If we have a negative vote tonight we do lose the money set aside for us. On the positive side we will research it more. Mayor Mosher then called for a roll call vote. Ron voted yes. Joan voted yes. Mike voted no. Josie voted no. Charlie voted yes. Passed with a 3-2 vote. Ron stated we want guidance in this project. We need a committee to work on these systems and get some answers. Charlie suggested perhaps someone in the audience would be willing to help on the committee. Mike said there are ways to find a solution and we need to pay attention to the costs. He will be happy to help on the committee. Josie stated we need more expertise. We are concerned and we don't want to be taken advantage of. We need a good system. She asked of the audience those

of you with expertise come forward. Help us. We need experts. Ron called for a 10 minute break before the regular agenda items continued.

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

Chief Braman informed the Council of his conversation with Judge Dobsons office concerning our proposal to him several months ago. They approved the 60-40 split. It will not cover warrants and late fees. If we want to be a part of that we also have to help with the costs involved with the serving of the warrants and collecting late fees. The Council decided we should go with the split but so as not to have to incur more cost we won't get involved with the warrants or late fees. Elvin said he will get back to the Judges personnel and let them know of our decision. He discussed the LLEBG grant and renovating the old fire station. He doesn't have the bids yet for the renovation. Officer Krueger presented 3 bids for the Police Departments computer. Mike felt if we go with the bid from the company in Lehi, Utah we need a contract for support. Motion by Mayor Mosher to spend \$1300.00 for the computer with a contract of support. Seconded by Mike Empey. Roll call vote passed unanimously.

**7. MAYOR RON MOSHER:**

Mayor Mosher talked about UDOT and the I-15 project. The project will start around the first of October. It will take approximately one and a half years to complete. We need a contact person for the Census 2000. We are part of a larger tract. They are hiring 80 people to do the census. Joan volunteered to be the contact person. Discussion then went to the computer for the office personnel. Motion to spend less than \$1000 on the computer by Joan Thornton. Seconded by Mike Empey. Roll call vote passed unanimously.

**8. JOAN THORNTON, COUNCIL MEMBER:**

Joan had no more to add at this time.

**9. MICHAEL D. EMPEY, COUNCIL MEMBER:**

Mike went over the Town Council Items. Alberta Deamer and her sub division project was explained again. Some concerns were zoning and size of lots, width of the road, and emergency access at the end of the cul-de-sac. The Commission recommended approval. Charlie is concerned about the size of the culvert and drainage. The engineers need to bring in something saying the culvert is big enough. Steve Lewis will check on the turning radius of the fire truck for the width of the road. Mike said in the new ordinance it stated the developer will pay for the curb, gutter and sidewalk. We need to stay with our Zoning/Subdivision Ordinance. Motion by Charlie Scott to accept the preliminary plat with drainage and narrowness of the street addressed. Seconded by Mike Empey. Passed unanimously. Keith Sullivan submitted a preliminary subdivision plan. It would involve 20 lots. The Commission accepted it as a preliminary plan. Keith said they will develop the roads, curb, sidewalks, and etc. Ron Fowlks stated there are a limited number of water taps available and he will need to bring in some water with the sub division. Mayor Mosher said more information is required. Margaret Bullards home plans were approved.

Joy and Lynn Alder applied for a Conditional Use Permit for a home office for their photography business. Planning Commission recommended approval. Motion by Mayor Mosher to accept the Conditional Use Permit. Seconded by Joan Thornton. Passed unanimously.

**10. JOSIE VONCANNON, COUNCIL MEMBER:**

Josie left early to go to Salt Lake City.

**11. CHARLIE SCOTT, COUNCIL MEMBER:**

Charlie said Scott Munson, UDOT road foreman, will come and see what can be done with various roads in town that plug up when it rains. He had nothing further at this time.


**12. OTHER BUSINESS:**

Steve Lewis expressed his concerns about us not having an emergency plan in place. He stated it would surprise us what goes down I-15 concerning hazardous material. Ron said Brent DeMille has the information concerning emergencies of this nature. Steve said he will get with Brent and then report back to the Council on his findings.

**13. ADJOURNMENT:**

The meeting adjourned at 9:50 p.m.

**APPROVED AND SIGNED THIS 23RD DAY OF SEPTEMBER, 1998**

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

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

**THE RESULTS OF THE WASTE WATER SURVEY FOR THE  
TOWN OF LEEDS**

**September 9, 1998**

**Total responses - 107**

**In favor of Leeds Town developing a sewer system - 56**

**Opposed to a sewer system for Leeds Town - 47**

**Undecided - 2**

**Split Households - 2**

**Of the 52 "In favor" responses 8 desire to be part of Ash Creek and 2 desire to build our own Lagoons.**

**Typical Responses "In favor" About time - Do it now or later- Do it for the environment.**

**Typical Responses "Opposed" Too costly!! - New home/New system/ No need- Don't need it now or ever! - Will bring uncontrolled growth - Living on a fixed income.**

**RESOLUTION 98-8**

**A RESOLUTION OF THE TOWN OF LEEDS TO FORMALLY ACCEPT THE  
NEW FIRE STATION; AND**

**WHEREAS,** The Town Council of the Town of Leeds, has held a meeting on the 23 day of September 1998, to accept the new fire station located at 730 North Main Street, Leeds Utah; and

**WHEREAS,** The Town Council of the Town of Leeds, is formally accepting the new fire station as being a completed project. The fire station was officially completed and accepted at the ribbon cutting ceremony on July 4, 1998; and

**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH,** that the fire station described herein is accepted as a completed project.

Passed this 23 day of SEPT. 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attest Joy Stevens, Clerk/Recorder



RESOLUTION 98-7

**A RESOLUTION OF THE TOWN OF LEEDS TO BE AN ESTABLISHED  
EQUAL OPPORTUNITY EMPLOYER; AND**

**WHEREAS**, The Town Council of the Town of Leeds, has held a meeting on the 23 day of September 1998, and is desirous to be an equal opportunity employer, and

**WHEREAS**, It is the fundamental policy of the Town of Leeds to provide equal opportunity to all its employees and applicants for employment and to assure that there will be no discrimination against any person on grounds of race, color, religion, national origin, or sex. This obligation extends to all areas of employment, including, but not limited to, recruitment, demotion, terminations, working conditions, training, awards, and benefits; and

**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH**, is favorable to be an equal opportunity employer and will comply and meet all requirements of being such.

Passed this 23<sup>rd</sup> day of SEPT. 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attest Joy Stevens, Clerk/Recorder

Town of Leeds

218 North Main Street--P. O. Box 460879  
Leeds, VT 84746-0879  
(801) 879-2447--Fax (801) 879-6905

Conditional Use Permit Application

Date 8/11/98

Applicants Name Joy Stein Alder

Address P.O. Box 461208 City Leeds State VT Zip 84746

Phone 879-2722

Application is hereby made to the Leeds Planning Commission requesting that

Alder photography/business office  
(Land Use)

be permitted as a conditional use on

renting from Steve Hansen (200 sq. ft. max.)  
(square foot area)

located at

750 N. Main St.  
(Street Address)

Gen. Commercial zone

SITE PLAN IS ATTACHED HEREWITH

FEE \$25.00

Applicants Signature Joy Stein Alder

Date 8/11/98

**TOWN OF LEEDS PLANNING COMMISSION USE ONLY**

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

HOME OFFICE APPROVED - NOT FOR RETAIL  
OR FILM DEVELOPING

ACTING  
Town of Leeds Planning Commission Chairman Michael D. Emery 9/9/98

**Steve and Barbara Hansen**

750 N Main St.  
Leeds, UT 84746  
August 12, 1998

Town of Leeds  
Leeds, UT 84746

Dear Planning Commission:

We would like to confirm that we are aware that Lin and Joy Alder have opened a home office in their rental home on our property at 750 N Main St in the rear house. Their business does not present us with any problems and we are happy to let them do it.

Please enter this letter into their file in support of their business license application and conditional use permit.

Sincerely,

*Barbara Hansen*

Steve or Barbara Hansen

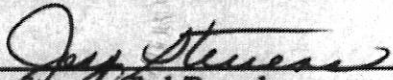
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, September 23, 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. Ron Mosher Mayor
  - Resolution 98-7 Equal Opportunity Employer
  - Resolution 98-8 Acceptance of the New Fire Station
  - Update on Solid Waste
7. Joan Thornton Council Member
8. Michael D. Empey Council Member
9. Josie VonCannon Council Member
10. Charlie Scott Council Member
11. Other Business
12. Adjournment

**POSTED THIS 22ND DAY OF SEPTEMBER 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  
SEPTEMBER 24, 1998. IT IS AGAINST UTAH  
STATE LAW TO REMOVE IT BEFORE THE  
DATE INDICATED.**

In compliance with the Americans with Disabilities Act, The Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

## **TOWN OF LEEDS**

### **Minutes for the Town Council Meeting of September 23, 1998**

**1. CALL TO ORDER:**

Mayor Ron Mosher called the meeting to order at 7:43 p.m.

**2. ROLL CALL:**

Mayor Ron Mosher, Council Members Charlie Scott, Joan Thornton, were present. Mike Empey and Josie VonCannon were excused.

**3. PLEDGE:**

Charlie Scott

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

Agenda and Minutes for the Town Council Meeting on September 9, 1998 were read. Motion to approve by Joan Thornton. Seconded by Charlie Scott. Passed unanimously.

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

Chief Braman was absent.

**6. MAYOR RON MOSHER:**

Resolution 98-7 Equal Opportunity Employer was read. Motion to approve by Charlie Scott. Seconded by Joan Thornton. Passed unanimously.

Resolution 98-8 Acceptance of the New Fire Station was read. Motion to approve by Joan Thornton. Seconded by Charlie Scott. Passed unanimously.

Update on Solid Waste. At the Solid Waste board meeting a decision was made to negotiate with the current provider for service. Dependent upon the other small towns going to the automated can system the fee will be lowered.

**7. JOAN THORNTON, COUNCIL MEMBER:**

Joan presented the information requested concerning her two lots she has for sale. The paperwork she brought in explained the lots and to whom they were given to. She has found description discrepancies. She will present her findings to the Planning Commission.

**8.: MICHAEL D. EMPEY, COUNCIL MEMBER:**

Mike was excused.

**9. JOSIE VONCANNON, COUNCIL MEMBER:**

Josie was excused.

**10. CHARLIE SCOTT, COUNCIL MEMBER:**

Charlie talked about the annexation request by the petitioners that was turned in at the last meeting. Discussion then went to the letter to UDOT and if Sevey's property went to the Leeds Town boundaries. Glen Gunter will bring in a legal description showing that the Sevey property does in fact come to the Town boundaries. If in fact the property does touch Leeds Town boundaries UDOT's answer to the letter concerning the frontage road won't affect the annexation request.

**11. OTHER BUSINESS:**

Alberta Deamer had several questions concerning her subdivision project. Her concerns were about sewer, curb, gutter and sidewalk specifications. They will be doing their own CC & R's. The street will be a city street dedicated back to the Town.

**12. ADJOURNMENT:**

The meeting adjourned at 9:00 p.m.

**APPROVED AND SIGNED THIS 14TH DAY OF OCTOBER, 1998**

*Ron Mosher*

Ron Mosher, Mayor

*Joy Stevens*

Joy Stevens, Clerk/Recorder

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**THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH**, is favorable to be an equal opportunity employer and will comply and meet all requirements of being such.

Passed this 23<sup>rd</sup> day of SEPT 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attest, Joy Stevens, Clerk/Recorder

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