

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, June 22, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, June 22, 2022, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of June 8, 2022.
7. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
8. Announcements:
 - a. Update on Fourth of July celebration and social event
 - b. Ballot Drop Box Located at Town Hall Until 2:00 PM June 28th
9. Public Hearings: None
10. Action Items: None
11. Discussion Items:
 - a. Discussion Regarding Review of Ordinances
12. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
13. Staff Reports
14. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
15. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting;

The undersigned Clerk/Recorder does hereby certify that the above notice was posted June 21, 2022 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leadstown.org.**



Aseneth Steed, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, June 22, 2022

Regular Meeting 7 PM

1. Call to Order/Roll Call: 7:00

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING	X	
COUNCILMEMBER: RON CUNDICK		X
COUNCILMEMBER: STEPHEN WILSON	X	
COUNCILMEMBER: LORRIE HUNSAKER	X	

2. Pledge of Allegiance: Councilmember Stirling

3. Declaration of Abstentions or Conflicts: None

4. Approval of Consent Agenda and Minutes Tonight's Agenda

- a. Councilmember Stirling moved to approve tonight's agenda of June 22, 2022. Second by Councilmember Wilson. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK				X
COUNCILMEMBER: STEPHEN WILSON	X			
COUNCILMEMBER: LORRIE HUNSAKER	X			

Town Council Meeting Minutes of June 08, 2022

- b. Councilmember Wilson moved to approve meeting minutes of June 8, 2022. Seconded by Councilmember Hunsaker. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK				X
COUNCILMEMBER: STEPHEN WILSON	X			
COUNCILMEMBER: LORRIE HUNSAKER	X			

Citizen Comments:

Lynn Potter: Hi. Please tell me when my three minutes is up. I cannot tell you how critical it is that Leeds annexes that property up there. Lead's life is going to depend on the annexation of that property. I cannot tell you how correct Allen is in his assessment of annexing that property. I also can tell you that Leeds is in real trouble. No one is going to want to join Leeds. You can ask Scott he knows. Okay, I am not going to ask Scott. Leeds has a really bad reputation. I'm not just talking about personal experience, but you're going to have to go to these people and you're only going to get one shot at this to make this work, you're going to have to go to them with concessions, you're going to have to offer an overly concession that exempts them from a lot of things and gives them a lot of things that they're not going to get from someone else. And that and that is probably going to have to include that you are willing to put through a sewer for them, okay, you are willing to go to super small apartment lots and condominiums. The only requirement, you are going to have to probably wave the Hillside Ordinance on them. Otherwise, you are not going to get that property, and everybody is going to say no to Leeds. You are going to have to have some very severe water ordinances, and there will be no landscaping basically. You are going to have to tell them that they are going to have to bring in their own water. That is how you are going to solve the water problems, and there is a lot of water that they can buy from up north and bring down. You might have to have them buy in with Angel springs. But these, you are going to have to make a lot of compromises. It is going to probably be painful if you want that annexation. If Leeds does not grow Leeds dies. I do not know how much longer I have. The ordinances, okay. I am all for enforcing ordinances, okay. It is really important that you enforce ordinances, if you do not enforce ordinances, you should not have ordinances. But this is a really small rural town, and you really do not want to become Irvine or New York City. You do not want to have a code enforcement officer. I know there are a lot of people that do not like my property and stuff that is on it. But if you are going to pass this thing from Craig, you need to first just like Danielle said you are going to have to revamp ALL of the ordinances, and that is going to take a couple of years. You are going to need to, for example, you are going to have to change like, Okay, for the weeds? Are we only going to hold them to properties that are under half an acre? Okay.

Mayor Hoster: You only have about 10 More seconds if you have okay.

Lynn Potter: Are you going to be able to allow people to mitigate the cars in yards with a fence? Are you going to define the weeds? It starts just getting really, really hairy.

Susan Savage: I really do not know if this is the time for me to comment, because I am really frustrated with some comments that were made in your work meeting. There are a couple of comments there about Leeds not welcoming development. That I feel like are the kinds of comments that would be made, if you were to say, so why did pioneers bring handcarts when they could have rented a U-Haul. At the time that the Walmart distribution center area was considered it was going to be the St. George Regional Airport. That is where the airport was planned for. And that was rejected, because the county just barely put money into Quail Lake, that recreation area. Consideration was made to the fact that

that would add pollution and noise and so on to do something in that area. So, the conversation was different. There was no Ash Creek. There were no Cottam Wells for water. Right now, the Conservancy District in the last protest meeting that we went through they said, the Leeds area and Anderson Junction have the premium water in the county. It was protected from 1970s. And this area was closed to new appropriations and the rest of the county was open. So that was recognized back then. Our water comes from the Navajo sandstone. So, our water supply was confined to the spring and a well that we have. When people came and said let us annex Harrisburg and let us annex the Bench up there. There were people on both sides. It was a contentious conversation. But the decision came down with the fact that we could not serve them. We did not have any way that we could serve them. We could not create the infrastructure. We could not supply water. You could do anything. And the people that I love who were in your meeting tonight, I approached at the time that the conversation came up and said, May I explain to you now why these decisions were made? Some of those people said to me, no, I have already been told what you think about development and so they never heard that. In the book, Hell and High Water, which Don Fawson and Martha Ham helped to supply information for and a lot of other people, there was an effort to supply some of this background history so people can stop saying things that are not true and they would stop arguing about things and complaining. A lot of things have happened. Hopefully, they can read those things and see the rationale in them, which is why pioneers did not use U-Hauls. Thanks.

Kohl Furley: Good evening, just give you a little brief description of what the district is up to you. It will not be it will not be very long. But today we are at 22,030 calls for service. Today was pretty active day. At starting at about 7:15. This morning, we had a structure fire call in southern fields portion of Hurricane, we put a good stop on a single-family structure there out about \$125,000 worth of repairs, but it did not burn to the ground, and everyone got out safely. And we were able to protect a lot of their belongings, which is obviously right in line with what we would like to do and strive for. We wanted to let you know that our twenty-one new candidates are moving along nicely. They are getting a lot of patient contacts; we seem to get an uptick in medical calls right now. So, they are very busy learning how we do things with medical transports, and they are grasping it and, and running with it. We are really happy with them. Another exciting thing today, our ascendant ladder truck. If you remember some meetings ago, I talked about a ladder truck that Hurricane and Washington came together and purchased to housing our Coral Canyon station, it actually arrived today and it is beautiful. You will see it drive through the community as it responds on calls. I think we would like to do an open house, but I have not heard when or where that will be. So, I will keep you posted on that.

Mayor Hoster: Is there a chance we can get it in our parade?

Kohl Furley: I can definitely see. That would be great. Other than that, our Wildland Division has been crazy busy, as you have probably heard sirens. It started; they will start it for my shift on the Toquerville fire upon the communications point up there. And then Daltons Wash, and then they have also been deployed to three fires, you know, throughout the four states around here, the last one being the Flagstaff fire, which they

were demoed just recently, but it is just a busy year, and we will just take it one day at a time.

Mayor Hoster: And you just got a couple of new ambulances or one or two.

Kohl Furley: Oh, yeah, thank you for bringing that up. So, with the COVID-19 and the federal funding that came back, the county Chief Kuhlmann worked with the county and purchased what we call surge ambulances. And not only did we get surge ambulances, but we got brand new monitors to go in those ambulances plus more monitors to staff other ambulances within the county. Hurricane Valley Fire District received two ambulances to place throughout the district. Enterprise received a surge ambulance, Santa Clara, Ivan's received a surge ambulance and so did Colorado city, Hildale. The ambulances were all built, inspect alike. However, when they did the paint and the graphics, they were able to make those so they can blend with what they currently have going on in their city. So, they stick out like a sore thumb. But so, everyone is pretty happy there. They are great additions to our fleet. And the part that is really important about this is right now, with everything that is going on, if we were to order a brand-new ambulance, we are looking at almost \$220,000 for brand new ambulance, whereas a year and a half ago before COVID were two years before we could get that same ambulance for 160,000. So now fast forward, we are paying 220 For that same ambulance, but you cannot get a certain chassis because there is a computer chip shortage. You know, after all these hurdles, we finally gotten them. They are done, and they are in our possession, and they are going to be working really soon. We just have to put a few things in. And yeah, it would be a great, great addition for all of us.

Councilmember Hunsaker: Thank you very much. Because you were first on call for Toquerville Tower. I was listening on scanner and heard you getting that air support in that fast. Thank you very.

Kohl Furley: The state told us this year that we have some aircraft and helicopters that are assigned to our area, which should make us all feel a little better. Hopefully, we do not use those. But in the instance that we do, they told us do not hesitate. So soon as I got past the Leeds fire station had included clear view of what we are dealing with. I called for two seaplanes and then they brought into heavy aircraft tankers. So, they made that light work it.

Announcements:

- a. Update on the Fourth of July Celebration

Councilmember Wilson: Danny's back here. He has been doing a lot of the legwork, actually. But we are working on getting breakfast ready to go. That scheduled to start at eight o'clock on the Fourth of July. We will do it that Monday morning. Just like years past pancakes, bacon eggs, that kind of stuff and it is \$5 a person that we have that scheduled for. If you are wanting to help with that, please show up that morning anyone can help us prepare for that, too. We have quite a few grills lined up and stuff like that. Danny, anything

else we got to say about that. Danny headed up before and I am just starting first time that is my mind like this.

Chairman Swenson: Rather than just showing up though, contact one of us if you really want to help resources and whatnot. We are looking at coming early, cooks come about 6:30 to get everything ready and warm. We welcome anybody in the community that would like to help. We need egg breakers. Absolutely.

Councilmember Hunsaker: The breakfast is scheduled from 8:00 to 9:30. At the end of that we will start lining up the vehicles and the participants for the parade, which will start at 10:00 roughly. So far, we have military. Deuce and a half are going to be carrying the flags, and then the veterans, any local veterans that want to participate, can ride in the trailer with my driving, you're welcome to give that a shot. I have been practicing the turn though, so I do not dump them in the ditch at Center Street. If I cannot make the turn, the parade will then go to Mulberry where I have a little more room. That will be the parade. We have Ned Sullivan as the Grand Marshal and a ton of family coming in for that. Once we wrap that up, we have had some interest for the car show, but it was too late in the game. A lot of people were going out of town because of the heat, and they did not know. So, it looks like next year, that will be great. But we have several classic cars and tractors that want to participate. So, they will be in the parade. What I am hoping to do is to block off Town Hall parking lot in the morning for the classic cars and the tractors to park so that people can walk around them and talk a little bit. We will exit them out and hopefully block it off for the next event which will be the potluck. The potluck will be from 6:00 to 7:30. Bring a side dish for six to eight people and the town will be providing the brisket. Thank you, Danny. And Mr. Barlow will be doing the barbecuing and the smoking. That is an all-day process. God love him. We will have that along with the side dishes. And then at 7:30 or little before 7:30 we will open up the town hall parking lot for people wanting to see the movie here at Town hall. The movie is not really younger person centered. Was that politically, correct? Did I get that all right? There is some mention of some missing body parts so I thought maybe we should not traumatize the youth. It is the movie, My Father's Highway. The story of building the I-15 through the Virgin River Gorge and it is absolutely incredible. We will have the parking up here for some of our older residents to be able to get in easy. Plus, the air conditioning will be a beautiful thing. I believe, are we going to have someone that actually worked on the road? We will have Mr. Peine. He will be here. He actually worked on that project. He will be here to answer questions and to introduce it. At eight o'clock, we will be having the watermelon eating. I was hoping that Alan Roberts could set up the watermelon spitting contest, because I thought that, you know, we could work something out with some targets. And after that, if the Fire Authority gives us the okay that day to have personal fireworks at the basketball courts that will start at dark. So, that is it.

Mayor Hoster: Thank you. It has been a lot of work. You have done an amazing job in coordinating all of this. We are really grateful for all the volunteer efforts that everyone has made toward this. It should be a wonderful patriotic event. Again, if there is anybody who has served in the military or is a relative of somebody who has served in the military

and would like to represent them at this event, please contact Lorrie at your earliest convenience so that we can get you positioned there. You do not have to wear a uniform.

Councilmember Hunsaker: Also, first responders, because we are hoping to get the first responders that live in Leeds recognition as well. That new ladder truck would really, really help out no pressure by the way, Kohl. We will save you a seat. Probably the driver's seat.

- b. Ballot drop box located at Townhall until 2:00pm June 28, 2022

Mayor Hoster: That's fantastic. So that is the end of the fourth of July celebration and social announcement. The other announcement is we were contacted by the state to provide a Ballot Dropbox, which is located here in town hall. This will be here until 1400 Or two o'clock pm on June 28. For the reception of ballots, it is under camera control. So, we do not have any funny stuff happening. You do not need a stamp if you use the box.

Action Items: None

Discussion Items:

- a. Discussion Regarding Review of Ordinances

Mayor Hoster: We do have a discussion item regarding the review of ordinances. To segue and extend from our conversation earlier today from the work meeting, we will be reviewing ordinances. That will be all of the ordinances for the Town of Leeds. As was mentioned earlier, there are a lot of ordinances that are for the Town of Leeds. Many of them were drafted decades ago and may not be as relevant today as they were at that time, or they may need to be amplified. All of those considerations were set forth in the work meeting and discussed to the conclusion that it should be broken up by appropriation and relevancy for each one of those ordinances whether it is a land ordinance or it is something that the Town Council should look at. Councilwoman Hunsaker has an allocation of those which will be going out to the Planning Commission and to the Town Council for the review of those ordinances. I will open this up for further discussion by the Town Council at this time.

Councilmember Wilson: In reviewing the ordinances, are we going to set a time period we want to do this in?

Mayor Hoster: I think the time period is going to be irrelevant with regard to the complexity of some of the ordinances. Also, there will be no definitive action taken on any ordinance versus that of recommendations and suggestions that will have to either go through Planning Commission, and then through Town Council. It will be an entire process for all of the ordinances, which could be a very lengthy process. Yes, but something that certainly needs to be done as we have been able to identify. Now, this is all predicated on the fact that we are in discussion about enforcing ordinances. We do not believe as a council that it is appropriate to enforce ordinances that are outdated or antiquated or unapplicable to today's environment and circumstances and so, therefore. We are looking

at reviewing all of the ordinances before taking any process or procedure toward enforcing any ordinances on a civil manner, or criminal manner for that fact. Are there any other comments or discussion from the council with regard to that?

Councilmember Hunsaker: I did send you and Danny, that chart. So, if you guys can send back and forth once you have made assignments for your group, then that might keep it a little simpler.

Mayor Hoster: Perfect. Thank you very much. That will close the discussion items portion of our agenda. And I will move forward with citizen comments. Again, this is for any comments by citizens, please approach the podium state your first and last name. And please keep your comments to three minutes.

Citizen Comments:

Lynn Potter: Last Town Council meeting, there was a person who has a had a complaint about us moving dirt on the property. There is not any definition in the Hillside ordinance, about manmade piles, or, you know, existing piles, or how old they have to be or anything like that. We are taking dirt from existing piles from a long time ago, they did have some bushes on them. As for what is right and what is wrong, a year ago the Town Council meeting and the minutes, they said manmade piles did not come under the Hillside Ordinance. I know that she was really mad about it. And she is probably mad about the cars in the yard, but I go there once a week and start them up. I would love to put trees and fence all the way around everything. You know that we do not have a water yet at the house, but when we are done, nobody will be able to see anything.

Robyn Snider: I want to make a comment on Lynn's comment. I have watched him dig into hillside. It was the mountain that he dug in. It was not existing Hill. Okay, I just want to inform of that. I know what existing Hill is. This was the mountain. Okay. Just wanted to clarify that.

Staff Reports:

Councilmember Hunsaker: I have one. Update on the cemetery fence. The grant, originally, they could do it was 25,000 then it was dropped down to cap at 10,000 and then our matching is 15% for our size town, which we could knock out in a day to match not a problem. The mayor has been working to find us the money for the other part of the fence. Now I just got an email yesterday that they have cut the grants and because they have such an overwhelming request for grants. They are not sure how much they are going to be able to allocate. If we were to install it ourselves that drops our bid another 8,000. It will be doable and done but we were waiting for the grant money. We will get it done and we have people volunteering that are willing to help with the augers on their on their tractors that are willing to help out this town is just amazing. We will get her done. That is what is holding up the process. Like why isn't the fencing in yet? Well, we are waiting on the process, but we are staying on them. Hopefully, a little patience and thank

God for all the volunteers in this town that have been making donations lately to the town and also willing to donate their time. Just thank you very, very much beyond appreciated.
Mayor Hoster: Well said

Commissioner Roberts: Can I ask a clarifying question on that. What cemetery are you referring to?

Councilmember Hunsaker: The Leeds cemetery, the LDS pioneer cemetery.

Mayor Hoster: My staff reports. I will begin with the waterboard. That has been a moving dynamic with regard to the amount of Will Serve letters that are going to be available within the county of Washington. And the attempt is to move from the current, it is point eight or point seven, nine, right in there, acre feet per resident down to .52. And that is from the source that is not considering any water that is lost from the source to the home so it could be down to .4 something. Efforts that are being done with those are now under consideration and being presented to the state legislature for other efforts for receiving funding, as well as southern Utah Home Builders Association and trying to facilitate any other kind of development that is going to happen in the future must comply with those regulations that are going to be set forth. All of the adjoining cities that are on the contract with the Water Conservancy of which we are but in a different capacity, are required to now implement ordinances within their city or town, which are with restrictions about what kind of yards they can have, how much water they can use, and that is going to be county wide, that will be everybody in this county. Those efforts are moving forward, and those meetings have been pretty consistent. That is my report on the water.

With regard to the transportation. We do have an open comments, period on the Department of Transportation with some of the development that is happening down, it is seven hundred south or closer into St. George. That comment sections almost closed or just closed. Their director for the South, Rick Northrop is retiring, he just announced that yesterday. He has done an amazing job. I do not know if any of you know him personally, but this individual has dedicated a significant amount of time and years in improving and making sure that Southern Utah has the best department of transportation services that that they can possibly be had, providing all of the resources and infrastructure to facilitate the fastest growing county in the country. If any of you want to extend your gratitude for his services, that would be appreciated. I do not have any other further staff reports.

Councilmember Hunsaker: Can I ask quick question about the water? Since that is going to be county is there any information on any grants or anything for changing your yard out to more of a zero scape?

Mayor Hoster: Yes. So that topic was surfaced? And that question asked, it is anticipated a legislation we will be moving forward with it. There is some acronym for it, something like RIPN. Something I do not know. If you remove so much so many square feet of sod, you do get reimbursed? My understanding is that has not been solidified yet, but it is being presented to the state legislature for consideration in fiscal year 2023. Awesome, thank you. Any other questions or comments? Great. This meeting is adjourned. Thank you very much.

Adjournment: 7:38

Approved this 13th Day of July 2022.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder