

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, July 13, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, July 13, 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 22, 2022.
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Receipt of Voluntary Annexation Request for Parcel 3151-A-1 HV, Zions Landing Development Group LLC
 - b. Update Regarding Leeds Main Street Drainage Improvement Project
7. Public Hearings: None
8. Action Items:
 - a. Regarding RESOLUTION 2022-04, Adopting 2022 Natural Hazard Mitigation Plan
 - b. Discussion and Possible Action Regarding On-Premise Beer License Application, Mainly Pizza
9. Discussion Items:
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports:
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. 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 July 11, 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, July 13, 2022

Regular Meeting 7 PM

1. Call to Order:

Mayor Hoster called to order the regular meeting of the Leeds Town Council at 7:06 PM on Wednesday, June 13, 2022. This was an in-person meeting with an electronic option. Town Planner Scott Messel in attendance.

ROLL CALL:

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

2. Pledge of Allegiance: Scott Messel

3. Declaration of Abstentions or Conflicts: None

4. Approval of Consent Agenda

Councilmember Stirling moved to approve tonight's agenda 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	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: LORRIE HUNSAKER	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u> </u>	<u> </u>	<u>x</u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u> </u>	<u> </u>	<u>x</u>	<u> </u>

Councilmember Hunsaker moved to approve meeting minutes of June 22, 2022. Seconded by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

5. Citizen Comments:
6. Announcements:
 - a. Receipt of Voluntary Annexation Request for Parcel 3151-A-1 HV, Zions Landing Development Group LLC

Mayor Hoster announced the Town of Leeds has received an annexation request form Zions Landing Development Group for parcel 31-51-A-1HV located west of the I-15 and north near Anderson Junction. Further discussion with the developer of the annexation process and procedure will ensue.

- b. Update Regarding Leeds Main Street Drainage Improvement Project

Mayor Hoster said you may have noticed the painted markings on Main Street. That is in preparation for Washington County Water Conservancy District to run a new line from Quill Lake up to the new Toquerville Reservoir. That is scheduled to be in November. The Storm Drain Project to manage flood control down Main Street to Valley and to the Sullivan property was not a feasible concept to some of the Leeds residence that live on Main Street and the alternative ideas have encountered road blocks especially with the exponential raise in cost of materials associated with the project so a dialogue is open with the Water Conservancy District and Leeds Domestic Water Users Association to possibly share costs with this project that will be passing up Main Street to see if we can put in a line of catchment boxes and hopefully mitigate some of the cost. There is hope of additional funding from the state regarding the drought in an effort to not only prevent damage but preserve that water. Those and other concepts are being investigated right now. We are moving as quickly as possible.

7. Public Hearing: None

8. Action items:

- a. Regarding Resolution 2022-04, Adopting 2022 Natural Hazard Mitigation Plan

Mayor Hoster read Resolution 2022-04 and opened for dialogue.

Councilmember Stirling said the maps referenced in the 2022 Natural Hazard Mitigation Plan by Five County were not maps that followed an approval process by Leeds land authority so where does this put landowners regarding value?

Mayor Hoster said the plan was not a concept used to establish values for property, but it has the potential for these things which have been provided by the county for state emergency funds, should those be necessary. It shows the plans that are in place, as a result of the findings from the Five-County assessment of what we would do to mitigate the damages associated with what has been identified.

Councilmember Hunsaker: The information and the resources were also pulled from FEMA. I have gone through it, and there were several things I pointed out and they quickly fix them. I have gone through the final. They should have the resources. They had it on the original with the maps on where they were pulling from. I understand what you are saying, but instead of land use to me, this is just one. Everybody has the potential to have a turtle here or there, but they did not use that map. Darn it.

Councilmember Stirling: I would feel better if there was something in the beginning that says these are speculative maps not adopted by the town for purposes in the interim of someone saying well, your land is not worth this because this map shows, and you guys adopted it. Helping me with the wording would be greatly appreciated.

Mayor Hoster: So, the ordinance is recognizing that we did not compile the data but that we have agreed to the mitigation plans associated with their assessment of the of the hazards that could exist. That is the objective of the ordinance only. It does not say that we accept their data, other than we said, well, if your data is true, we will therefore create these plans to mitigate any losses and justify any funds that we might need.

Councilmember Stirling: And I understand what you are saying but that map right there, I do not even know if it ever got adopted, but we use it like everything on there is written in stone. I do not want these to be construed as that. I really feel like we need to have something in this that says we are adopting this as a natural hazard mitigation plan but none of these maps: the Collapsible Soil, the Expansive Soil, the Piping and Erosion, the Shallow Bedrock, the Soluble Soil and Rock, the Windblown Sand, and the Caliche; none of this is anything except for what we will be allowed to gain funding on but none of it is for speculation on whether or not your property is not worth something based off this map. This is what we have to be really careful about is things like this get passed and it gets into law that oh, look, all of this is expansive soil now. And somebody construes that and says, Boy, yeah, that is exactly what it says, Leeds Expansive Soil and Rocks Susceptibility. Then, your land is worth nothing. None of this is on my land for saying like highly susceptible soil so that is not why I want to put that on there, but it is on a lot of other people's land that could be highly construed.

Councilmember Hunsaker: Aren't those maps just a spectrum? They did it for every single town and county. If I am not mistaken, they are all worded exactly the same.

Scott Messel: Yes. That is my understanding.

Councilmember Stirling: I understand that, but I do not believe that they went to Susan's property or my property and took a soil sample, because I never was asked, So, how exactly are they going to say this particular land every bit of that was actually soil sample?. I do not think so. It is a speculative drawing that I do not want to say, in any way by adopting this mitigation plan that we are adopting the idea that we believe this particular land is tested for that condition. It is a speculative drawing only. Does that make sense?

Mayor Hoster: Yes. Let us go to paragraph two.

Whereas the Town of Leeds has prepared a multi hazard mitigation plan, hereby known as the 2022 Five County Association of Governments Jurisdictional Natural Hazard Mitigation Plan in accordance with its Disaster Mitigation Act.

What we are doing is saying, we have a plan to what they are telling us could be the hazards, though, that is public record. We are not endorsing them by this Resolution. We are only acknowledging that, hey, you are telling us we may have a threat of whatever federal agency or state agency is assessed. Here is our plan as such, and that is the only thing that is being acknowledged by this Resolution, not any acknowledgement of the validity or value of them.

Councilmember Stirling: I want that in there. These are speculative drawings only.

Councilmember Hunsaker: This is their wording for the plan. We are all in the same packet. Are we able to do adjustments?

Scott Messel: To be honest, I do not know.

Councilmember Stirling: Yes, we can. We are Leeds.

Mayor Hoster: The only thing we are agreeing to is a plan. We are not agreeing to any of this.

Councilmember Stirling: That's not true, because I have lived that.

Mayor Hoster: The ordinance is not saying that we are agreeing to what is in the plans.

Councilmember Stirling: Yes, it is. It is 100% agreeing to what is in this book. Look, the book is Multi-Jurisdictional Natural Hazard Mitigation Plan. It says all of this is caliche. Someone someday will use these maps, believing that they are 100% valid because we agreed on them. I just want something here that says the maps are speculative based on whatever, whoever did it, but Leeds is taking this as a speculative map, not something that we are going to use in the case of somebody saying, 'this is expansive soil.' Does that make sense?

Mayor Hoster: It does. Can I see this for just a second, I want to see if they have a disclaimer on the maps.

Councilmember Stirling: I did not see anything, but you're welcome to look. It is really important when we pass something that we do not do it as carte blanche because someone somewhere someday will have a risk in that book. Someone will use it as written in stone, and there is nothing we can do about it. If we just put a little line that says maps are for speculative use for the mitigation only, not for any use in development or land Use decisions.

Councilmember Hunsaker: We've approved the same one three times. I'm just saying if we do that now, I want to make sure that they are okay with us changing it Because if we

don't get an agreement on it, then if we do have a disaster are we taking ourselves out of FEMA and other kind of mitigation grants or money in a disaster because we changed their wording?

Scott Messel: I believe so.

Councilmember Stirling: Okay, so what if we do something on the front of it? So, what if we have resolution 2022-04 and Resolution 2022-05 that says, we agree with the mitigation, but we absolutely do not agree with any of the documented maps that cannot be used for land use.

Councilmember Hunsaker: Instead of saying that we do not agree with them put it the way you said originally that all maps contained in this study are speculative, and not to be used for land use decisions.

Councilmember Stirling: Perfect. All right, that is completely fine.

Mayor Hoster: To elaborate on the documents that are provided by the Five County, A is a detailed description, and mapping of each of the natural hazards that impact Leeds can be found in this chapter, concluding with a mitigation strategy for the community. The mitigation strategy aims to reduce the risk and vulnerabilities in the community to natural hazards described in this plan and has been developed by the local planning team. Five County's assessments for Leeds includes reviewing the exposure that critical facilities, residential parcels, parks, and roads have to natural hazards that impact the area. Critical facilities include parks, police, fire, medical."

I can ask their counsel if this does impact our ability to access, because it was quite a process, if I remember right, Lorrie, with the Five Counties? There was a process of going back and forth with their emails. Do you have a plan? This is what we suggest could happen there. I see exactly what you are saying, which I would love to see something on any kind of Engineers map, you know, who comes in for development of some property somewhere else, that it does not get carried over. But these are public information from FEMA, and from the five counties as well as the Forest Preserve for the wildfire assessments, and all these different agencies that are provided this information. I am not sure how we can.

Councilmember Stirling: Well, I am not saying that we should not agree to this, I am saying that we need to add a resolution that says we agree to the mitigation plan. We do not agree to someone's conceptual drawing of what could happen in that area.

Councilmember Hunsaker: Why can't we add it to the bottom of this Resolution instead of making a second Resolution?

Councilmember Hunsaker: I am okay with whatever way you want to do.

Councilmember Hunsaker: That top part is what they need. We approve it and put the disclaimer. Maps in this document are speculative and the Town of Leeds will not use these maps for any land use decisions.

Councilmember Stirling: Amen.

Mayor Hoster: Did I hear a motion on that?

Councilmember Stirling: I second that.

Councilmember Hunsaker Made a motion to approve Resolution 2022-04, Adopting 2022 Natural Hazard Mitigation Plan with this disclaimer added, all maps in this document are speculative and the Town of Leeds will not use these maps for any land use decisions. Councilmember Stirling seconded the motion. Motion passed in a roll call vote.

ROLL CALL VOTE:	Yes	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	x
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	x

b. Discussion and Possible Action Regarding On-Premises Beer License Application, Mainly Pizza.

Mayor Hoster: we have the applicant present. And we do have the application in front of us. And I also had the clerk print off the Leeds Alcohol Beverage Control ordinance. I do not think we have any question, or do you have any questions?

Councilmember Hunsaker clarified with the applicant the spelling and signatures on the application.

Mayor Hoster: I do not see any issues with the application other than what was just noted with regard to adding who the testimony is on the certificate for clarification of the name spelling. It looks like we have the certifications that are required for the ordinance.

Councilmember Hunsaker clarified with Roxanne Floyd that Roxanne and Travis Floyd had the certifications and would be the only ones serving the beer.

Councilmember Stirling: My question is on the on-premise consumption. Do they have to consume 100% of it there or can they get it to go?

Roxanne Floyd: One hundred percent on premise.

Councilmember Stirling: Thank you.

Councilmember Stirling made a motion to approve the On-Premise beer license application for Mainly Pizza. Councilmember Hunsaker seconded the motion. Motion passed in a roll call vote:

ROLL CALL VOTE:	Yes	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	x
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	x

9. Discussion Items:

Mayor Hoster: There has been a shift in commerce with from within the Town of Leeds. Where in the Leeds market is closing, I believe this week, Saturday, and as such, this does create an inconvenience to some, but it also renders a necessity gap for others that are within the town and may have difficulties with transportation. Therefore, it has been suggested by Councilwoman Hunsaker to accommodate those individuals who may not be able to attain groceries on their own to participate in a program of which I will read, and this will be posted at various obvious locations.

Attention Leeds seniors, if you identify as a senior, you are a senior, The Hurricane Senior Center has the following options available to assist you with getting groceries. To do your own grocery shopping the senior center bus will take you to the following places in Hurricane: Lin's, Walmart, or Dave's Market. Please call the senior center 24 hours before you want to ride the bus and ask if other Leeds residents are scheduled so they can have less trips. This service will be available Monday through Thursday 9:30am to 2:30pm for transportation to Washington. For St. George stores, the bus is only available on Wednesdays in the afternoon. Bus transport is \$3 for one way \$5 round trip.

The contact information for Hurricane Senior Center is available on this as well as the website. We are hopeful that circumstances will prevail wherein another grocer will hopefully be able to provide services to the town soon. We are grateful for the services of Todd there which I believe was 14 years and we are grateful for that relationship with the town and sorry to see it end.

10. Citizen Comments: None

11. Staff Reports:

Councilmember Hunsaker: First, the Thank-yous for the Fourth of July event. Leeds never lets you down in the volunteer department. Thank you to Danny Swenson who was like the volunteer whisperer. He brings them. Steve Wilson handled the breakfast incredibly well especially for his first time doing the event. They seem to enjoy it. We had so many volunteers for the cooking and everything for the breakfast and helping at the potluck. A massive Thank you to Dell Barlow and Lori Stoker, because that brisket was off the hook. Bottom line, I had a meat sale in the parking lot, I am telling you by the next morning any leftovers was all sold. They even stayed; Dell and Lori were not scheduled to serve it, but the volunteer did not show up, so they stayed to serve after cooking all day. I mean, people are stepping up in town and doing things and it is so appreciated. Aseneth and Tony got thrown into the mix because I was one-handed driving and Aseneth and her daughter were handling the PA for me so I could be obnoxious up and down Main Street, which is always appreciated. The event went really well. I just have to do a huge shout out to the Peterson family because I totally dropped the ball on several things. My head was swimming so much I forgot to bring money to the breakfast for tickets and change. They took care of that, and they sat me down with the Dr. Pepper twice during the day to chill and calm down. So big Thank-you to them.

We still have plenty of volunteer opportunities for anybody that feels left out. We are going to be taken on the cemetery fencing. We got the grant. Not many things could make me cry. It is \$1,000. It started at 25 went to 10,000 We got 1,000 So people have started donating to help get that fence in. I have the cost down below 10,000. That is half price of what we were going to pay on the three bids. We need an additional 8,000 If we have it professionally installed, but we are going to have to do cleanup over there. I am trying to figure out how we are going to make it cool enough to start work out there four in the morning so we can get that done. That is progressing.

We have the 24th coming up. We had some slacking in the firework area. There are no fireworks allowed at Leeds, except at the town basketball courts on the designated days. It was brought to my attention that we have long term renters that do not get the, I hate to call it the trash letter, the newsletter. They do not get that, so they are not informed of it and neighbors did not want to say anything because they felt that they were not in enforcement. We used to have a sign we could put in front of town hall that said no fireworks in Leeds except on the basketball court with the dates and the times and then put signs up at the post office just to let them have a clue, so they don't get to play with the sheriff and then say they weren't aware.

Groceries - They also have Meals on Wheels available if you know of any seniors that are struggling now with the market closing. If you call Town Hall Aseneth will get you to me, and we will make sure you get Meals on Wheels and then if you are feeling social, the bus will pick you up daily and take you to the senior center and you can spend time together and have lunch with those folks. They will even bring you back. So that is it.

Councilmember Stirling: I wanted to say one thing. We were gone for my daughter's little trip, but I just wanted to thank Lorrie for the amazing job she did. Everyone I have talked to said she was phenomenal. They said that the parade was the best parade they had ever seen in Leeds. They said at the breakfast and that every little last detail, Lorrie was just right on track, and I just want to sincerely thank her for carrying on that tradition of Leeds. So, thank you so much.

Councilmember Hunsaker: You're welcome. It is only because I am the loudest.

I forgot one thing. Hurricane Valley Fire. Thank you! Who knew they had so many resources? They were going to bring the brand-new ladder truck. All excited I come back from putting up detour signs. And I am like, Oh, my heck! We had brush truck, pump truck, old ladder truck, new ladder truck. We had hotshot crew, we had Forrest service and there's Kohl up in there hankin' on that horn. They went above and beyond, and we broke protocol. The sheriff was supposed to be manning the barricade, but he was so jealous of Hurricane Valley he begged to please can I follow the pretty truck. We let him in and let him follow the pretty truck. Thank you to the Washington County Sheriff's and Hurricane Valley Fire.

Mayor Hoster: Thank you for adding those and I will second the comments about Lorrie's efforts. I was not able to attend either due to being ill that day and I felt horrible missing all the events and just hearing all the great feedback from the citizens. Thank you for your efforts, Lorrie, and Steve's efforts and Danny's and in really the whole town.

Councilmember Hunsaker: I forgot Susan Savage on the movie.


Mayor Hoster: There's so many things that were there. What a great town we have. We were able to celebrate that patriotism on that day. I am excited for next year.

I do want to make a couple of announcements on my part of staff report. Hurricane Fire District is moving forward with a Truth in Taxation for Washington County petition. The fire department has been basically running for the last eight years on the same amount of money and with the growth and expansion they are unable to continue forward doing that and therefore is the request to the county to proceed with Truth and Taxation and improve their budget abilities to sustain the ISO rating that we have. Also, at DTAC, Dr. Provost presented Department of Transportation area a concept for light rail transportation between the campuses between Utah tech and government buildings with a light rail system. This light rail system is a patented concept that was presented to all the mayors and Department of Transportation to be built up with federal and state tax dollars, which would necessitate community support as well as a concept study. It was presented to the mayor's Association and all the department transportation. We have been sent a letter of endorsement for future studies. It is they have zero intention of that coming up to Leeds right now. Nonetheless, we are within the county and so we have to vocalize our support or lack thereof for the feasibility studies to proceed forward. The other item is citizen Linda Horsley has volunteered generously to assist the town in bookkeeping services. She is going to donate several hours a week to come in and help us in the gap that we have been unable to fill for I do not know how long. We are very

grateful to her if you if you get a chance to see her and thank her for her volunteerism for the town. We much appreciate it.

- 12. Closed Meeting: None
- 13. Meeting was adjourned at 7:53 PM.

Approved this 10th day of August 2022.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder

TOWN OF LEEDS
RESOLUTION 2022-04

A RESOLUTION OF THE LEEDS TOWN COUNCIL ADOPTING THE 2022 FIVE COUNTY ASSOCIATION OF GOVERNMENTS MULTI-JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN.

WHEREAS the Town Council recognizes the threat that natural hazards pose to people and property within Town of Leeds; and

WHEREAS the Town of Leeds has prepared a multi-hazard mitigation plan, hereby known as the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Town of Leeds, Utah from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town Council demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan. All maps in this document are speculative and The Town of Leeds will not use these maps for any land use decisions.

NOW THEREFORE, BE IT RESOLVED BY TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT:


Town Council adopts the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan.

This resolution shall be effective on the date it is adopted.

ROLL CALL VOTE:

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

ADPOTED AND APPROVED THIS 13TH DAY OF JULY 2022.



BILL HOSTER, MAYOR

ATTEST:


ASENETH STEED, CLERK RECORDER