



Agenda

Town of Leeds Town Council
Wednesday, June 26, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, June 26, 2024, at 7:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 435-879-2447 or email the clerk@leedstown.org for Zoom details.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of June 12, 2024
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person.)*
7. Monthly External Reports: LDWA/HVFSSD/Sheriff's Office
8. Announcements:
 - a. Update from 4th of July Committee
9. Public Hearing:
 - a. 2025 Fiscal Year Budget for the Town of Leeds.
 - b. ORD 2024-03 Consolidated Fee Schedule
10. Discussion and Possible Action Items:
 - a. Adoption of 2025 Fiscal Year Budget for the Town of Leeds
 - b. Adoption of 2024 Certified Tax Rate from Washington County
 - c. Adoption of ORD 2024-03 Consolidated Fee Schedule
 - d. Proposed Ordinance for Short-Term Rentals, set Public Hearing date
11. Staff Report
12. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person)*
13. Adjournment

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 435-879-2447 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 on June 25, 2024, at these public places: **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** at <https://www.utah.gov/pmn/>, and the **Town of Leeds website** at <http://www.leedstown.org>.

Michelle Rutherford, Town Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, June 26, 2024

Regular Meeting 7:00pm

1. Call to Order: 7:05 pm

ROLL CALL:	Present	Absent
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING		X
COUNCILMEMBER: RON CUNDICK	X	
COUNCILMEMBER: BRIAN HANSEN	X	
COUNCILMEMBER: KOHL FURLEY		X
TOWN PLANNER: SCOTT MESSEL		X

2. Invocation: Mayor Hoster

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: None

5. Consent Agenda: with the addition of an Announcement from the Senior Games Cycling Event

a. Tonight's Agenda

A motion was made by Councilmember Cundick and 2nd by Councilmember Hansen.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY				X

b. Meeting Minutes: June 12, 2024

A motion was made by Councilmember Hansen and 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY				X

6. Citizen Comments:

Susan Savage: The desert is fragile, and we take water for granted. People often protest applications to move water into their area, questioning the benefits of such actions. In the 1970s, the area was closed to new appropriations and allocations, and as new ones were proposed, people protested. The LDWA board asked us

to report on water issues, and a study was conducted to find out more about the situation. There are about 30 wells and springs in the area, and many people have noticed a drastic difference in water levels over the years. Our well has dropped 30 feet and has not been covered, and protest hearings are often asked for additional studies. This year, the recovery has not returned to its original level, but it has slowly increased about 10 feet out of the thirty over the winter. However, there have been two periods of sudden drops, indicating that groundwater in the area is dropping and being challenged. If it were just a drought, it would slow down the recovery, but it shouldn't create a drop that lasts a while and then starts going up again. I just want to inform the public about the situation and the challenges it is facing.

7. Monthly External Reports:

- LDWA:** Nothing at this time.
- HVFSSD:** Business manager of the Fire District, Kean Ellsworth, is under federal indictment and has been released on administrative leave. This occurred this past week and there are no other comments about that.
- Sheriff's Office:** Nothing at this time.

8. Announcements:

- a. Jason Ranoa with the Huntsman Senior Games has submitted a Permit for the annual event. Hopefully the roads will be completed by October. They provided maps of the route, the insurance liability certificate, and are looking forward to a successful event. They are working with Casa Tequilana and Mainly Pizza, and would love to have volunteers. The Mayor advised that they will need to contact the LDS church to facilitate parking for the event. Jason advised that they have secured parking through the church. The Mayor also mentioned possibly getting a hold of Farmstead Bakery to see if they would like to participate in any way.
- b. **Update from 4th of July Committee**
 Michelle Rutherford gave the update for the 4th of July Committee.
 7:00am 5K / 1 Mile Liberty Fun Run
 7:00am Helpers for Breakfast should arrive at the park and begin cooking.
 8:00am Breakfast begins
 9:53am Flyover from Hill AF Base
 10:00am Parade starts on Valley Rd. Participants line up on Babylon Mills Rd
 2:00 – 4:00pm Ice Cream Social at the Cosmopolitan in Silver Reef
 6:30pm Food & Fun in the Park Casa Tequilana will be selling food off their special menu, Cash, Venmo, Cashapp, or Zelle only. Activities, water games, corn hole, 9 square
 7:00pm WWII Videos in Town Hall
 8:00pm Raffle will be drawn
 9:45pm Prayer by Jim Vasquez, National Anthem by Kathy Vasquez
 10:00pm Fireworks

9. Public Hearing:

A motion was made by Councilmember Hansen to Open the Public Hearing, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY				X

a. 2025 Fiscal Year Budget for the Town of Leeds

Mayor Hoster reviewed the Proposed Budget aloud, giving more explanation for certain expenditures on the budget. He also explained the change in format.

No public comment or questions.

2024 Certified Tax Rate from Washington County is set at 0.000426

Mayor Hoster explained that the certified tax rate is set by the County and is not something that we have control over, although a truth in taxation is possible in the near future and would be addressed at that time.

No public comment or questions.

b. ORD 2024-03 Consolidated Fee Schedule

Mayor Hoster reviewed the Consolidated Fee schedule and pointed out the changes that were suggested by the Planning Commission.

No public comment or questions.

A motion was made by Councilmember Hansen to Close the Public Hearing, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY				X

10. Discussion and Possible Action Items:

a. Adoption of 2025 Fiscal Year Budget for the Town of Leeds and Certified Tax Rate

A motion was made by Councilmember Cundick to Adopt the 2025 Fiscal Year Budget, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY				X

b. Adoption of ORD 2024-03 Consolidated Fee Schedule

A motion was made by Councilmember Cundick to Adopt Ordinance 2024-03 Consolidated Fee Schedule, 2nd by Councilmember Hansen.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY				X

c. Proposed Ordinance for Short-Term Rentals, set Public Hearing date

Mayor Hoster

A Public Hearing date of August 14, 2024 was set to discuss Proposed Ordinance for Short-Term Rentals.

11. Staff Report

Councilmember Hansen: None

Councilmember Cundick: None

Mayor Hoster: Speedbumps on Valley Rd. All the speedbumps will be removed and replaced with more state of the art speedbumps that will be detrimental if you are speeding, but will allow vehicles to safely travel down Valley Rd without causing damage to the vehicle.

We have had 2 meetings with UDOT. The first was regarding an interchange proposed to go in just North of Leeds. The developers would have to fund the new Interchange. This has been put on the shelf for the time being. We also were able to vocalize our concerns for the dust, the delays, the lights, and problems on Main Street. We were trying to be good neighbors and be understanding of the difficulties they were facing, but our patience was worn thin. We have seen some changes out there since our meeting and we hope the project will be finalized in July, which is the projected timeline.

The Mayor discussed the ongoing issue with UDOT's ownership of Main Street, which has caused problems because of its construction, architecture, and engineering. The issue is particularly problematic during flooding, as the houses are located below the street. I have read through the past 15 years of Minutes, and conversations with UDOT. They have proposed funding an entire floodplain study, stating that the town produces a significant percentage of water that goes on Main Street. The commercial owners will be responsible for resolving the issue and ensuring that all water coming from their property is handled properly. This will be considered through engineering assessments and a floodplain analysis. The Mayor also discussed his concern with post-COVID costs and timeline for repairing the project. He anticipates minimal tearing up, as UDOT is fed up with the current road layout. The Mayor also mentions a 14-inch line that was refused by UDOT, and he concludes by stating that the Town has given three different options to get the job done, it is now up to UDOT to come up with a plan.

We have an incredible staff here. Michelle has been working a lot of volunteer hours outside of her normal work schedule to facilitate the activities coming up. Trying to learn all of the different things that were kind of tossed into her lap. Our Public Works Officer has also been doing a great job, working behind the scenes getting rid of weeds and helping senior citizens with their yards. He volunteers to do these things. They've both been doing a fantastic job. If you get an opportunity to thank them on, I think it would be well received.

12. Citizen Comments:


Susan Savage: I've said this before, when I-15 was constructed down through the corridor, they gave the communities 2 interchanges on both ends, but they didn't give us, and they said that we were the last section of I-15 that was created. So it's wonderful that these discussions are going on and the developers are taking responsibility. I always feel like UDOT should have given us when we have all the traffic, now that they've improved the road up into the industrial section. People who don't live on Main Street, you know, have sometimes said to me, I'm not that worried about it. And I said that's because you don't live on Main Street. So it's just interesting that we should have what other communities have.

Mayor Hoster: Yeah, you're absolutely right. You know, if I could add on to that, I forgot to mention, they want to make three lanes all the way up to Cedar City. And so how that easement is going to happen and those things UDOT did acknowledge that they've kind of left us hanging out there with all of this and they have to repair a lot of the stuff that they haven't done, so hopefully we get some good stuff.

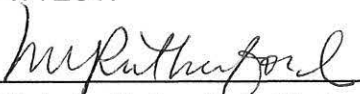
Michelle Rutherford: An invitation was made to Susan Savage to be the Fourth of July Parade Grand Marshall. She accepted the invitation.

13. Adjournment: 7:51 pm

Approved this 10th Day of July, 2024.


Bill Hoster, Mayor

ATTEST:


Michelle Rutherford, Clerk