

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, November 13, 2019

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, November 13, 2019 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm.

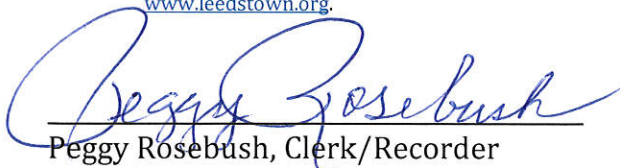
1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda
 - a. Tonight's Agenda
 - b. Meeting Minutes of October 23, 2019
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Election results finalized at Canvass
7. Public Hearing: None
8. Action Items:
 - a. Discussion and possible action on Short-Term Rentals
 - b. Discussion and possible action on gross vehicle weight study on Silver Reef Road
9. Discussion Items:
 - a. 2020 Meeting Calendar, Ordinance 2019-02
 - b. Additional information received from Dixie National Forest
 - c. Additional information received from Washington County regarding Silver Reef Museum site
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 November 7, 2019 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.



Peggy Rosebush, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, November 13, 2019

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7 PM on Wednesday, November 13, 2019 at Leeds Town Hall, 218 N Main.

ROLL CALL:

	Present	Absent
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____
COUNCILMEMBER: NATE BLAKE	_____	x

2. Pledge of Allegiance

3. Declaration of Abstentions or Conflicts:

Mayor Peterson said with relationship to the Silver Reef Museum, my wife is on the board and manages the gift shop and my son is on the board and serves as Treasurer.

4. Approval of Agenda:

Councilmember Roberts moved to approve tonight's agenda and meeting minutes of October 23, 2019. 2nd by Councilmember Sheltman. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

5. Citizen Comments: None

6. Announcements:

Mayor Peterson said the election results were finalized at the Canvass. The final vote counts were:

Lorrie Hunsaker	164
Stephen Wilson	163
Kenneth Hadley	144

Our turnout was slightly over 50%.

Mayor Peterson said there was a donation of additional flags and Antonio did the work in order to get them in in time for Veteran's Day. It was also possible for us to have the flags of the 5 branches of military right out in front of Town Hall. The donation of the flags was provided by Karen Peterson in memory of her dad, Wilbert Schmidt, and her father-in-law, Arne Peterson, both who were veterans of the Korean War, and Arne Peterson was also a veteran of World War II.

7. Public Hearings: None

8. Action Items:

a. Discussion and possible action on Short-Term Rentals

Mayor Peterson said I do not think we actually have an action in regard to short-term rentals, but with regard to discussion, when last we left it, we were moving between the idea of using criminal versus civil enforcement on it. I had conversation about this at the Mayors' Association meeting with one of the other Mayors. The St George Mayor said they are actually pursuing a new form of enforcement that they expect to have a test case on very soon. I do not particularly want to share in our public meeting what their approach is going to be, just so they can see how this is going to work out. But I do have this additional input and I suggest we will want to follow that type of situation and understand what is successful or not with other communities here. Is there anything further that the members of Council want to bring up? I know we initially said we want our attorney to update things and then there was a suggestion that we should be waiting on doing that. Is there any discussion from Council as far as whether we should be moving forward on the legal front with our attorney?

Councilmember Roberts said without disclosing anything, do you see other options besides civil or criminal action?

Mayor Peterson said from my understanding of it, those are the 2 avenues that you have the ability to pursue. What was mentioned to me was that people definitely get their attention, and a lot quicker, when you have a criminal type of action potentially against them, but the ability to gather the evidence for a criminal case is such you need to have witnesses that were involved, people you want testifying will need to come back to the area to do so even though they were vacationing here at the time of their rental. That is one of the kind of complications because of the higher threshold involved with a criminal case, as I understood the pluses and minuses in both approaches. Is there anything further?

b. Discussion and possible action on gross vehicle weight study on Silver Reef Road

Mayor Peterson said I did request from Sunrise Engineering their thoughts and input on it and they referred me to Landmark who does these types of studies. Landmark is working on it, but did not succeed in getting back to me by tonight with a proposal on what it will take to do a gross vehicle weight study on Silver Reef Road, which was prompted by the concerns over the potential for heavy weight trucks coming off of some quarrying activity on some land that comes through some BLM land onto Silver Reef Road. The one piece of feedback that they did provide is that there is definitely a concern with the age of that road and how it was constructed. If it was just to get excessive vehicle weight on it, it will probably not hold-up very well. At the last Council meeting, I was given the authority to spend, if need be, up to \$1,000 that I had discretion on. I presume there is a continuing support of that. If it comes in over that, I will bring it to Council. If it is over \$1,000, I might

recommend that we call for a special meeting to make sure we do not have to wait a full month as we will not be meeting a second time in November. Once the road suffers the damage, it will be very difficult to reverse. Are we still okay with this?

Councilmembers said yes.

Mayor Peterson said are there any other thoughts with regard to Silver Reef Road from Council other than the gross vehicle weight that need to be addressed?

Councilmember Roberts said let me throw out a couple of things while talking about gross vehicle weight. Whatever a study determines what that weight is, it is fairly clear if there was continual usage under those extreme weights, but the thing I would caution is you will have similar weights of trucks that travel that road during the construction of a residential property. The thing we need to be cautious about is if you set a weight limit on there, then it will have an impact on individual properties and what the process would be for them to place a residential unit or some type of dwelling on the property.

Mayor Peterson said I would also add moving vans might also be of such weight that might have some issues as well. We do need to factor that in. I think it would be worth having the study done to understand what we can expect from that road in terms of its capabilities. And then decide what action we would want to take based on that. One thing that was mentioned to me when I inquired was it would be a lot easier if there was a bridge somewhere along the way because bridges are generally engineered to a certain weight and becomes one of the factors in this type of thing. But in this case, it will only be the pavement condition because there is no bridge on Silver Reef Road. Is there anything further?

9. Discussion Items:

a. 2020 Meeting Calendar

Mayor Peterson said there is a draft meeting calendar in the packets. What I would highlight is January 1st is the first Wednesday. We have at times just skipped the January meeting and this is what currently is there with regard to the Planning Commission. If need be, we can add meetings to this schedule. The other couple of items to highlight is July 3rd is the official federal observance of July 4th when it falls on a Saturday. I think July 3rd could be adjusted to July 2nd with respect to Town Hall since it has been our tradition to close the day before. That has been our tradition here. We would need to move July 3rd back to July 2nd and likewise Christmas day is on a Friday so we would move the Christmas holiday back to the 24th. This follows the meeting schedule that we had this year which is 2 meetings a month for January through June and then in September and October, and 1 meeting a month for July, August, November and December. The Planning Commission meets the first Wednesday of each month with the exception of January. We are not slated to take action tonight, but we will need to do so in December. Is there any discussion from Council or suggestions for changes here?

Councilmember Stirling said I think July 3rd would be fine even if we are closed. I think we should honor it as July 3rd. I do not think we need to be closed one more day.

Mayor Peterson said we are normally closed on a Friday.

Councilmember Stirling said right. I would say just leave it there. Leave the holiday on the Friday. I do not think we need to be closed on Thursday and Friday. We are going to be closed on Friday anyway. I would say leave it on the 3rd and that way if someone needs Monday, Tuesday, Wednesday, Thursday then it is available.

Mayor Peterson said are there any other thoughts on that?

Councilmember Roberts said I am flexible either way. I do not know if there is an advantage of not being open on Thursday.

Mayor Peterson said we will have a new updated version of this for the next meeting. Are there any other suggested changes?

b. Additional Information Received From Dixie National Forest

Mayor Peterson said there is a 2-page email in the packet regarding follow-up to the Leeds meeting where we received a response from the District Ranger who said with regard to the question about signage at Yant Flat and with regard to the Oak Grove gate. His short answer was yes, we will be adding at least 2 signs – 1 for the gate and 1 to mark Yant Flat. There will be some new signage coming as a result of that meeting where he presented, and there were questions asked. Is there anything from Council regarding Dixie National Forest?

c. Additional Information Received From Washington County Regarding Silver Reef Museum Site

Mayor Peterson said we did receive prior to our last meeting a second submittal from them with regard to a GRAMA request that was a couple of maps that were undated with regard to zoning maps. The only other thing that I came across that suddenly dawned on me, that whenever there is a new development, roads get dedicated and frequently when we had the park up by Sliver Reef Road and Oak Grove Road that it was dedicated as part of a plat submission. And in a deed from 1967, there was a plat when it was in unincorporated Washington County that shows the particular parcel on which the Wells Fargo and Rice Bank buildings are located, and it says it was the site of the Old Silver Reef Town and that it was a County Park being dedicated at that point in time. Are there any further questions? I did try to call the Washington County Attorney, but I did not hear back from him. Are there any further questions from Council?

Councilmember Roberts said our counsel was going to talk with some counsel from Washington County. Do you know if he has followed through with this?

Mayor Peterson said I have not heard anything from him with respect to that. I will ask our counsel about that.

10. Citizens Comments: None

Kohl Furley said in October we had a total of 16 calls – 5 medical, 6 refusals and 5 fire calls. Station 46 in Coral Canyon is a joint fire station that Washington City and Hurricane Valley Fire District went in together on. Washington City had the land and Hurricane Valley Fire District had the grant. We built the station to conserve taxpayer money. We provide 24-hour staffing. We have 1 person from the Hurricane Valley Fire District and 1 person from Washington City there. What that means for the citizens here in Leeds is that station provides a quicker response for medical, fire and emergency services for this area. Station 46 will respond to this interchange and Station 41 will respond to the opposite side. Burn season closes November 15th.

Mayor Peterson said the 16 calls for October were for what area?

Kohl Furley said for the Leeds area. We are now over 3,300 calls for service this year. We are roughly 300 calls ahead of what we were at last year.

Councilmember Stirling said are you still accepting volunteers.

Kohl Furley explained the Hurricane Valley Fire Department's volunteer program.

11. Staff Reports

Councilmember Stirling said I do not want to forget a plaque in honor of Darrell Nelson.

Mayor Peterson said something that came to mind was an Eagle Scout project that Darrell work closely with updating our map of the cemetery. I was thinking that might be an area that might be appropriate to perhaps put some sort of plaque to acknowledge his many years of service and it would be something right where he spent so many hours providing service to the Town. I will look further into that and come back with a suggested location.

Councilmember Roberts said Solid Waste Management is taking recyclables to Las Vegas by Republic Services. The contract with them will be up in 2021. They are still doing recycling. What they ask citizens to do is be very conscientious about what you put in the blue can. A lot of things that you may think are recyclables, are not.

Mayor Peterson said my understanding of what is going to Vegas is paper and #1 and #2 plastic, but still no glass. Cardboard can still go into the blue cans, but it should not go in the binnies unless it is a cardboard binnie.

Mayor Peterson said he will put a reminder in the next newsletter about what is allowed to go into the blue can.

Mayor Peterson said there was a DTAC meeting. Most of the road work is winding up for the year. He gave an update on Exit 16.

12. Closed Meeting: None

13. Adjournment:

Meeting was adjourned at 7:26 PM.

APPROVED ON THIS 11th DAY OF December, 2019



Mayor, Wayne Peterson

ATTEST:



Peggy Rosebush, Clerk/Recorder