


**TOWN OF LEEDS  
PUBLIC HEARING**

The Town Council of Leeds will hold a Public Hearing to amend the Right-of-Way Encroachment Ordinance on **Wednesday, August 14, 1996** at 7:00 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

**POSTED THIS 30th DAY OF JULY 1996**

  
\_\_\_\_\_  
Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 15, 1996.  
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 hearing. Persons requesting assistance are asked to call Patrick Franks at 879-2447 at least 48 hours prior to the meeting.

*Town of Leeds*

**Public Hearing for the  
Encroachment Ordinance  
of August 14, 1996**

1. **CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 7:10 p.m.

2. **PRESENT:** Mayor Brent DeMille, Charlie Scott, Joanne Thornton, Jeff Krueger, Chief Elvin Braman, Patrick Franks and 2 residents.

3. **PRESENTATION:** The purpose of this public hearing was to change the amount the Town charges for excavations to different types of surfaces. The prices were changed to \$15.00 per square foot for excavation of pavement (including chip/seal), \$2.00 per square foot of gravel surface and \$1.00 per square foot of unimproved surface.

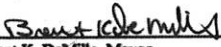
A clause was added to indemnify the Town against any injury anyone may incur due to the negligence of a contractor. A few other spelling errors were changed to the document.

The Council would like to see all Utilities and local contractors who frequently do excavations in Leeds to receive a copy of the Encroachment Ordinance and Permit.

Time was turned over to the audience for questions or comments. There were none.

4. **ADJOURNMENT:** The meeting adjourned at 7:20 p.m.

**PASSED THIS 28th DAY OF AUGUST 1996**

  
Brent K. DeMille, Mayor

attest:   
Patrick J. Franks, Messenger / Clerk

**TOWN OF LEEDS  
TOWN COUNCIL WORK SESSION**

The Town Council of Leeds will hold a Town Council Work Session on Wednesday, August 14, 1996 at 7:30 p.m.  
at the Leeds Town Hall. Public welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Vote on Encroachment Ordinance
5. Business License Application
  - Steve Mathews
6. Stephen H. Urquhart, Town Attorney
7. Charlie Scott, Council Member (20 minutes)
8. Jeff Krueger, Council Member (10 minutes)
9. Joanne Thornton, Council Member (10 minutes)
10. Mayor Brent DeHille (20 minutes)
11. Patrick Franks, Manager / Clerk (10 minutes)
  - COFS Grant
  - Transfer of Cemeteries from Washington County to Town of Leeds
12. Other Business
13. Adjournment

**POSTED THIS 12th DAY OF AUGUST 1996**

  
\_\_\_\_\_  
Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 15, 1996.  
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 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 4 hours prior to the meeting.

*Town of Leeds*

**Minutes for the  
Town Council Work Session  
of August 14, 1996**

1. **CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 7:35 p.m.
2. **ROLL CALL:** Mayor DeMille, Council Members Joanne Thornton, Jeff Krueger and Charlie Scott. Mel Evans was excused from the meeting.
3. **PLEDGE:** Jeff Krueger.
4. **VOTE ON ENCROACHMENT ORDINANCE:**

**MOTION:** Jeff made a motion to accept the Encroachment Ordinance as revised and presented in the public hearing. Charlie seconded the motion and it passed. The following roll call vote was taken:

Mayor DeMille---yea  
Jeff Krueger---yea

Joanne Thornton---yea  
Charlie Scott---yea

**4a. LEEDS FIRE DEPARTMENT BUSINESS:**

Steve Lewis and Scott Thorell from the Fire Department informed the Council that Hurricane would like the Town of Leeds to request that the Leeds area be given to Hurricane for Ambulance coverage. Steve asked that a member of the Council be at Hurricane City's next meeting to formally request this change of their license. Hurricane may station an ambulance in Leeds which would reduce the cost of running from either St. George or Hurricane by 40%.

Steve also requested that the Fire Department and EMT's be able to purchase 3 new pagers at \$330 a piece, an ~~wood~~ at \$200 and ~~paper~~ covers at \$6.50 a piece.

**MOTION:** Charlie made a motion to accept the request of the Fire Department for the additional pagers and other equipment. Joanne seconded the motion and it passed unanimously.

**5. BUSINESS LICENSE APPLICATION:**

~~Joanne Parnell~~  
Mr. Parnell would like to go ahead and start renting spaces at his new R. V. Park. He applied for a license under the name of ~~West R. V. Park~~. The license was tabled until Mr. Parnell brings the project to semi-completion. He had stated to the Town Council at the time the construction began that before he opened he would have the roads paved and trees and shrubs in place.

Town Council—Handling Permit Sales

This license was tabled until the occupational laws could be checked to see if the profession is regulated. Patrick will check with the Division of Occupational Licensing to see if they regulate the profession.

**6. STEPHEN URQUHART, ATTORNEY**

Steve told the Council of a meeting to be held in Virgin to negotiate a water contract between Leeds, Toxoperville, LaVeeville and the Washington County Water Conservancy District.

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

Regarding a Nuisance Letter about Dogs and Cats from the Planning Commission, Charlie made the statement that he believes our ordinance now is sufficient.

Chief Braman has instructed all officers to issue written warnings and he feels it also a matter of educating the public regarding animals and the care of said animals.

**8. JEFF KRUEGER, COUNCIL MEMBER:**

Jeff had no business to present.

**9. JOANNE THORNTON, COUNCIL MEMBER:**

Joanne is still in the process of finding all the papers that deal with the [redacted] property. She will fax them to Steve as soon as she has the deed and the appraisal.

**10. BRENT DEMILLE, MAYOR:**

The Mayor informed the Council that we have 2 open positions in the [redacted] Department and that these positions are those received under the [redacted] Grant. 3 candidates have been interviewed by the Mayor, Chief of Police and one Council Member. The decision of who to hire will be made in an executive session following this meeting.

**11. PATRICK FRANKS, MANAGER / CLERK**

Patrick was excused from the meeting and Charlie reported that the transfer of the [redacted] cemeteries located on [redacted] Plate has been approved by the County Commission.

**12. OTHER BUSINESS:**

Steve Urquhart, Attorney

Steve said that at the meeting where the County Commission transferred the cemeteries to the Town that Jerry Glazier or SM, Inc. was concerned with whose responsibility it was to keep people off of [redacted] property. Mr. Glazier was told that it was his responsibility and that he should ask for the help of the surrounding property owners.


Mayor DeMille

The Mayor reported that Patrick found out that the State of Utah has a [redacted] on all [redacted] at this time. They have adopted a 120 day rule. Patrick will check with the State on the clarification of what can be held within those 120 days.

13. ADJOURNMENT:

The meeting was adjourned at 9:06 p.m. into an Executive Session to discuss personnel.

PASSED THIS 28th DAY OF AUGUST 1996

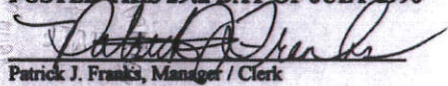
 Brent K. DeKlitz  
Brent K. DeKlitz, Mayor

attest: Patrick J. Frank  
Patrick J. Frank, Manager / Clerk

**TOWN OF LEEDS  
PUBLIC HEARING**

The Town Council of Leeds will hold a Public Hearing to discuss the findings of a Wastewater Study conducted by Jones and DeMille Engineering on **Wednesday, August 28, 1996** at 6:00 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

POSTED THIS 29th DAY OF JULY 1996



Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 29, 1996.  
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 hearing. Persons requesting assistance are asked to call Patrick Franks at 879-2447 at least 48 hours prior to the meeting.

*Town of Leeds*

**Public Hearing for the  
Wastewater Collection (Sewer Feasibility Study)  
of August 28, 1996**

**1. CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 6:08 p.m.

**2. PRESENT:** Mayor Brent DeMille, Charlie Scott, Joanne Thornton, Chief Elvin Braman, Patrick Franks, Stephen Urquhart, Carl Rasmussen, Tristan DeMille, J.D. McDonald, Darwin Hall, Cory Jones and Don Fawson.

**3. PRESENTATION:** Carl Rasmussen of Jones and DeMille Engineering introduced everyone present at the meeting. He informed those present that the Town Council wanted to consider Sever because of the problems some residents were having with their septic systems. The Town Council secured a loan of \$10,000.00 from the State Water Quality Board to help get the project underway. The Town of Leeds also contributed \$2,000.00 to the study. He told those present that this meeting was to get public comment on the pro's and con's of having a sewer system in Leeds.

First of all, Jones and DeMille took into consideration the planning area. Their design criteria focused on the design of the lines and getting the sewage to the treatment facility. The two places to run the sewage would be to the Harrisburg line or up to the Wal-Mart line. Harrisburg had some concern about Leeds tying into their line. They have several phases they plan on building and don't want to over-use the line. They want enough reserve so they wouldn't have to upgrade the line down the road.

Darwin Hall of Ashcreek Special Service District suggested upsizing all the lines to include the Anderson Junction Area North of Leeds.

Project costs in the basic study have resulted in the following figures:  
Between 1.2 and 1.5 million

The fee's per hook-up that will be paid to Ashcreek will be: \$15.00 per month and a one time \$1,500.00 connection for impact fee's.

Carl informed those present that they might seek a CDBG Grant to help offset the costs of hook-ups. They also have discussed submitting an application to the CIB Board.

Time was turned over to the audience for questions or comments. There were none.

**4. ADJOURNMENT:** The meeting adjourned at 7:20 p.m.



PASSED THIS 28th DAY OF AUGUST 1996

Brent K. DeHille  
Brent K. DeHille, Mayor

attest: Patrick J. Franks  
Patrick J. Franks, Manager / Clerk

## TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, August 28, 1996 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, Financial Statement and Minutes of July 31 and August 14, 1996 meetings
5. Business License Update
6. Discussion on Wastewater Feasibility
7. Vote on Resolution #2-96 establishing a Justice Court in the Town of Leeds
8. Discussion and Vote on Resolution #3-96 waiving Impact Fee for Right-of-Way
9. Mayor Brent K. DeMille (10 minutes)
10. Joanne Thornton, Council Member (10 minutes)
  - Historical Society
11. Charlie Scott, Council Member (10 minutes)
12. Patrick Franks, Manager / Clerk (10 minutes)
  - Safety Money from Utah Local Governments Trust
  - New Dumpster
  - Sexually Oriented Business Ordinance
  - Policies and Procedures—Bob Fox
  - Request for purchase of gas tank
  - Resignation of Jeffrey Krueger, Council Member
13. Steven H. Urquhart, Town Attorney (10 minutes)
14. Other Business
14. Adjournment to Executive Session
  - Personnel
  - Contracts

**POSTED THIS 27th DAY OF AUGUST 1996**

  
Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 29, 1996.  
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE  
DATE INDICATED.**

*Town of Leeds*

**Minutes for the  
Town Council Meeting  
of August 28, 1996**

**1. CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 7:38 p.m.

**2. ROLL CALL:** Mayor Brent K. DeMille and Council Members Joanne Thornton and Charlie Scott. Council Members Mel Evans and Jeff Krueger were excused from the meeting.

**3. PLEDGE:** Mayor DeMille.

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

Joanne made a motion to accept the minutes of the Town Council Meeting of July 31, 1996 and the Town Council Work Session of August 14, 1996 and to approve the financial statement and agenda. Charlie seconded the motion and it passed.

**5. BUSINESS LICENSE UPDATE:**

**James Parnell—Zion West R.V. Park**

The Council asked Charlie and Patrick to follow up with Mr. Parnell to see what his plans are for the R.V. Park before a business license is issued.

**Tara Giles—The Beauty Express**

**MOTION:** Charlie made a motion to issue a business license to Tara Giles, The Beauty Express, at P. O. Box 461053, Leeds, UT 84746-1053 with the stipulation that all services be rendered at the clients home and not at Tara's personal residence. Joanne seconded the motion and it passed.

**6. DISCUSSION ON WASTEWATER FEASIBILITY**

**MOTION:** Mayor DeMille made a motion to make application to all available funding agencies for the wastewater project and to appoint Joanne to work with Toquerville about including Anderson Junction into the overall picture. Charlie seconded the motion and it passed.

**7. VOTE ON RESOLUTION #2-96 ESTABLISHING A JUSTICE COURT IN THE TOWN OF LEEDS**

**MOTION:** Mayor DeMille made a motion to accept Resolution 2-96 as presented. Joanne seconded the motion and it passed.

**8. DISCUSSION AND VOTE ON RESOLUTION #3-96 WAIVING IMPACT FEE FOR RIGHT-OF-WAY**

This item was tabled until Alberta Lee decides where her road will be located on her 7 acres. The property in discussion (Lot L-3-1-7) for waiving the impact fee is adjacent to Mrs. Lee's property.

**9. BRENT K. DEMILLE, MAYOR:**

The Mayor asked Patrick to check with Richard Moon of the State Auditor's Office to make sure that all our reports and budget information are current. He also asked Patrick to check with the Dixie Health Care Foundation to see what services they provide. They have asked for a donation and the Town Council wants to see where the money would be used.

The Mayor received some information from Jordan Ruzicka of Highland, UT. He is doing an Eagle Scout project and has asked all the mayors and county commissioners in the State of Utah to declare September 17 as "Constitution Day". On September 17, 1786, the United States Constitution was signed.

**MOTION:** Mayor DeMille made a motion to adopt Resolution #4-96 and resolved to declare September 17 as "Constitution Day". Joanne seconded the motion and it passed.

**MOTION:** Mayor DeMille made a motion to accept Stephen H. Urquhart as the Town of Leeds Attorney. Charlie and Joanne seconded the motion and it passed unanimously.

The Mayor informed the Council and public of the recent hiring of 3 police officers. He also informed the Council that Janette D'Albini had resigned because of her recent employment with the Mesquite Police Department. Ron Mosher will replace Janette, and Jeff Krueger and Jason Barnes will be attending the Utah State Peace Officer Standards and Training in Salt Lake City.

The Mayor then told the Council that he has to have some surgery and will be taking the next few weeks off from his responsibilities to the Town.

**MOTION:** The Mayor made a motion to make Charlie the interim Mayor-ProTem until the time that Mel Evans returns from being out of the country. Joanne seconded the motion and it passed unanimously.

**10. JOANNE THORNTON, COUNCIL MEMBER:**

Joanne informed the Council that the Leeds Area Historical Society President, Charlene Ford, has resigned. The Historical Society is in the process of finding a new president. They will start meeting monthly on the first Thursday of each month at 7:00 p.m. at the Town Hall.

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

Charlie informed the Council that the Town Building Inspector, Paul Manis, has not received his license and is still working under Bill Weaver, Washington County Building Inspector. Charlie asked Patrick to follow-up with Paul to see when he would be ready to take the Inspector's Test.

Charlie noted two residences in Town that have been receiving a lot of complaints about the nuisance they are creating. 331 North Main Street and 34 South Valley Road need to be cleaned up. The Mayor asked Charlie to talk to the residents of these properties to see what could be done to remedy the situation.

**12. PATRICK FRANKS, MANAGER / CLERK:**

Safety Money from Utah Local Governments Trust

Patrick informed the Council that the Trust reimburses the Town 5% of the Town's Annual Liability Premium to buy new safety equipment. A receipt for the purchase of sand that was placed under the swings at the park will be sent to the Trust for reimbursement. We have until June 30, 1997 to spend this fiscal year's money.

New Dumpster

The Mayor asked that this item be tabled until further investigation could be done to determine why in previous years, when there was money in the budget for this purpose it wasn't used, and why this year when it's not in the budget it's being asked for. All were in favor of tabling this item.

Sexually Oriented Business Ordinance

Pauline Fowlks, Treasurer, inquired about the Business Ordinance regarding Sexually Oriented Businesses. The Mayor said he would check his files to see if he had the copy.

Administrative Policies and Procedures

Pauline will be meeting with Bob Fox to determine what type of Policies and Procedures the Town needs. After they have determined what types of policies we need they will be presented to the Council for their review and adoption.

Request for Purchase of Gas Tank

Because of the amount of gas the Town Vehicles are using, Patrick contacted Newby-Holt Oil to see if we could buy Unleaded gasoline at a bulk rate. They will sell the Town a used 500 gallon tank for \$300 and a rebuilt meter for \$40. The Mayor asked that the item be tabled until Patrick can check with the State about the feasibility of becoming part of their Gas Card Program.

Resignation of Jeffrey Krueger, Council Member

Patrick informed the Council of Jeff's resignation from the Town Council. Each Council Member received a copy of the resignation. The Council asked Patrick to draft a Thank You Letter to Jeff for his service the past two and a half years.

**Accountant's Compilation Report for Fiscal Year 1995-96**

Patrick presented the Council with 2 bids from Accounting Firms who would like to do the Town's Compilation Report. Hafen, Buckner, Everett and Graff submitted a bid of \$800. Kemp, Burdick, Hinton and Hall submitted a bid of \$1,750.

**MOTION:** Charlie made a motion to accept the bid of Hafen, Buckner, Everett and Graff to do the Fiscal Year 1995-96 Budget of the Town of Leeds for \$800. Joanne seconded the motion and it passed.

**13. STEPHEN H. URQUHART, ATTORNEY**

Steve had nothing to present at this time.

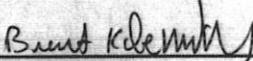
**14. OTHER BUSINESS:**

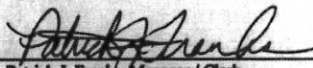
There was no other business to present.

**15. ADJOURNMENT:**

The meeting was adjourned at 9:08 p.m. into the Executive Session to discuss Personnel and Contracts.

**PASSED THIS 25th DAY OF SEPTEMBER 1996**

  
Brent K. DeMille, Mayor

attest:   
Patrick J. Frank, Manager / Clerk