

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, November 12, 1997, 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 and Minutes of previous meetings
5. Elvin Braman Chief of Police
6. Shauna Jones -- Washington County Sheriffs Dept.
 - a. She will be here to answer any questions or concerns the citizens of Leeds may have
7. Don Fawson Fire Chief
8. Ron Mosher Mayor
 - a. Update on Mayors meeting
 - b. Report on the Federal Review of Scenic and Wild Rivers
 - c. Approval of annual dues to Color Co. RC&D Council, Inc.
 - d. Discuss the Annual Christmas party
 - e. Approve a policy for building in the Town of Leeds
9. Joan Thornton Council Member
 - a. Update of Ground Water Study
10. Stephen Westhoff Council Member
11. M. Kay Fairbanks Council Member
 - a. Fill dirt for Park and extension of Pavilion
12. Charlie Scott Council Member
 - a. Report on meeting with Town Building Inspector
 - b. Letter to LDWA for a transfer of water from Hogan Springs to LDWA
13. Other Business
 - a. Canvass the election returns
14. Adjournment

POSTED THIS 11th DAY OF NOVEMBER 1997


Joy Stevens, Clerk/Recorder

Posted in the following public places:
1. Leeds Town Hall
2. Leeds Post Office
3. Pease Auto Service

**THIS NOTICE MUST BE POSTED UNTIL
NOV. 13, 1997. IT IS AGAINST UTAH STATE
LAW TO REMOVE IT BEFORE THE DATE
INDICATED.**

Town of Leeds

**Minutes for the
Town Council Meeting
of November 12, 1997**

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:35 p.m.

2. **ROLL CALL:** Mayor Ron Mosher and Council Members Charlie Scott, Stephen Westhoff, Kay Fairbanks and Joan Thornton were present.

3. **PLEDGE:** M. Kay Fairbanks

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

The agenda was amended to include Steve Westhoff with Planning Commission items, and a Public Hearing Motion for the CDBG Grant. The minutes of the October 22, 1997 were read and approved.

4.5 . **PUBLIC HEARING MOTION:**

Motion was made by Joan Thornton that Leeds apply for a CDBG Grant, Low Income Rehabilitation and Low to Moderate Income Housing Rehabilitation for sewer and connection fees. Motion was made by Joan that our Mayor Ron Mosher can approve and sign these applications. Seconded by Kay Fairbanks. Passed unanimously.

5. **POLICE CHIEF ELVIN BRAMAN:**

a. The citation report was read, it included reports and non reports also the hours worked by the police department for the past month. For the Councils information Chief Braman also included the number of County assists. Chief Braman also talked about dog licenses and how in the past we have always renewed all dog licenses in January. He suggested the Council change this policy for the new move- ins who come in the last few months of the year to get a license and then have to renew again in January. Mayor Mosher suggested we take care of this in a package with the Zoning and Animal Control Ordinance. Chief Braman also asked the Council , since Joys time is so limited, if it would help to have him go through the Police Policies and Procedures and tag all errors. The Council all said yes do it.

6. **SHAUNA JONES - WASHINGTON COUNTY SHERIFFS DEPT.**

a. Shauna was not present.

7. **DON FAWSON FIRE CHIEF:**

a. Don submitted to the Council a list of Leeds Fire Station Proposed Phases. This will be used for a new bidding process. The lowest bidder accomplishing the most Phases

will win. Chief Fawson stated we have re-done the plans and cut cost. The bids that were submitted last round were too high for what money we have. The architect will re-do the plans. Don said John Williams will go back to the board and see what he can do to give us any left over CDBG funds. There will be a meeting with Mr. Williams at 7:00 pm on Monday to go over the Plans. (The meeting was later changed to Monday, November 17th, at 2:00 pm in Mr. Williams office). Mayor Mosher asked Don what the additional costs are going to be. Don stated the architects fees will be \$45.00 an hour however it should not take him very long. Don asked the Council if anyone had any questions regarding the building. He stated the temporary power pole is in. The adjoining owner (Mr. Giles) wants to take down the trees and put in a fence. Also, the dirt is higher on our side. The dirt needs to be dragged out and put down on the lower end. Mr. Giles will be responsible for putting in the fence. Don asked the Council if there were any objections. There were no objections. Don stated that a purchase order had been turned in for the new cabinets for the amount of \$1495.00 and he needs a check for them. Don informed the Council the Service District has officially made a resolution to proceed, and the first protest will be the first Monday in December.

8. MAYOR RON MOSHER:

a. Ron stated one of the concerns at the Mayors meeting was power grids. The municipal systems feel, as part of an Incorporated Town, power is one of our responsibilities. They would like to form a large purchasing power base. He stated we do not want to be involved in this right now. Another concern is several towns have different ways of obtaining law enforcement. However they are too expensive because of base taxing and so they are looking at some different alternatives. Council Member Kay Fairbanks asked Elvin if he has heard anything about this. Chief Braman stated he had not. However he felt we are giving more service than the County at a similar price. He feels combining with other towns would help our costs, and it is an idea that we should be actively involved.

b. Mayor Mosher informed the Council that Leeds has 2 Wild and Scenic Rivers according to the list. We have Grapevine Wash and Leeds Creek. The Water District will vote to take Grapevine Wash off the list. Leeds Creek above the irrigation diversion, however, we do not feel comfortable with below. We do not want it to effect this area. We are participating on a committee for our interest. Quail Creek has no alternate they must stay on the list. Council Member Charlie Scott stated the Federal Government can really do something with the interpretation of wild and scenic. It can include vegetation, and not just water flowing. Councilmember Joan Thornton stated if a creek is listed as wild and scenic and a tree fell in it the restriction would prevent us from cleaning it out. It would inhibit our growth. Housing would not be permitted for 1/4 mile on either side. Polluting storm water would not be allowed to flow into it.

c. Approval of annual dues to Color Co. RC&D Council, Inc. Ron stated this council helps us find money for the community and is well worth the \$50.00 a year for the service. Motion by Joan Thornton to approve the annual dues starting on January 2, 1998. Seconded by Kay Fairbanks. Passed unanimously.

d. The Christmas dinner will be at Catfish Charlies on December 8th at 7:00 pm. Mayor Mosher wanted every department to submit a list so we can let the caterers know

how many will be in attendance. Everyone needs to have the count back in to Joy one week from today. Also we would like to receive more bids from other caterers. The Beals want to submit a bid, and Joan will contact Stahlies to see if they want to bid. Charlie said he will get a bid from the Franks.

e. A Policy for building in the Town of Leeds was presented to the Council by Ron. Motion was made by Steve Westhoff to approve the Building Process Policy. Seconded by Joan Thornton. Passed unanimously.

9. COUNCIL MEMBER JOAN THORNTON:

a. Joan stated the State and the County has a study for the Aquifer Ground Surface Study of Water. In the area of New Harmony it is 5 acres per 1 septic. We impact Quail Lake and they have us at 1 septic per 10 acres. Gunlock is restricted to 1 septic to 20 acres. Sewers will be mandated. The County wants the State to categorize. There will be a Ground Water Study informational meeting here at Town Hall on Tuesday, November 18. Councilmember Charlie Scott stated it's a preliminary step for more information on the sewer district and so when this study is presented the public needs to be here. We are hoping this meeting will be a kick off educational meeting so the information can get out to the public and more people will show up at the next meeting. Mr. Parnell questioned who financed this study. Joan informed him in the beginning Washington County and the communities were going to but now the tab will be picked up by the State. Charlie suggested Mr. Parnell come to the meeting and they will explain everything to him there. Mr. Parnell questioned why this study got started. Was it because of a problem. Are there concerns about polluting Toquerville water. Joan Thornton stated no we do not pollute Toquerville's water. Charlie Scott said the study didn't start because of a problem. The importance of the study is evidenced by the reservoir that they tried to dike and couldn't because they didn't know where the water was going. Also the work at Winchester Hills was a concern. The fault at Pine Valley goes to Washington City. The water people questioned when will septic be stopped because of drinking water showing a high concentration of nitrates. The study is important to answer all of these questions. Mr. Parnell wanted to know if Ecoli has ever been found in the water. Joan stated the first time Ecoli is found in Leeds they will shut us down. Bottom line is we need to be actively pursuing a sewer system.

10. COUNCIL MEMBER STEPHEN WESTHOFF:

a. Steve said he was unable to attend the Planning Commission Meeting this month. However, he presented to the Council Alene Cuffs lot split plans that were presented at the Planning Commission meeting on November 5. Steve stated the Commission had been some concerns about drainage but that will be worked out also some concern had been expressed about Lot D having a road into it. That was also worked out and the Planning Commission had approved the plans. After review by the Council Steve Westhoff made a motion to approve. Seconded by Joan Thornton. Passed unanimously. Steve stated he will have the bids for the roof at the next meeting. It was suggested the overview of the Zoning Ordinance be done at a regular work session and not at the Council meeting. The Council agreed. Steve and Charlie will review the Ordinance and report to the Mayor and Council at the next meeting.

11. COUNCIL MEMBER M. KAY FAIRBANKS:

a. Kay stated she has bids coming in from Interstate and Western Rock for washed sand for the playground. The Lions Club would like to do an extension to the Pavilion. Kay said she will try to attend the Lions Club Meeting on the 24th to see what their plans are. Steve said he has fill dirt he would donate to bring the lower half of the park up level with the Pavilion. Kay suggested we take out the slide and put in a new one that is not so dangerous.

12. COUNCIL MEMBER CHARLIE SCOTT:

a. Charlie met with Dennis Mertlich, (Town Building Inspector), to discuss with him whether there was ever a written agreement with him. Dennis said no there wasn't anything ever written. The agreement he had verbally with Patrick and Mel was \$30.00 & \$35.00 for an inspection. There needs to be something in place for businesses coming in as to how much of an impact to charge a business such as Waltons Plaza with several spaces to rent. We need to draw up a contract and get it in place.

b. Charlie stated a letter was submitted to the State requesting a transfer of water from Hogan Springs to LDWA. Motion to approve by Charlie Scott. Seconded by Joan Thornton. Motion passed with Steve Westhoff abstaining because of a conflict of interest. Discussion followed with Mr. Parnell asking what is the purity of the water at Hogan Springs. The Council informed him the purity had nothing to do with the water transfer. However it was noted the water at Hogan Springs has been and is currently used and is excellent water.

13. OTHER BUSINESS:

a. Mike Empey from the Historical Society brought in a donation from Cynthia Gross. Her husband Eugene Gross had passed away and she wanted to donate his CCC Camp memorabilia to the Historical Society. Mike presented the collection to the Council and stated it would be displayed here at Town Hall until the CCC Camp had better security facilities for such things. Since we will need a case to display it in Mike will look into getting one donated first and if not we will purchase one with funds from the Historical Society.

b. Canvass of the election returns was done by the Mayor and Council and were then turned over to Town Clerk, Joy Stevens. Joy will then take the returns that were canvassed to the County Clerk. The actual ballots will be sealed for 22 months and will remain unopened. They will be burned after the 22 month period.

14. ADJOURNMENT:

Meeting adjourned at 9:20 p.m.

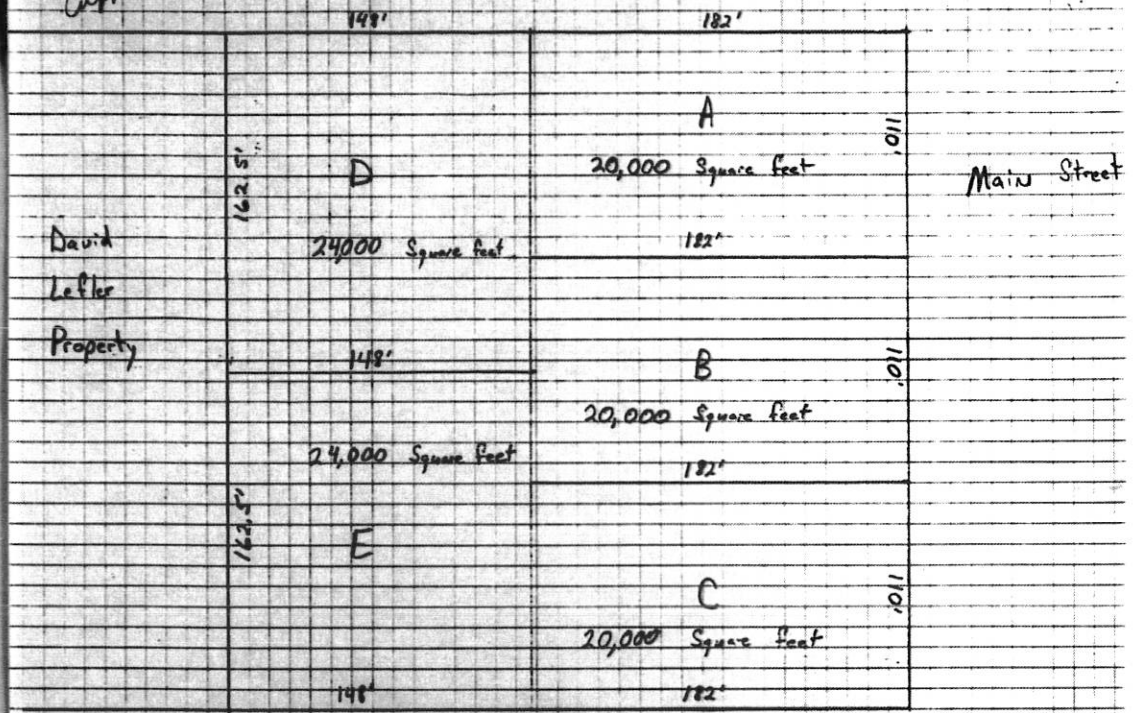
APPROVED AND SIGNED THIS 10TH DAY OF DECEMBER, 1997

Ron Mosher
Ron Mosher, Mayor

Joy Stevens
Joy Stevens, Clerk/Recorder

also cut

Cementary Road



David
Lefler
Property

198'

182'

162.5'

162.5'

118'

148'

110'

110'

110'

182'

182'

182'

Main Street

D
24,000 Square feet

A
20,000 Square feet

E
24,000 Square feet

B
20,000 Square feet

C
20,000 Square feet

PECAN LANE

1 Square = 10'