

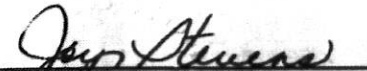
PUBLIC NOTICE

TOWN OF LEEDS

TOWN COUNCIL WORK SESSION

The Town Council of Leeds will hold a Town Council Work Session on Monday, January 5, 1998 at 12: 15 p.m
at the Leeds Town Hall, 218 North Main Street. The Work Session will be with Jones and DeMille Engineering,
concerning our Wastewater Project. Public welcome to attend.

POSTED THIS 28th DAY OF DECEMBER 1997


Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pease's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
JAN. 6, 1998. IT IS AGAINST UTAH STATE
LAW TO REMOVE IT BEFORE THE DATE
INDICATED.**

Town of Leeds

**Minutes for the Town Council Work Session of
January 5, 1998**

1. **CALL TO ORDER:** At 12:00 p.m. Clerk/Recorder, Joy Stevens, administered the Oath of Office to our newly elected officials. Ron Mosher was sworn in as Mayor and Michael D. Empey was sworn in as Town Council Member. After which Mayor Ron Mosher called the meeting to order at 12:15 p.m.
2. **PRESENT:** Mayor Ron Mosher, Council Members Charlie Scott, Mike Empey, and Joan Thornton. Kay Fairbanks was excused. Also present was Karl Rasmussen with Jones and DeMille Engineering. Audience consisted of Jim Parnell and Steve Lewis.
3. **PURPOSE:** The purpose of this meeting was to discuss the CDBG funding, the Wastewater Survey, and the Ash Creek Sewer District. The discussion was about various fees that may be imposed on the residents of Leeds for the sewer service. To be negotiated is the \$1500.00 hookup fee. The monthly service should run about \$30.00. \$15.00 to the Town and \$15.00 to the Ash Creek Sewer District.
4. **ADJOURNMENT:** The meeting adjourned at 2:20 p.m.

PASSED THIS 11th DAY OF FEBRUARY 1998

Ron Mosher
Ron Mosher, Mayor

attest: Joy Stevens
Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, January 14, 1998 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. Oath of Office for M. Kay Fairbanks
5. Approval of Agenda and Minutes of previous meetings
6. Elvin Braman Chief of Police
7. Don Fawson Fire Chief
8. Ron Mosher Mayor
 - a. Report on the Mayors Meeting
 - b. Council assignments
9. Joan Thornton Council Member
 - a. Discussion of the CDBG survey and Wastewater Work Session
10. Michael D. Empey Council Member
 - a. Three Rivers Trail Committee
 - b. Report to the Council on the overview work session of the Zoning Ordinance
 - c. Discussion on compilation of Ordinances
11. M. Kay Fairbanks Council Member
 - a. Bids from companies for playground sand
12. Charlie Scott Council Member
 - a. Discussion of Sign Ordinance
13. Other Business
14. Adjournment

POSTED THIS 13th DAY OF JANUARY 1998



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
JANUARY 15, 1998. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.

Town of Leeds

Minutes for the Town Council Meeting of January 14, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:30 p.m.

2. **ROLL CALL:** Mayor Ron Mosher and Council Members Charlie Scott, and Mike Empey were present. Joan Thornton will be arriving late she is attending another meeting. Kay Fairbanks has submitted her resignation. Mayor Mosher expressed his appreciation for all Kay has done for the Council and the Town of Leeds. We will be posting a Public Notice of Vacancy.

3. **PLEDGE:** Elvin Braman

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

The minutes of the April 23, 1997 meeting were read. Motion by Charlie Scott to approve. Seconded by Mayor Ron Mosher. Passed unanimously.

The minutes of the May 10, 1997 meeting were read. Motion by Charlie Scott to approve. Seconded by Mayor Ron Mosher. Passed unanimously.

The minutes of the December 10, 1997 meeting were read. Motion by Charlie Scott to approve. Seconded by Mayor Ron Mosher. Passed unanimously.

The Agenda for January 14, 1998 was amended to delete #4 and #11 since Kay was not present.

5. **POLICE CHIEF ELVIN BRAMAN:**

a. Chief Braman notified the Council the Animal Traps had arrived and he would like to put in place a procedure for their use. He asked the Council for their opinions on a user fee for the use of the traps, what should be done with the animals once they have been caught, and when to make the traps available to the citizens of Leeds? The Council informed Chief Braman they did not feel we should charge the citizens of Leeds for the use of the traps. However, we do need to have them sign for the traps and have a 7 day limit on each usage. The traps should be available by the first of February. That will give Charlie time to stamp an identifying tag on them. The animals in the past have been taken to the Hurricane or Washington Animal Control for a fee of \$10.00. Elvin will try to work with the Washington Animal Control and make some kind of an arrangement so we can recover some of the \$10.00 fee. Animals caught will be taken to the owner, if known, first. It will be at Chief Braman's discretion on the number of warnings he will issue, before the animal is taken to Washington Animal Control.

b. We need to set up a clinic to have dogs licensed and vaccinated. All tags expired Jan 1, 1998. Joy Stevens stated she would get a hold of DVM Daniel Williams and get the clinic set up.

c. Chief Braman informed the Council vehicle number 2 is in need of tires. Pease's Automotive charges \$72.00 per tire and includes mounting and balancing. Pearson Tire charges \$72.00 per tire and includes mounting and spin balancing. The total would be \$288.00 for the new tires. The Council stated the tires are needed and should be purchased from Pease's Automotive since he does a lot for the Town and never charges us. We should support our local businesses first. They reminded Elvin to fill out a Purchase Order first.

d. Elvin referred to a letter from the Governor regarding community policing and team building classes that are going to be held Feb. 11th to the 14th. The classes are for volunteers, community leaders, and youth. Officers who attend will be reimbursed for travel and meals. The Mayor and Council said it would be a good training and they were all for it.

e. Chief Braman stated the Town needs a disaster response plan. Because of I-15 being so close to our Town we really need a plan for emergency situations. We don't know what the trucks are carrying that go by here every day. He stated there is training available in St. George in the spring and it is free. The training is provided by the Emergency Management for the County. Elvin said he will call Dean Cox in St. George for more information on this. Mayor Mosher asked who Chief Braman would suggest to spearhead this. Elvin suggested Brent DeMille.

f. Chief Braman informed the Council Jeff Krueger is now post certified. He wanted to know if we have financial assistance so we can hire him. Charlie said what about the grant we had? Elvin said it was not used and is sitting in limbo. Charlie questioned if Jason gets all of his hours in? It was stated Jason gets most all of his hours in. It was suggested we discuss it more at a work session since everything depends on funding. Elvin felt dispatch doesn't seem to be getting through to our officers when they should. With their new system the computer will be placing the calls instead of the dispatcher and perhaps that will be more efficient. Mayor Mosher expressed his concern that the dog in Jason's car snapped at a citizen. The Council felt it was not necessary for the dog to be in the car. Also a citizen had expressed concern that our police car was in St. George and the officer was in civilian clothes. The Council said let's restrict the cars for gas or when the officers are on duty and in uniform. Council Member Joan Thornton asked what is the Policy? The policy states in town or on official business. Chief Braman asked the Council if anyone had received a letter to cease traffic school. The letter was from the County questioning why are we continuing to hold Traffic school when we have been asked to quit. No one on the Council or at the meeting had ever seen such a letter.

6. DON FAWSON FIRE CHIEF:

Mayor Mosher stated he has a Purchase Order for work to be done on Engine #1 for about \$300.00 and not to exceed. He also said Utah League of Cities and Trust will be sending us information on what our vehicle insurance policies cover

Chief Fawson informed the Council the contractor for the new Fire Station, Tex Thompson, was anxious and ready to begin. Mayor Mosher said the paperwork is in motion and it has been quite a process to get this far. We should be finished up with the contract signing by the end of the week. Don told the Council he was concerned that the diesel fuel in the Center street tank is down to 1/4 full. He does not know who is using the

fuel besides the emergency vehicles but there are keys out to other individuals. Don said we need a small fuel tank to have available for emergency vehicles only. Mayor Mosher said the budget is going to be close this year. The Board for the Leeds Area Service District will be selected on the 26th. The District will not start out with any money. Will the Town turn over the money for fire suppression to them to help during the transition? The number of Leeds citizens applying to be on the board is still unknown. Joan Thornton suggested we write a letter to the County Commission to state our position. And that is we feel 3 and no less than 2 members of the board should be Leeds citizens. Clerk/Recorder Joy Stevens stated she would prepare the letter and get it sent right away. Joan Thornton, Mayor Pro-Tem will sign the letter since Mayor Mosher will be out of Town for a few days.

7. MAYOR RON MOSHER:

- a. Mayor Mosher attended the monthly Mayors meeting and reported that everyone was new except Ivins. The State Legislature was there and some of the issues discussed were UAMPS Electric deregulation. They will meet with the Mayors again after the Legislative Session. Ron will be going to Salt Lake to attend a meeting with the League of Cities and Towns.
- b. Council Assignments have been unclear so Mayor Mosher asked each member what their particular assignments are. They are as follows: Charlie Scott - 1. Water issues 2. Ash Creek Meetings once a month. 3. Helps Joan on Sewer issues. Joan Thornton - 1. Ash Creek Sewer District 2. Economic Development 3. Streets Department Mike Empey - 1. Zoning and Planning 2. The Three Rivers Trail Society 3. Historical Society Kay Fairbanks - 1. Parks and Recreation 2. LDWA liaison Ron Mosher - 1 College Special Events Centers 2. Administration employees 3. Public Works employees 4. Solid Waste Board Member

8. COUNCIL MEMBER JOAN THORNTON:

- a. Joan stated the CDBG survey went really well. She wanted to thank Don Fawson for all of his help with the surveys. Joan attended the EMT meeting and the volunteers were a lot of help. Karl Rasmussen will submit the surveys to Kurt Hutchings on Monday. Don Fawson asked Joan if we qualify, she said she is pretty sure we do since we had 118 below the income level to qualify.

9. COUNCIL MEMBER MICHAEL D. EMPEY:

- a. Mike said the Three Rivers is an exciting project. The Commission was happy to have Leeds interested. They will meet again in February. The Babylon Trail would be where the trail would go through Leeds. Jim Parnell questioned what is the trail for and would it go in back of his property. Mike stated there will be no motorized vehicles. The Trail is for walkers, bikers and joggers. There are alternatives to where the trail will go. David Stirling has walked it. Mike indicated he has walked it also, it is a 4 1/2 mile hike. There are Historical marks along the way which makes it very interesting.
- b. Mike stated he would like to have the Zoning Ordinance all together sometime within 3 weeks. He questioned the Council if it needs to be reprinted before passing. The

Council didn't feel it needed to be reprinted however they suggested he get with Robert Weight since we have flagged quite a few things. Hopefully by the next meeting everything will be penciled in and ready for a Public Hearing. Mayor Mosher would like Mike Empey to be the Council's representative for the Planning Commission and he since we have received 2 letters of intent from interested individuals concerning the Planning Commission Vacancy. Mike will set up interviews with the 2 individuals this coming week.

c. Concerning the compilation of Ordinances Mike stated he has collected everything he can find. They are in the office. He suggested maybe we can take a few at a time and get them all organized. We may have to hold hearings and make them all legal. The review needs to be with the rest of the committee Delores Dicks and Jason Barnes. The review should have Council input.

10. COUNCIL MEMBER CHARLIE SCOTT:

a. Charlie stated why do we have Ordinances if they are not enforced. For example the existing Sign Ordinance should be enforced. Who enforces the Ordinances is it the Police Dept. The businesses need to come in compliance with a warning letter or what? Citation? We have to enforce this Ordinance. Mike stated the Zoning Draft has the existing Ordinance and he will take time and verify it by next meeting if the Council wants him to. It might be subject to separate hearing. Joan suggested we type up a letter and send it out. Mayor Mosher said he would like it to be proper and to do Joan's suggestion. Jim Parnell questioned what does the Ordinance read? Charlie read the Ordinance to everyone. The Ordinance states 3 signs per business and no flashing lights. The Ordinance was submitted in 1983 so maybe we should look at it a little closer and change it if necessary. If we change it, it will need to go before a public hearing. In the meantime the existing Ordinance must be enforced. We need to send out a letter to all businesses to come in compliance with the existing Ordinance. Joy will send out a letter as soon as Mike finds the original Ordinance and gets back to her.

12. OTHER BUSINESS:

Pauline's letter for compensation as Pageant Director was read and discussion was concerning: 1. long distance phone calls should be made from Town Hall when ever possible. 2. Since a lot of people donate time why should we pay a Pageant director and not the other volunteers. Will this create a problem in the future? Also the girls and their parents donate a lot of time for the decorating of the floats etc. Since Pauline has been the director for 12 years it will be hard to replace her. Motion was made by Joan Thornton to accept Pauline as Pageant Director and to compensate her for it in the amount of \$200.00, long distance phone calls to be made from Town Hall as much as possible, and any travel expenses must be approved of first by the Mayor. Seconded by Mike Empey. Passed unanimously.

Mayor Mosher stated a lady in Leeds needs to do 40 hr. community service. He suggested we have her map residences and addresses, also catalog the books that were donated to the Town. She will be coming in to see Joy on Monday and she will get her started. Motion to approve by Mike Empey. Seconded by Charlie Scott.

14. ADJOURNMENT:

Meeting adjourned at 9:45 p.m.

APPROVED AND SIGNED THIS 11TH DAY OF FEBRUARY, 1998


Ron Mosher
Ron Mosher, Mayor

Joy Stevens
Joy Stevens, Clerk/Recorder

Pauline Fowks
Box 460572
Leeds, UT 84746

January 13, 1998

RE: Pageant Director Fee

To the Town Council of Leeds,

I propose to the Town Council that the Leeds Pageant Director should be compensated as follows:

1. A yearly fee of \$200.00 at completion of pageant.
2. Reimbursement of long distance phone charges, travel expenses for out of town meeting @ 23 cents a mile and postage.

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, January 28, 1998 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. Don Fawson Fire Chief
7. Ron Mosher Mayor
 - a. Council Member Vacancy
 - b. Procedures for zoning change
 - c. Recommendation from the State
 - d. Procedures for Annexation
8. Joan Thornton Council Member
 - a. Administration hours
9. Michael D. Empey Council Member
 - a. The Historical Society
 - b. Update on the Zoning Ordinance Draft
10. Charlie Scott Council Member
11. Other Business
12. Adjournment

POSTED THIS 27th DAY OF JANUARY 1998


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
JANUARY 29, 1998. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

Town of Leeds

Minutes for the Town Council Meeting of January 28, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:30 p.m.
2. **ROLL CALL:** Mayor Ron Mosher and Council Members Charlie Scott, Mike Empey and Joan Thornton were present. Clerk/Recorder Joy Stevens was excused because of illness.
3. **PLEDGE:** Ron Mosher
4. **APPROVAL OF AGENDA AND MINUTES :**
The Approval of Agenda and Minutes was deferred to the next meeting. Joy was absent and so they were not available.
5. **MAYOR RON MOSHER:**
Ron notified the Council the Fire District Board has appointed the following: Jeff Krueger, Brent DeMille, Jim Bray, Marilyn Sheard, and Gordon Beckstrand. Also the contracts are all signed and the ground work has started on the new fire station.
 - a. The Council Member vacancy will be by appointment for a 2 year term. At the end of the 2 years we will have an election for the remaining 2 years.
 - b. The procedures for zoning changes begin first with the property owner filing an annexation petition.
 - c. We have requested from several different sources the new procedures for annexation. We have not received them yet. Ron stated he has been approached for annexation of 40 acres. Charlie reports 70 acres and another 40 acres of more purchasing from Alberta Lee. The gentleman interested in purchasing from Alberta Lee had questioned the sewer, and water situation. Charlie discussed filing on all irrigation water in Leeds. Charlie also discussed the filing of Leeds Well east of Town. Charlie also questioned filing dates that have been interjected in. Ron asked Charlie to ask LDWA about anticipated growth and what we can do to work with LDWA to accommodate building. Ron asked Charlie to file on IRR Water. Ron asked the Council to consider going to Republican Lincoln Day Breakfast. Ron requested Mike Empey to check in the Zoning Draft to see if we have a zoned area designating "Affordable Housing Area".
6. **POLICE CHIEF ELVIN BRAMAN:**
 - a. Chief Braman notified the Council the animal traps have been marked and are ready for the citizens to use. He also reminded everyone the dog and cat clinic will be held on Saturday, January 31. He also noted that Jason's dog was in the police car on Wednesday, January 28.

7. DON FAWSON FIRE CHIEF:

Don said he was real happy to see the land being cleared for the new fire station and all contracts had been signed. He stated the builder is responsible for putting up a sign designating the Leeds Fire Station as a Rural Development Project. Don said it may be necessary for the Town to make the first payment of \$6000.00 in May. He also requested all expenditures for the last two years for the fire department. He stated the fire dept. is functioning well and he hopes that after the Washington Co. Service Distract takes over we can work on obtaining better ambulance service. St. George has built a Fire Training House for the training of children.

8. COUNCIL MEMBER JOAN THORNTON:

a. Joan asked the Council if there are funds available for more administrative hours for Clerk/Recorder, Joy Stevens. Twenty hours a week just aren't enough. Joan proposed we give her thirty hours a week. The extra hours were approved on a "budget allowing" basis.

9. COUNCIL MEMBER MICHAEL D. EMPEY:

a. Mike said Dale Spencer is working on a display case for the CCC collection that was donated to the Historical Society. Mike also mentioned an open house for a CCC reunion to be broadly advertised. He also reported on the engineering report on restoration of the last two buildings, and Babylon Mill Road Trail.

b. Mike reported on the proposed ordinance concerning the Planning Commission vacancy.

10. COUNCIL MEMBER CHARLIE SCOTT:

a. Charlie suggested the Council talk to Jones and DeMille concerning two sewer lagoons and Ash Creek hired to maintain the sewer. Charlie also reported that Craig Sullivan has been putting in fill dirt East of the Peach Pit Pavilion and the Lions Club will be working further on it.

12. OTHER BUSINESS:

Ron reported on the School Dist. reducing the school bus stops to two locations.

14. ADJOURNMENT:

Meeting was adjourned at 9:08 p.m. The Council retired to an Executive Meeting.

APPROVED AND SIGNED THIS 11TH DAY OF FEBRUARY, 1998


Ron Mosher, Mayor


Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

Minutes for the Town Council Executive Meeting of January 28, 1998

1. **CALL TO ORDER** : Mayor Ron Mosher called the meeting to order at 9:10 p.m.

Mike Empey reported to the Council he had interviewed Dale Jackman and Josie VonCannon for the Planning Commission Member vacancy. Josie VonCannon has a management background and would really like to serve. Dale Jackman has a lot of knowledge of Real Estate sales and a consultant in appraisal. He is a strong advocate of private property rights. Since Dale lives out of the Town limits, the Council discussed if it would be necessary to change the ordinance to bring in an out of Town person for Planning Commission Member. It was decided Charlie will give Dave Church a call on Thursday. Vote was for Dale Jackman or Josie VonCannon all in favor to recommend. Joan moved to accept Dale Jackman as Planning Commission Member. It was unanimous based upon legality of resolution.

ADJOURNMENT:

Meeting was adjourned at 9:35 p.m.

APPROVED AND SIGNED THIS 11TH DAY OF FEBRUARY, 1998



Ron Mosher, Mayor



Joy Stevens, Clerk/Recorder

February

Town of Leeds

**Minutes for the
Town Council Special Meeting
of February 5, 1998**

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 10:55 a.m.

2. **ROLL CALL:** Mayor Ron Mosher and Council Members Charlie Scott, Joan Thornton, and Mike Empey were present.

3. **MAYOR RON MOSHER:**

Ron informed the Council the Special Meeting had been called to fill the vacancy in the Town Council. Kay Fairbanks had submitted her resignation and it had been accepted. Because of the time frame involved the Town Council Special Meeting had been called to review the letters of consideration that had been submitted. The deadline for submitting the letters of interest was February 4, 1998. Two citizens had submitted letters. Josie VonCannon and Ronald P. Caso. The Council then held a discussion and review of the interested parties letters of interest.

MOTION: Charlie Scott made a motion to accept Josie VonCannon as the new Town Council Member. Joan seconded the motion and all were in favor.

4. **ADJOURNMENT:**

Meeting adjourned at 11:05 a.m.

Ron Mosher
Ron Mosher, Mayor

attest: Joy Stevens
Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on **Wednesday, February 11, 1998**
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. Appointment and Oath of Office for the new Town Council Member
5. Approval of Agenda, and Minutes of June 11, 1997, January 14, 1998, January 28, 1998, and Work Session January 5, 1998.
6. Chris Blake Mayor of Ivins
Internet Government-Community
7. Dallin Gardner and Dexter C. Snow
Information on Annexation
8. Roger New
Regarding the Princess Pageant
9. Elvin Braman Chief of Police
10. Don Fawson Fire Chief
11. Ron Mosher Mayor
 - a. Report on the Mayors Meeting
12. Joan Thornton Council Member
 - a. Update on Sewer Project
13. Michael D. Empey Council Member
 - a. Planning Commission Items
 - b. Adoption of Resolution-Changing requirements for appointment to Planning Commission
14. Charlie Scott Council Member
15. Other Business
16. Adjournment

POSTED THIS 10TH DAY OF FEBRUARY 1998



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pease's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
FEBRUARY 12, 1998. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

Town of Leeds

Minutes for the Town Council Meeting of February 11, 1998

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, Mike Empey and Joan Thornton were present. Council Member Charlie Scott was excused.

3. PLEDGE: Mike Empey

4. APPOINTMENT AND OATH OF OFFICE FOR A NEW TOWN COUNCIL MEMBER:

The vote was unanimous for Josie VonCannon as our new Town Council Member. Clerk/Recorder Joy Stevens administered the Oath of Office to Josie and she took her place on the Council. Mayor Mosher wanted to take a few minutes at this time to present to Dale Barnes, Planning Commission Member, a certificate of appreciation for all the hard work he put in on behalf of the Town of Leeds for over 5 years. Mike Empey also wanted to recognize Jeff Johnson in the audience for an Eagle project he is working on.

5. APPROVAL OF AGENDA AND MINUTES :

The Approval of Agenda and Minutes of June 11, 1997, January 14, 1998, January 28, 1998 and Work Session January 5, 1998 were approved with one change to the January 14th minutes. The change related to the Zoning Ordinance being reprinted after completion of the draft. The minutes stated it did not need to be reprinted and should have said it does need to be reprinted. Motion to approve, with the one change, by Mike Empey. Seconded by Joan Thornton. Passed unanimously.

6. CHRIS BLAKE MAYOR OF IVINS:

Mayor Blake stated how fond he is of Leeds. He feels we are doing a great job. He showed the Council and the audience a flip chart concerning a project to go on the Internet. The project is titled The Dixie Link "A Model Community Network". He went over who will benefit for having the Dixie Link. The Dixie Link will be governed by a Board of Trustees made up of local community leaders, in cooperation with local government. Everyone and every business will have an E-Mail address. If a resident does not own a computer they will have local access through libraries and various public facilities. Mayor Blake wanted everyone to know Leeds is being asked to be one of the three cities in Southern Utah to be the first linked to the exchange point. Ivins, LaVerkin, and Leeds will be the first three if we accept the invitation. Mayor Mosher asked about costs. Mike Empey asked about staff time involved. Mayor Blake stated at this time

these are unknown. We have one month to decide. He will get back to us for our decision and should have more information for us then.

7. DALLIN GARDNER AND DEXTER C. SNOW:

Also present was Ira Hodges to present to the Council an annexation site plan. The property is: Sectional Lot 4 of Section 6, Township 41 South Range 13 West, Salt Lake Base and Meridian. They are planning on 18 building pads on a 40 acre parcel. Each lot will be approximately 2 1/2 acres. The pads will be situated to protect the side hills and not cut into the land anymore than necessary. Mr. Hodges stated the property will be protected similar to Kayenta. They stated they want to build a community and not a subdivision. This is only a preliminary and our attorneys will get together and discuss the proposal. They stated they appreciated the opportunity to have the Council look over the documents and maps. The Planning Commission heard their presentation on February 4, 1998.

8. ROGER NEW:

Mr. New wanted to present to the Council his views on the Princess Pageant rules and regulations that were presented to, and approved by, the Council at the Town Council Meeting on December 10, 1997. He wanted to applaud the Lions Club, church groups and the Boy Scouts for their efforts and all the time they donate to the Town with cleaning streets, eagle projects, and etc. The new policy states the pageant is only for the girls in the Town of Leeds boundaries and also excludes girls living in our RV Parks. He is disappointed about the Council approving this policy and wanted to know why they were approved. Some people in our community who help volunteer for many projects feel it isn't fair to be excluded from the pageant because they live out of the Town limits. He wanted to propose to the Council that in the best interest for the community the pageant should be private and not sponsored by the Municipal Government. It should be a volunteer program funded by contributions, fund raisers and etc. He stated he feels very strongly about this and would like the Council to take another look at the Policy and Procedures and consider his proposal. Discussion then proceeded with comments from the audience and Council. Pauline stated the Policies and Procedures were put in place because she was directed to do so, and each city or town has policies and procedures in place for the pageant. Chief Braman stated the girls represent the Town and should be girls living in the Town. Pauline stated in the past some of the girls, not living in the Town limits, were not committed to represent the Town of Leeds after being selected to the royalty. Robyn New stated everything is Pauline's idea and she is responsible for the new rules. She feels they are ridiculous and it's Pauline's fault that she is doing things not approved by the County, and also why should we pay Pauline when the Fair Pageant Director for the County is not even paid. Pauline stated she has talked to the Fair Pageant Director for the County and our Policy and Procedures are no different than other communities in our area except she would like to change the policy to include permanent residents in RV Parks. Kelly Johnson stated as a member of the Leeds Fire Department she risks her life and does so as a volunteer and feels if the Town has money it should go to other things instead of paying a pageant director. Mrs. Braman stated she supports Pauline and feels she has done a wonderful job with the girls and the pageant. Pat

Watkins stated her concern is the girls. She asked how can you make a division of these girls. They go to school and church together. The pageant can really hurt feelings of the girls who are not allowed to compete because they live outside of the Town limits. Council Member Mike Empey stated because he doesn't have daughters he has not seen how emotional parents can get over something like this. He would like Pauline to obtain the County rules so we can look at this further. Council Member Josie VonCannon stated she doesn't have any daughters either but she feels if it was out of the Council and into a private entity it would solve it being a town problem. Mayor Mosher clarified the RV Park residents who are permanent should be allowed to compete. He said he would like to examine the rules from the County. Because of the time frame we can look at other alternatives next year but not this year. We will look at the County rules before the next meeting. Council Member Joan Thornton stated every pageant has been better than the last. The growth and the polish of these girls has improved and she wants to thank Pauline very much.

9. POLICE CHIEF ELVIN BRAMAN:

Chief Braman wanted to comment on the Internet idea and he felt it would benefit the Police Dept. He read the citation statistics for the 1997 year. He stated if the funds are available again this year he would like to use some of the money to purchase a computer and scanner.

10. DON FAWSON FIRE CHIEF:

Don said the new fire station is moving along thanks to the Savages and the Howards for the contribution of bottom soil. The District is in place now. Hopefully all the bugs will be worked out. The Fire District will get the assets from the Town when the time comes. Mayor Mosher questioned as we turn over our assets do we get anything out of it. Don stated we also turn over the liabilities and that includes the new fire station loan.

11. MAYOR RON MOSHER:

Mayor Mosher reported on the Mayors Meeting. He said a lot of cities have fantastic things going on and others are still going through the same things we are with water, sewer and etc. He said Carl Seirup wants to have some help with the cemetery. He doesn't want the Town to pay him for his service any more but he would like to have someone help him with paperwork and plot plans. Chief Braman said at one time Brent DeMille said he would like to help Carl get everything organized. Public Works Director Vern Watkins stated he cleans up the cemetery everyday as far as the trash.

12. COUNCIL MEMBER JOAN THORNTON:

The concern we have right now about the sewer project is Ash Creek would like us to build our own lagoons and they will manage it. If we build our own lagoons a feasibility study would need to be done again and it would cost in the neighborhood of \$300,000.00 to do our own lagoons. Jones and DeMille engineering will help us go over this. Charlie has been helping Joan with this and Charlie will be heading the sewer project from now on. Joan then recognized Jeffrey Johnson and his Eagle project and she invited

him to address the Council and tell them something about his project. Jeff told the Council about a weather station project he would like to do. He stated he has done it already for the last storm on Channel 5. He will come back to our next Council Meeting with more information on the cost and how he will obtain the funding for the project.

13. COUNCIL MEMBER MICHAEL D. EMPEY:

a. Planning Commission Items. Mike informed the Council that Leonard Mills is the new Planning Commission Chairman. The Conditional Use Permit Application submitted by the Cannons was tabled until further information is obtained. Cynthia Schweer wants to do a lot split and is requesting a zone change. Mike wants to schedule a Public Hearing and have Joy prepare the letters of notification for property owners within 300 feet. The Public Hearing Notice needs to be posted at least 14 days prior to the hearing. It also needs to be printed in the Spectrum.

b. Adoption of Resolution #1-98 changing requirements for appointment to the Planning Commission. The rules we have operated under have stated the Planning Commission Members need to live in the Town. We would like to adopt Resolution #1-98. Dale Jackman is the new Planning commission Member and he does not reside in the Town limits. Mike read the Resolution to the audience. Motion to adopt the Resolution by Joan Thornton. Seconded by Mike Empey. Passed unanimously.

14. COUNCIL MEMBER CHARLIE SCOTT:

Charlie was excused.

15. OTHER BUSINESS:

No other business at this time.

16. ADJOURNMENT:

Meeting was adjourned at 10:10 p.m.

APPROVED AND SIGNED THIS 25TH DAY OF FEBRUARY, 1998



Ron Mosher, Mayor



Joy Stevens, Clerk/Recorder

POINT OF BEGINNING

SECTIONAL LOT 4 OF SECTION 6,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
1,803,890 sq. ft. (TOTAL)
41.41 acres

(ROAD AREA)
94,987 sq. ft.
2.18 acres

(AREA NORTH OF ROAD)
1,423,297 sq. ft.
32.67 acres

247,224 sq. ft.
5.68 acres

NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN

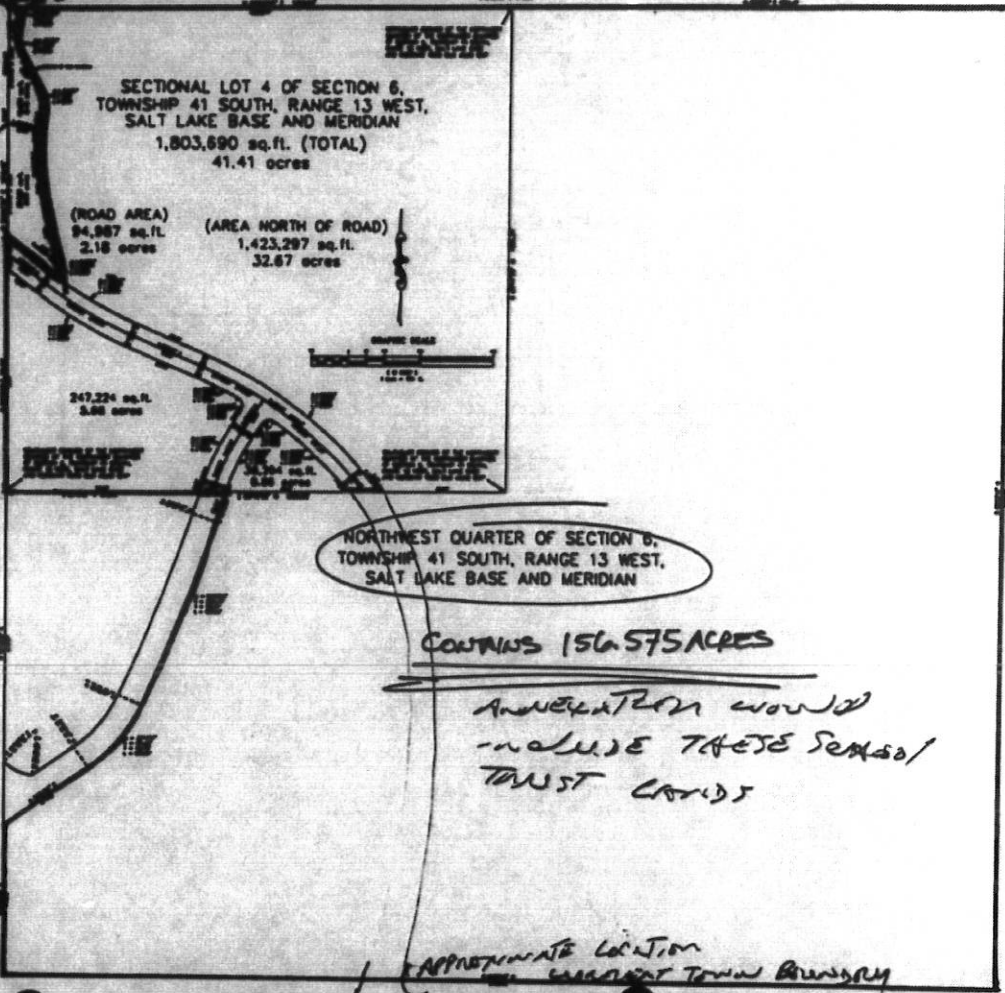
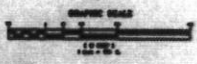
CONTAINS 156,575 ACRES

ANNEXATION WOULD
INCLUDE THESE SEASO/
TRUST LANDS

APPROXIMATE LOCATION
WESTERN TOWN BOUNDARY

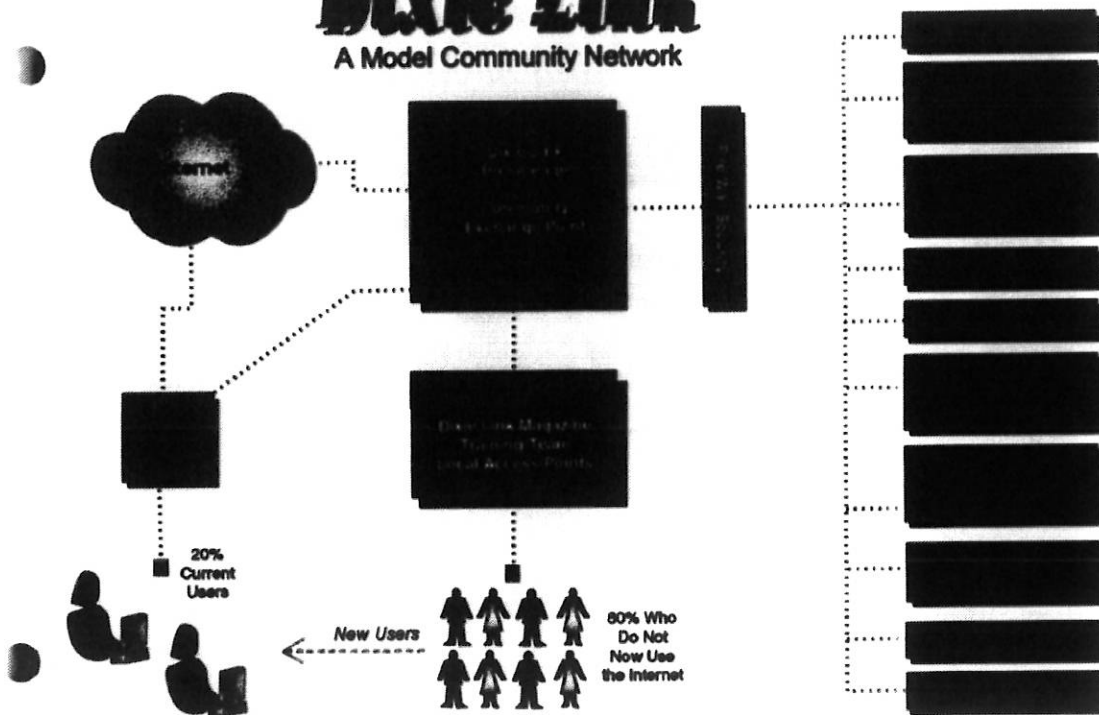
SILVER
RIVER

SILVER HILL ROAD



Dixie Link

A Model Community Network



WHO BENEFITS?

Consumers will benefit for having the Dixie Link connection in their homes which will offer better control over their time, resources, and their interactions with family, friends and community.

Public school administrators and teachers will benefit by having Dixie Link in the classroom, opening up a new level of communication between themselves, parents and students.

Businesses using Dixie Link benefit by better serving their existing customer base and expanding that customer base easier.

Public benefits through accessibility to college courses and by being able to take advantage of at-home continuing education. The Utah Education Network and local college are ready - we just need Dixie Link.

Local ISP's - with Dixie Link educating and motivating new customers the ISP business will boom. New customers will need access, web pages, advertising and marketing tools.

Washington County Economic Development will benefit because businesses will want to relocate here.

State of Utah will benefit. Many state departments such as the library and Utah Education Network have developed services and data which will become available because Dixie Link provides a way to authenticate residency of users.

Visitors - there are hundreds of exciting things to do in Washington County. Dixie Link will open up new avenues for visitors to explore on their stay.

Local governments benefit by using Dixie Link to provide better services to citizens while lowering the cost of delivering those services - a rare win/win situation.

New Users (the 80%) Once new users are educated as to the services available, such as community bulletin boards, calendar of events, chat groups, on-line clubs, and the incredible uses of E-mail the only limitation will be the creativity of the community.

"A well designed and managed community intranet provides a social space for the community, a place where community members can interact with each other, a place to learn, discuss, inform, shop or just have fun."

Dixie Link

465 South Bluff #480, St. George, UT 84770



*E-Mail is Faster than I-15 . . .
You could be in Dixie!!*

Dixie Link

Community Intra-Net for Washington County

The Access Network that we've been waiting for...

The worldwide Internet is growing so fast it's hard to even explain it - let alone use it properly. While this worldwide explosion continues, very little has been done on a local level. Now, right here in Washington County, we're going to focus on creating a local electronic village. Everyone can enjoy using their computer to discover all that Washington County has to offer as well as the marvels of communication through today's technology.



Nestled at the gateway to several scenic national Parks, Washington County, with over 30,000 families, is in an ideal position to develop a county-wide intranet community that would bring families, separated by geographical barriers, closer together. A local intranet will improve community working relationships, open new educational opportunities for families and schools, expand the county's economic base, provide more citizen involvement in civic government, and develop new avenues for people to communicate with each other.

Internet kid stuff

When asked whether kids or adults know more about the Internet, adults said:



THE MISSING LINK: EDUCATION

There are lots of perceptions held by the general public about the Internet that need to be clarified. One of the most successful community networks stated that, "Every problem that we have encountered has turned out to be an *education problem*, not a *technology problem*."

Dixie Link Brings It Full Circle

- Organized as a non-profit (501)C3: Governed by a Board of Trustees made up of local community leaders, in cooperation with local government.
- Provides a 100% directory: Everyone and every business will have an E-Mail address. This provides total community access for everyone (*you can choose to receive or not receive messages from any person or organization*). If a resident does not own a computer they will have local access through libraries and various public facilities.
- Verifiability through the directory will open up for residents lots of options to copyrighted materials such as college courses and over 1200 periodicals. Dixie Link will also help sustain local transactions.
- Dixie Link will focus on the education and motivating of the 80% that currently do not use the Internet. One of the ways is through the *Dixie Link Magazine*. This feature magazine will be the key to introducing and teaching individuals the uses of the Intranet. It will contain articles on every thing the community has to offer.

RESOLUTION #1- 98

A Resolution to change the Policy and Rules concerning the appointment of Planning Commission Members.

WHEREAS, The Town Council of Leeds, held a meeting on the 11th day of February 1998, and discussed the boundaries for appointment of the Planning Commission Members.

WHEREAS, The Town Council of Leeds, unanimously voted to change the rules to include citizens in the Leeds area to be appointed on the Leeds Planning Commission, to be effective immediately, February 11, 1998.

THEREFORE, be it resolved that the Town Council of Leeds, did adopt the change of Policy and Rules concerning the appointment of Planning Commission Members, to be effective immediately, February 11, 1998.

Passed this 11th day of February 1998

Ron Mosher
Mayor Ron Mosher

attest: Joy Stevens
Joy Stevens, Clerk/Recorder

PUBLIC NOTICE

TOWN OF LEEDS

TOWN COUNCIL WORK SESSION

The Town Council of Leeds will hold a Town Council Work Session on Monday, February 16, 1998 at 7:00 p.m at the Leeds Town Hall, 218 North Main Street. The Work Session will be held to work on the Zoning Ordinance Draft . Public welcome to attend.

POSTED THIS 12th DAY OF FEBRUARY 1998


Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pense's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
FEB. 17, 1998. IT IS AGAINST UTAH STATE
LAW TO REMOVE IT BEFORE THE DATE
INDICATED.**

Town of Leeds

Minutes for the Town Council Work Session of February 16, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher called the Work Session to order at 7:10 p.m.
2. **PRESENT:** Mayor Ron Mosher, Council Members Charlie Scott, Mike Empey, Joan Thornton, and Josie VonCannon. Also present was Kurt Hutchings from Five County Association of Governments.
3. **PURPOSE:** The purpose of this meeting was centered on the Zoning Ordinance Draft, with input from all Council Members and Mr. Hutchings to discuss the following items:
 1. The role of the Planning Commission as an advisory body.
 2. RV Ordinance.
 3. Sign Ordinance.
 4. Position of homes on lots.
 5. Zoning map.
 6. Animal Control.
4. **OTHER BUSINESS:**

Mayor Ron Mosher stated that Pauline Fowlks had asked to give the Council some information on the upcoming Princess Pageant. She stated the church is not available unless the Pageant is open to the "whole community". Pauline passed out some rules and a proposed timeline for the Pageant. Mayor Mosher asked Pauline to check on availability of Harrisburg Club House and advise the Council of her findings.

Mayor Mosher asked for Council go ahead to pursue "Dixie Link" Internet as proposed by Mayor Chris Blake in the last Council meeting. Go ahead with understanding that Town finances will determine involvement if there are expenses.
4. **ADJOURNMENT:** The meeting adjourned at 9:40 p.m.

PASSED THIS 25th DAY OF FEBRUARY 1998



Ron Mosher, Mayor

attest: 

Joy Stevens, Clerk/Recorder

PUBLIC NOTICE

TOWN OF LEEDS

TOWN COUNCIL WORK SESSION

The Town Council of Leeds will hold a Town Council Work Session on Wednesday, February 25, 1998 at 7:00 p.m. at the Leeds Town Hall, 218 North Main Street. The Work Session will be held with Karl Rasmussen, of Jones and DeMille Engineering, to work on the Sewer Project. Public welcome to attend.

POSTED THIS 23RD DAY OF FEBRUARY 1998


Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pease's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
FEB. 26, 1998. IT IS AGAINST UTAH STATE
LAW TO REMOVE IT BEFORE THE DATE
INDICATED.**

Town of Leeds

**Minutes for the Town Council Work Session of
February 25, 1998**

1. CALL TO ORDER: Mayor Pro Tem Joan Thornton called the Work Session to order at 6:30 p.m.

2. PRESENT: Mayor Pro Tem Joan Thornton, Council Members Charlie Scott, Mike Empey, and Josie VonCannon. Mayor Ron Mosher was excused. Also present was Tristen DeMille and Karl Rasmussen from Jones and DeMille Engineering.

3. PURPOSE: The purpose of this meeting was centered on the Sewer Project, with input from all Council Members and Mr. DeMille and Mr. Rasmussen to discuss the following items:

1. Wastewater overview
2. A brochure was presented to be sent to all residents of Leeds.
3. To make the Sewer Project work we need more support from Ash Creek.
4. Connection fees.
5. Monthly fees to pay back the loan and Ash Creek.
6. Informational meeting and Public Hearing.

4. OTHER BUSINESS:
No other business at this time.

4. ADJOURNMENT:
The meeting adjourned at 7:50 p.m.

PASSED THIS 11th DAY OF MARCH 1998



Ron Mosher, Mayor

attest: 

Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, February 25, 1998
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
5. Jeff Johnson's Eagle Project
6. Elvin Braman Chief of Police
7. Don Fawson Fire Chief
8. Ron Mosher Mayor
Ron is excused.
9. Joan Thornton Council Member
 - a. Princess Pageant status
 - b. Authorization for Mayors Association dues
10. Michael D. Empey Council Member
 - a. Eagle project update
 - b. Historical Society
 - c. Planning Commission items
11. Josie Von Cannon Council Member
12. Charlie Scott Council Member
 - a. Update on Sewer Project
13. Other Business
14. Adjournment

POSTED THIS 23RD DAY OF FEBRUARY 1998


Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pease's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
FEBRUARY 26, 1998. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

Town of Leeds

Minutes for the Town Council Meeting of February 25, 1998

1. **CALL TO ORDER:** Mayor Pro-Tem Joan Thornton called the meeting to order at 7:50 p.m.

2. **ROLL CALL:** Mayor Pro-Tem Joan Thornton and Council Members, Mike Empey, Josie VonCannon, and Charlie Scott were present. Mayor Ron Mosher was excused.

3. **PLEDGE:** Josie VonCannon

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

The Approval of Agenda and Minutes of February 11, 1998, and Work Session February 16, 1998. Motion to approve by Mike Empey. Seconded by Josie VonCannon Passed unanimously.

5. **JEFF JOHNSON EAGLE PROJECT:**

Jeff stated he was excited about getting started on his weather station for his eagle project. He called St. George and they have 3 weather stations with the cost from \$500.00 up to \$3000.00 for each. Jeff feels he needs approximately \$200.00 for his project and wanted to ask permission from the Council for him to solicit donations. Mike Empey suggested for him to draft a letter and send out and see what kind of a response he gets from that and if that doesn't work you can come back to us again. Josie VonCannon suggested a spaghetti dinner and raise funds that way. It gets the community together and you spearhead the event. Try advanced ticket sales. We will put it in the March issue of the Insider. The Town Council supports him in this endeavor. Charlie Scott told Jeff he needs to earn some of the money himself. Also if he will fix a donation box up he can place it in Catfish Charlies. Charlie stated the most benefit that will come from the project is that Jeff will have completed it. Jeff stated he will keep a record of it for future reference. Joan Thornton suggested he needs some guidance from a scientist to give him a hand in his project. She thanked Jeff for being there and told him we are really behind him.

6. **ELVIN BRAMAN CHIEF OF POLICE:**

Chief Braman updated everyone on the yearly statistics of the citation reports. He feels law enforcement in the county is starting to communicate. We are all invited, the first part of March, to view the new Law Communication Dept. as well as the Police Dept. in St. George. As we grow the County will want us to help contribute for the communication costs next year. They will discuss this more later, since it won't go into affect this year. Chief Braman stated funds are available that can be used to provide

approximately 10-15 hr. for Jeff Krueger to join the Police Dept. The issue was tabled until Mayor Ron Mosher gets back, and maybe schedule a work session to go over it. The pictures should be here sometime next week regarding the burglaries. The pictures were taken from a video camera at Albertsons.

7. DON FAWSON FIRE CHIEF:

Don wasn't here yet however Charlie stated the new Fire Station is underway and he can see from his place they are clearing the ground. Elvin said he wanted everyone to be aware that Pinto has pulled out of the Special Service District. Discussion was that Pinto was so far away it really wasn't too significant.

8. RON MOSHER MAYOR:

Ron was excused.

9. COUNCIL MEMBER JOAN THORNTON:

a. Authorization for Mayors Association dues in the amount of \$100.00. Motion to approve by Mike Empey. Seconded by Charlie Scott. Passed unanimously.

b. Princess pageant status. Joan turned some time over to Pauline. Pauline wanted to amend the December 10, 1997 minutes. She wants the word anymore removed from the minutes. Because previously when she worked for the Town of Leeds she was paid as a Town employee while working on the pageant, she did turn in hours and so she was being paid for it. She also told the Council the other pageant directors or the County director was not paid and so she put it in the hands of the Council whether to pay her or not. Also the wording about the girls living only in the Town boundaries. She couldn't remember her exact words but she wanted it stated that in the past four years they have had many problems and the majority of the problems were with the girls outside of the Town boundaries not being as committed to the pageant as the girls in the Town boundaries. She said she didn't say she wanted to exclude them. Joan asked the Council if it is the will of the Council to add this request from Pauline to be added to the minutes of this evening. Charlie stated he sees no problem with it being in the minutes and it should be in tonight's minutes since it is part of the meeting tonight. Pauline submitted her amendment and they will be attached to the minutes on this date. Joan then called on Roger New and he wanted to know what the Council had decided about the proposal he had submitted at the last Council meeting. Which was to change the format to an area wide function instead of a Town function. He felt we should change the approach and get some of the men more involved and he personally will put up a bond to include these girls in the Leeds area. He would like to see it be independent and not run by the Town. Joan Thornton stated it would be nice to have 2 pageants one for the girls in Leeds and one for the girls outside of Leeds that way there can be 8 girls in the royalty instead of 4. Giving more girls a chance to be involved in the County Fair, etc. The Council felt maybe we should table this and check into it a little further. And what the legality would be for donations. Roger New stated he would like the Council to make a decision now so if the girls outside of the Leeds boundaries are not to participate in the pageant they can start to get their own pageant organized because of the time limit we are under. Council Member Josie VonCannon stated she has checked into pageants a little further since she came on

two weeks ago and she found out the pageants are done by the cities and that just is the way it is done and it is not done by private. Council Member Mike Empey made a motion that we go ahead as we have in the past years for one more year with the stipulation that it either go to a private group or else divide it into two groups next year. Josie asked of the audience what they think of having two this year if it was cut and dried tonight. Could you get together and get one going this year. Roger stated it would be a possibility and he would need to start contacting people to make them aware of the decision. Josie wanted to know if she can make a different motion than Mikes. Joan asked Josie if she wants to amend Mikes motion. Josie stated if she may it looks like she can put a motion before you that we separate the Town of Leeds proper from the County for the pageant this year and maybe someone can help the girls and parents outside Leeds to spearhead their pageant and get information out quickly. She said she would like to separate the two this year and see if we can have two pageants. Charlie stated the motion really wasn't necessary because we've already approved that it be within the Town limits on December 10, 1997. Joan stated let the record show the Council will stand by its previous decision to keep the pageant within the geographical limits of Leeds and let those outside the limits to conduct their own pageant.

10. COUNCIL MEMBER MIKE EMPEY:

a. Mike wanted everyone to know the other young man, Jerald Taylor, who is working on an Eagle project had contacted him and stated he had been working with Vern Watkins on his project to build a set of stairs out here at the east end of the park. He has had his project approved by the review board and he needs to begin within the next couple of weeks. There will be a rail on the stairs and J&J will be donating the concrete. The Council felt it would be a good project and they approved of it.

b. The Historical Society has a draft to do the next two buildings at the CCC Camp. The next step is they should be hearing from the State Dept. of Transportation on getting those next two buildings done. This is a matching grant and so they will be recruiting labor to do those. Also concerning the restoration of some old buildings down at Harrisburg, Mike will be meeting with the state architects tomorrow to go down and look at those buildings. Mike stated he is concerned about the Orson Adams house on the west side of the freeway being in eminent danger of walls collapsing so hopefully they will get something going there quickly.

c. Planning Commission Items. Mike stated he will be meeting with Kurt Hutchings, from Five County Association, in the morning to go over the draft that we came up with in our Work Session so we should have that ready fairly quickly. Chief Braman said several people have stopped him to inquire about the old house on Main Street that the roof is collapsing and the danger that may be involved. Whose responsibility is it to make it safe. Mike stated since it is on private property the owners would have to initiate the restoration of it. They have had an offer from someone in Washington to buy it. Charlie stated if it is becoming a danger we could put some pressure, as a Town, to keep it from being a hazard. Mike said he could talk to the owners again. Joan asked if there is anyway we could get our building inspector to check it out and see if it is a danger. Fire Chief Don Fawson stated we know it is falling down that's quite obvious and if he recalls at one time someone was going to knock the building

down, but the owner said the Historical Society stepped in and stopped them from doing that. Joan asked Mike if he knew anything about that. Mike stated he did not. Joan stated we should probably have Dennis Mertlich look at it. Charlie stated if Dennis calls it a hazard we can find out what legally we can do to take care of the situation.

At this time Joan turned some time over to Don Fawson since he had arrived late. Don updated the Council on the progress of the Fire Station and also about Pinto pulling out of the Fire District. He stated he needs help in getting the brush truck ready to go before this summer. It will take approximately \$1800.00 for an engine, transmission, clutch and etc. The Council stated we don't know about our funds yet because the audit is still going on so we will have to look at it later.

11. COUNCIL MEMBER JOSIE VONCANNON;

Josie hadn't received her assignments yet. The Council told her one of her assignments will be Parks.

12. COUNCIL MEMBER CHARLIE SCOTT:

Charlie said the sewer update had already been covered at the Work Session just prior to this meeting. He has been working on the agreement with Mr. and Mrs. Snow concerning Babylon Road. He said we need two more light poles in Town one down by Waltons Plaza and another on Main Street at approximately 240 N. Main by the Reese's property. Marion Parker with Utah Power will put in the light poles as soon as we let her know they have been approved. Motion by Charlie Scott to approve two additional light poles for the Town. Seconded by Joan Thornton. Passed unanimously. Charlie stated he will let Marion know.

12. OTHER BUSINESS:

No other business at this time.

16. ADJOURNMENT:

Meeting was adjourned at 9:40 p.m.

APPROVED AND SIGNED THIS 11TH DAY OF MARCH, 1998



Ron Mosher, Mayor



Joy Stevens, Clerk/Recorder

Leeds Town Council

RE: Minutes of Dec. 10 1997

I would like to have the minutes amended to state what I (Pauline Fowlks) said, regarding:

1. "Pauline said she would not volunteer her time any more." I would like anymore removed from the minute I did not state that. Previously when I was working for the Town I turned in hours for my time spent as Pageant Director. I also told the Town Council that the Pageant Directors from other cities or the Co. was not paid.
2. "Pauline said that she would like to limit the Pageant to those living only in the Town Boundaries." I stated that in the past four years that I have been involved with the Pageant, the girls not living in the in Leeds did not seem to have the same commitment when chosen to be in the Royalty.

Thank You,

Pauline Fowlks

max

Town of Leeds

Public Hearing for a Zone Change Request #1-98 of March 11, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher at 7:00 p.m.
2. **PRESENT:** Mayor Mosher, Council Member Mike Empey, Josie VonCannon and Charlie Scott.
3. **PRESENTATION:** Mayor Mosher addressed the residents of Leeds who were present, (the Town Hall was packed), and informed them of the zone change request for property owned by the Schweer's at approximately 91 Mesa View to change the zoning from RR-1 (Rural Residential 1 acre parcels) to R-1-20 (Rural Residential 1/2 acre parcels). Mayor Mosher disclosed to the residents his property adjoins the property in question. Legal counsel did advise that he can go ahead and conduct the meeting and participate at the meeting, and it will be at his discretion whether to vote or not. Mayor Mosher stated he will vote in the event of a tie. He stated we will have 30 minutes for the hearing and asked the Council if they had any comments they would like to make. Council Member Mike Empey stated he was at the Planning Commission Meeting when this zone change was presented to the Commission. The concern of the Commission was how it would affect the neighbors. The Planning Commission recommended approval with the understanding that it will go to public hearing where there would be an opportunity to have input from the adjoining neighbors and the final vote would be from the Town Council. Mayor Mosher asked if there was any input from the floor and if so please state your name so it can go on record. Mr. Stephens, 300 No. Mesa View, an adjacent owner stated he opposes the change. He said the Schweers have been good neighbors but he must oppose. Any additional building close to him now will restrict his view. He purchased the property because it was 1 acre lots and he would like it left that way. Jan Madison, 242 Vista Ave., stated she agrees with Mr. Stephens and they like the ruralness of the area, she feels their should be more notification and discussion before it is voted on. Herb Johnson, 201 Mesa View, and also speaking for Mary Angelete, stated they oppose for several reasons. They like the ruralness and do not want their neighborhood re-zoned. They have one of the few in town that are 1 acre lots and would like to keep it as such. Very much opposed to the change. Don Fawson, 88 E. Vista Avenue, stated he opposes the change. He doesn't like to see down zoning. He has a concern about small easement for fire safety reasons. Also he is concerned about the increase of traffic because of one way in and one way out and the road is not very wide. Paul Manis, 230 No. Mesa View, opposes the change. He stated when he sold the property to Mayor Mosher it was already a 1/2 acre lot and had been for over 20 years. Ron stated The Brewers had called him they had a death in the family and they were going to try to be here and they opposed it. Also the Thorells sent a letter stating they opposed it. Ralph and Betty Heuser, adjacent property owners no address as of yet, oppose it because of the restricted access to his property. He has a 30 ft. opening for 2 acres. Josie wanted to

address the matter regarding notification of the meeting she stated it was published in the newspaper for several weeks. Mike stated one part of the process was when the change request went before the Planning Commission and the other part of the process is the public hearing for public input. Merle Gier, 242 Silver Meadows, stated he has concerns because of the 10 acres that are adjacent to his property and he would like to know what the development stages are and what is going to happen with that. Ron stated it is currently zoned RR-1 and it is for sale. What if the property develops and there are no roads to come in or out except the existing one. Ron stated what we would anticipate doing is extending some roadways in old Babylon Road from that area. Elvin Braman, stated he does not oppose it. Mayor Mosher asked if there was any further discussion. Mayor Mosher stated since there is no further discussion he would like to close the public hearing at this time and go into an action item based upon the public hearing we just had.

4. **ADJOURNMENT:** The Public Hearing was closed at 7:17 p.m.

OPEN THE ACTION ITEM: The action item was opened at 7:18 p.m. for a vote to be taken and any comments from the Town Council. Charlie Scott did not oppose. He stated he is a property rights advocate. And at some time or another the property down to the south of it was re-zoned 1/2 acres and that is not the only property in town that has an easement to it that we have approved since he has been on the Town Council. He questioned whether or not one more home would increase the traffic. To bring some of you up to date right now its in the planning stage to develop the big hill of Alberta Lees to the east of there and annex into the Town and so if that goes Vista Ave. will go on around and go up over the top of the hill and come back in to Main. He feels he can't oppose because of the property rights of an individual when he can see that it would work. Josie VonCannon opposed. She feels the people whose rights should be considered is those who bought the property with the zoning as 1 acre. Another concern was that there is no easement outside of exactly one acre to leave both properties at least 1/2 acre. Mike Empey stated his concern is about spot zoning. The neighbors bought because of the one acre lots. He asked Joy how many letters of notification went out. She stated 26 and they were sent out at least 2 weeks before the hearing. He then asked Robert Weight if it is possible to have a flag lot. Robert stated a flag lot is 20,000 sq. feet. Since an acre is 43,560 it is possible to have 2 lots and an easement within an acre. Don Fawson said he wanted to point out that their are 2 (1/2 acre) lots in the neighborhood now however when the subdivision was accepted 20 yr. ago there was no zoning ordinance at that time. Those 2 lots were grandfathered in years ago. Mayor Mosher said his view is he doesn't like spot zoning in a residential area. He feels it would not be in our best interest. When he bought his lot it was an existing lot and had been so for over 20 yrs. Motion by Mike Empey to deny the zone change. Seconded by Josie VonCannon. Motion passed with three yes and one no.

APPROVED AND SIGNED THIS 25th DAY OF MARCH 1998

Ron Mosher

Ron Mosher, Mayor

attest: Joy Stevens
Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING


The Town Council of Leeds will hold a Town Council Meeting on Wednesday, March 11, 1998
at 7:30 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

7:00 - 7:30 Public hearing on re-zoning request

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Nancy Hess: information session on sewer project
6. Elvin Braman Chief of Police
7. Don Fawson Fire Chief
8. Ron Mosher Mayor
9. Joan Thornton Council Member
10. Michael D. Empey Council Member
 Planning Commission items
11. Josie Von Cannon Council Member
12. Charlie Scott Council Member
 Sign Permit
13. Other Business
14. Adjournment

POSTED THIS 9 TH DAY OF MARCH 1998



Dianne Houston/Treasurer
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pease's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
MARCH 12, 1998. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

Town of Leeds

Minutes for the Town Council Meeting of March 11, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:30 p.m.

2. **ROLL CALL:** Mayor Ron Mosher and Council Members, Mike Empey, Charlie Scott, Joan Thornton, and Josie VonCannon were present.

3. **PLEDGE:** Charlie Scott

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

The Agenda and Minutes of February 25, 1998, also the minutes of the Work Session of February 25, 1998 were approved with one correction to the minutes under Charlie Scott he had stated lights and not light poles. Motion to approve with the one correction by Charlie Scott. Seconded by Mike Empey. Passed unanimously.

5. **NANCY HESS WITH INFORMATION ON SEWER PROJECT:**

Council Member Joan Thornton introduced Nancy Hess from the Utah State Dept. of Water Quality. Karl Rasmussen from Jones and DeMille Engineering. Wayne Thomas from the Dept. of Environmental Quality. Hal Nelson from Rural Development. and Darwin Hall from Ash Creek Special Service District. Ron turned the time over to Council Member Charlie Scott to direct the discussion. Charlie turned the time over to Nancy Hess. She in turn stated Karl Rasmussen will explain the project first. Karl showed a concept plan to the audience and Council. The plan had detailed the following. A collection system, some of the streets in Town, the collection line (an 8 inch pressure line that gravity feeds a 10 inch collection line) down Main Street. The 10 inch line is used to make sure it would house future development. For the present time it would be the primary limits of Leeds Town. Question from the audience was concerning where the holding ponds will be. Possibly we can gravity feed to Harrisburg pump station and from there to Ash Creek sewer lagoons. He stated the treatment facility is already in use its just a matter of building a collection system to collect the sewer and get it down there. Upon questioning from the audience concerning homes in the lower lying areas and how will it gravity feed up hill. Karl stated they will need to be pumped. They will need a little pumping station to pump it up to Main. Mr. Leavitt questioned what is the overall purpose and what is to be gained from the sewer project. Karl stated there are several things to be gained. Joan stated one of the things we considered was that it was large enough so that later on when the area is more highly populated no one will be locked out in this whole area, and it will be engineered in such a way it will handle a lot of people. Karl stated it will handle enough capacity for possibly a couple thousand residents. Karl said when the feasibility study was done, at the request of the Town, the advantages are

for those that have septic systems and have high maintenance on their systems it will be an advantage for them to connect on. Karl stated the disadvantage is the initial cost. He summarized costs. It will initially cost \$1.36 million dollars to put in. The Town obtained funding from 2 grants, one grant from the Division of Water Quality and the other from Rural Development, both grants totaled \$945,000.00. Monthly rates will be approximately \$30.50. Fifteen dollars of that will go to Ash Creek and the rest to retire the debt. Charlie wanted to make it clear for everyone that Washington Co. instituted a ground water study to see what the contamination was of the Navajo Aquifer. After the study was completed they recommended the Leeds area a septic on every 10 acres. Because of Washington Co. Conservancy District we know of the contamination that is going into the Aquifer, and they are pressing it very bad. Down the road we are going to be required to go on sewer whether it is now or 5 years from now. That's why we started this process to see if we can be a little bit ahead, and we will probably never be able to get this \$945,000.00 again. Charlie stated he doesn't want the state to come in and say cut your leach lines into and start pumping your septic systems. Mr. Leavitt stated "you're trying to scare people in with all the talk about contamination of water and having to pump our septic". Ron stated we need to move on to some of the other issues and we are going to have a hearing on this and it is scheduled for the 25th of this month. Karl said every one within 300 feet will be required to connect on to it within one year. The audience wanted to know, if this is a County problem concerning the water contamination, why aren't they helping to absorb some of the cost. Nancy Hess stated these grants the Town has access to will absorb most of the costs, and she just wanted to make it clear that these are government agencies contributing to it. The audience then questioned if this will be a treated system or what. Karl said it will be treated by lagoons with clay liners and the reason for lagoons is evaporation of the water and it will take care of itself. The lagoons have aerators in them to break down the bacteria and waste and get rid of it. Don Fawson told everyone of the problems he has had with his septic. He has had 3 septic. Small families will not have the same problems he has experienced but he has a large family. He spent \$3,000.00 just for the leach line. Septics can be a real problem. Nancy went into the loans and cost of connection. She stated it will be \$30.50 a month and the connection fees will be \$1088.00 for the first year, and after the first year it will be \$1500.00. She said the Water Quality Board authorizes this project with the understanding that the Town would seek public interest and see if this is something the Town really wants to do. So they are awaiting our decision. An audience member wanted to know if this is the only cost we will incur or do we also pay for the line from the street to our homes, and if so can you give us an estimate on what that would cost. Karl stated the cost for the lateral line, depending on what the condition of your ground is, is approximately \$1500.00. Wayne Thomas said based on some of the comments what is really driving this project is water quality. The Washington Co. Water Conservancy has identified potential problems with the continued use of septic systems. Some other things being discussed right now is that it is being recommended these septic systems be pumped once every 3 to 5 years. The problem with that is where does it go, and right now the only place that accepts it is the City of St. George. As the number of septic systems grow in Washington Co. there needs to be capacity in the plant to handle these septic. Right now St. George doesn't want to accept it anymore and if they don't we are going to have

to haul it miles and miles which can be very costly. The next closest plant is in Cedar City. Questioning then went to Darwin Hall and how it will be treated by Ash Creek. Darwin stated it will go to the lagoon. It is treated at the lagoons with the aerators. Don Goddard asked why he is being told different things. When the property close to him several years ago was developed he went to Ash Creek Sewer District with concerns about his well and he was told at that time his well would never be affected. Now your telling us the septic do affect our water. He said he has always been told that septic tanks will do the job they are set up to do, and he has never had any problem with his. Questioning then went to the RV Parks. RV Parks will be estimated at every 4 sites will have to pay the connection fee. If they have a lot of sites they can do 8 sites a year until done. Joan stated Ash Creek has allowed the RV Parks to come on in a period of 3 years and the monthly fee of \$7.50 per month per site. Karl stated the project will start at approximately the new Fire Station location and will take in initially approximately 140 homes. Joan said we want Leeds to remain a small community. We have postponed the sewer project since 1988. Then it was \$50,00.00 now it is over \$1,000,000.00. If we do not have 51% supporting the project we will not get the funding. Mike Empey stated he feels it's important to make an educated decision on this so please everyone spread the word so we can get a good turnout at the public hearings. Mr. Lyle McCakne was introduced as a concerned citizen who lives up north but spends his winters in Harrisburg. He told about the problems his community has had with sewer lagoons. The EPA and State Board mandated they build a treatment plant. They created their own municipal district for water, sewer, roads and etc. Mayor Mosher said Charlie is spearheading the sewer project and Ash Creek said they will help us in anyway they can. He told everyone how much we appreciate them coming and be sure to spread the word about the public hearing, and now we would like to continue with the rest of our regular business. Most of the audience left at this time and the regular meeting resumed at 9:15 p.m.

6. POLICE CHIEF ELVIN BRAMAN:

Elvin stated there were no February statistics ready yet. Three people have been arrested for the burglaries that occurred here in Town. There was a stolen motorcycle. He was notified of a prowler. The resident surprised the prowlers at 4:30 in the morning but did not notify Town Hall until 10 a.m. He would like to be notified as soon as possible so they can be apprehended in the act. He told the Council about Jeff Krueger coming on and that there are 2 sources for possible funding. There are 15 weeks left for the current budget for officers. Wages and expenditures will allow him coming on. He asked the Council for their support in bringing Jeff on. Charlie questioned if Jeff is willing to work at Elvins discretion. Elvin said yes and there would be a maximum of 20 hours per week. He stated we have \$50,000.00 in the Cops Grants and the Moore Grant of \$3,000.00 will be for a computer. We can get on line and use the same reports as the other cities. Mayor Mosher said he feels comfortable we have enough funds to hire Jeff. Charlie asked if one of the officers will be on duty in the early morning hours. Elvin said he will see what he can schedule. Motion by Joan Thornton to approve. Seconded by Charlie Scott. Passed unanimously. Jeff will contact Joy for the swearing in.

7. DON FAWSON FIRE CHIEF:

Don informed the Council the Special Service District Board was sworn in and they will meet to discuss budgets and etc. They would like to use Town Hall for their meetings. Engine #1 has a leaking seal and the estimate to fix is \$150-\$200. He asked the Council for approval to have it fixed while the mechanic is in the area. The Council had no problem with it. At the last meeting Don had informed the Council that the brush truck needed repairs in the amount of \$1800.00 and he said it will more than likely be closer to \$2200.00. Fred Friese has consented to do the repairs. Motion to approve up to \$2200.00 for the repairs by Mike Empey. Seconded by Josie VonCannon. Passed unanimously.

8. MAYOR RON MOSHER:

Ron stated he has nothing further at this time.

9. COUNCIL MEMBER JOAN THORNTON:

Joan informed the Council that Jeff's Eagle project had been denied by the Scouting board. He will be looking into several other options. Concerning the Hardship Grants, we were low. They did not move to grant us any money until the sewer project is underway. The Town will determine who is eligible for those funds. Our RV Parks should qualify for some of these grants. Joan asked Joy if she will make copies of the grant and loan programs, Rural Development provided for us, and give them to the 2 RV Park owners.

10. COUNCIL MEMBER MICHAEL D. EMPEY:

Mike stated the changes have been put in the updated copy of the Zoning Draft. He met with the Planning Commission and they were receptive to most of the changes. They discussed Modular Homes to face the street. They talked about signs. Suggested a public hearing to address the sign ordinance. Dale Jackman suggested the Council think about whatever we pass here we should have the businesses get together and make some recommendations to the Council. We need to work on animal control and it won't be ready as soon as everything else. It was suggested the Zoning Ordinances be put in a three ring binder so we can make changes more easily. Mike said the Zoning Draft can be reviewed by the public and Joy will put in the Insider that we have 3 copies available at Town Hall that can be checked out for a 3 day maximum. The date set for the Public Hearing is April 8, 1998 for the Zoning/Subdivision Draft at 7 p.m. The Historical Society has a grant of \$1000.00. They will re-do the brochure. They have applied for a \$500.00 grant for the cemetery.

11. COUNCIL MEMBER JOSIE VONCANNON:

Josie asked about the house on Main Street that is falling in and what we had found out about it from the building inspector. Joy stated she had talked with Dennis Mertlich our inspector and he said if we want immediate action we should go to our Fire Department and have Don issue a warning to the owners. Dennis stated he can red tag the house and have it condemned. Mike stated he will try to talk to the owner. Josie met with Vern Watkins and she would like to know if we can't find another way to control our weeds with something other than the 5 gallon pump Vern is using. Charlie suggested we

call the County weed sprayer and have them spray for us. There might be a minimal fee for the Park and maybe they will not charge anything. Josie said our trees are illegal. They should be 6 ft. high before branching to keep kids from vandalizing. We need to plant some thorny bushes by the building to deter children from climbing on it. The soccer poles need to be relocated and Brent DeMille and his son will help move. Josie suggested a ramp from the road into the Pavillion so we can get pianos and other band equipment in it more easily.

12. COUNCIL MEMBER CHARLIE SCOTT:

Charlie submitted to the Council a copy of a Sign Permit Application for any sign on Town property. He said he feels we need a sign permit so future administrations cannot change it. The permit will eliminate that from happening and also be a protection for existing signs. He had the Council turn to the Zoning Draft on Page 67 where it states "just cause" and asked for a definition of "just cause". He feels it should be "lawful cause". Motion to accept the Sign Permit Application, so we can have a record of signs, by Charlie Scott. Seconded by Joan Thornton. Passed Unanimously. Charlie said Mr. Samuels from Harrisburg donated a metal detector to raffle off for the EMT's. He really appreciated the way they came to his assistance when they were needed.

13: OTHER BUSINESS:

Mayor Mosher stated that Jim Parnell had called him stating that Leeds RV Park is changing their sign and so Zion RV Park will need to move their sign. Leeds RV Park's sign has been there a lot longer and should have first choice on location. In the future when a sign permit application is submitted it will be an agenda item for the next meeting. Leeds RV Park has submitted a Sign Permit Application for a sign they are putting in on Main and Center. The sign has been ordered and set up with a sign company to proceed next week. Mike and Ron will look at the Sign Permit Application from Leeds RV Park and because of the special circumstances make a decision immediately.

14. ADJOURNMENT:

Meeting was adjourned at 10:45 p.m.

APPROVED AND SIGNED THIS 25TH DAY OF MARCH, 1998


Ron Mosher, Mayor


Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
PUBLIC HEARING & TOWN COUNCIL MEETING


The Town Council of Leeds will hold a Public Hearing on the Sewer Project and Town Council Meeting on
Wednesday, March 25, 1998
at 7:00 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

7:00 PM Public Hearing on the Sewer Project

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Elvin Braman Chief of Police
6. Don Fawson Fire Chief
7. Ron Mosher Mayor
 Sign permit submitted by Zion RV Park
8. Joan Thornton Council Member
 Issues being submitted 2 weeks prior to vote.
9. Michael D. Empey Council Member
10. Josie Von Cannon Council Member
11. Charlie Scott Council Member
12. Other Business
13. Adjournment

POSTED THIS 24TH DAY OF MARCH 1998



Joy Steyns, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Pease's Automotive

**THIS NOTICE MUST BE POSTED UNTIL
MARCH 26, 1998. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

Town of Leeds

Minutes for the Public Hearing on Sewer Project and Town Council Meeting of March 25, 1998

1. **CALL TO ORDER:** Mayor Ron Mosher called the meeting to order at 7:00 p.m.

2. **ROLL CALL:** Mayor Ron Mosher and Council Members, Mike Empey, Charlie Scott, Joan Thornton, and Josie VonCannon were present.

3. **PLEDGE:** Mike Empey

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

The Agenda and Minutes of March 11, 1998, also the Minutes and Public Hearings of June 11, 1997 were read. Motion to approve by Mike Empey. Seconded by Josie VonCannon. Passed unanimously. Concerning the Minutes and Hearings on June 11, 1997 there are only two Council Members left on Leeds Town Council who were present when these minutes were taken. Joan Thornton and Charlie Scott read the minutes and to their knowledge seemed correct. Charlie made a motion to approve. Joan Second. Passed unanimously.

5. **PUBLIC HEARING ON THE SEWER PROJECT:**

Mayor Mosher introduced Nancy Hess from the Utah State Dept. of Water Quality. Karl Rassmussen from Jones and DeMille Engineering. Wayne Thomas from the Dept. of Environmental Quality. Hal Nelson from Rural Development. and Darwin Hall from Ash Creek Special Service District. Ron stated we would like to limit comments to about 3 minutes so everyone who wants to speak will have the opportunity to speak and please state your name and address for the record. Bob Coxey at 115 So. Main wanted to know the difference between the sewer leach fields we have now and the way they are going to leach the sewer down at the pond. Wayne Thomas answered the question to explain that the waste water goes from your homes to your septic tank where there is a separation of the solids and the liquid go into the drain field and seeps into the ground. With the Sewer it will be collected in the line and taken down to Ash Creek and it will be treated there and then it goes out into an alfa alfa field. Coy Wiley 105 So. Main asked do you believe the water from Ash Creek doesn't leak into the Virgin River. Your talking 3 or 400 ft. apart and here it is 3 to 4 miles down to Quail Lake. Wayne said the concern of leach fields is contamination of ground water. Coy said are you certain of that, is that a proven fact. Wayne said the concern is proven but there is no data of this area where there is degradation in the wells. There are some areas where that is occurring. He asked if there are any wells in the area we would be contaminating. Charlie stated yes there are 3 wells in the area. He went on to explain the nitrates in the septic tanks. They talked about no comparison between the leach fields and a lagoon. Darwin stated the lagoons are

aerated and chlorinated to treat it before it goes into the air. Mr. Leavitt wanted to know how does it kill nitrates. Aeration doesn't do it. The plants in our yards take in nitrate potash and he didn't see what is to be gained with having a sewer and not just satisfy someone's whim. Darwin Hall stated for the record it doesn't matter to him whether Leeds comes on to the system or not. He felt the District has been good to let us come on for cost. Discussion then went to what the costs were fifteen years ago and today. Don Goddard stated it was his understanding a leach field put in properly will evaporate from the top. Discussion went to the difference between drain fields and trenches. Drain fields are 1 to 2 feet below ground level and trenches are quite shallow. Alice Franks 40 East Vista asked if there is a time when the State will say you have to have a sewer system. Wayne explained to her about the ground water study. She asked who sets the limits on ground water is it us or the state. Wayne said both. The state has some input on that but it is mostly a local decision. Ron asked if there is an instance where the state has ever done this. Wayne said Utah has never forced anyone to hook on. Roy Brewer 170 Mesa View said his understanding then is the septic we have are contaminating the ground water. Where did you take a study to show his septic is giving a problem. Is someone taking a reading. Karl referred to the Aquifer Ground Study. Roy said we are worried concerned about the Town of Leeds. Our water system isn't contaminated. Karl said you're all thinking you're being forced into this. But that isn't the case the Town is looking at the future and growth. There are people in the area who have had problems. Roy stated he is not opposed to progress. Elvin Braman stated he has been to all the hearings that have dealt with the sewer project and the likely hood is it will happen with growth. Susan Savage 985 No. Wonder Lane asked if we are not to blame for groundwater contamination whose responsibility is it to finance this. The burden should be shared by those being affected. She feels Washington Co. should help with the costs. Ron pointed out the water quality study that was done. New Harmony and the other areas up from us could impact us. We are downstream from them. Everything is linked together. Because its not occurring currently it may occur. No one is an island out here we all share some commonality. Once it has occurred there is no turning back. Nancy Hess talked about costs and environmental benefits. She stated the State and Rural Development are putting a lot of money into the project. Dianne Houston 97 Valley Rd. wanted to know if the Council is voting on this tonight. Ron said no we will have another hearing on the 22nd. She said she did a cost based on figures that were thrown out a few weeks ago at the hearing and based on that she figured on a monthly basis her cost will be \$650.00. And \$32,000.00 to hook in. Trenching and re-landscaping her RV park could cost her \$62,000.00 And her monthly cost would have to be passed on to her customers at a rate of \$60.00 a month. That puts her up with competing with Redlands and other RV parks that have swimming pool and other types of amenities Leeds doesn't have we don't even have a gas station. Joan stated she has some information on grants that are available for her type of business and copies will be made available for her and Zion RV Park. Bill Schweer stated it will be real expensive for him because of the terrain. Some of the areas will need to be pumped and so it will take people to take care of the pump stations. Ron asked Karl if this was included in the fees. Karl said yes and also administrative fees were also included. Mr. Stirling talked about cesspools, and going down 32 feet and found a little stream of water. He said if this is going to cost us a million dollars now what is it

going to cost 5 years from now. Gordon Allen said I think the key word here is water. Why don't we look into putting in a gray water system run off and water our lawns and trees with that water instead of letting it go into our septic. Joan asked Nancy Hess if using gray water in this state is still illegal. Nancy said it is still illegal in this state and we need to get a hold of our legislatures to get this changed. Gordon stated some states require people to use their gray water. Joan reiterated the fact we could have had the sewer in years ago for \$50,000.00 and now its over a \$1,000,000.00. We can postpone this again but then like Eldon said what will it cost in 5 years from now. Joan stated she knows all of you people with beautiful new homes and she for one is grateful for your new homes because it makes Leeds look so nifty and she likes that. There are a lot of areas around here that have been upgraded and she knows it took a lot of money to put in your leach line, but they don't last forever and eventually you will have to redo them, also your property is worth more it is an investment if you have a sewer system. Karl went over the consumer cost index being half in 1980 as what it is now. Mrs Schweer asked if this is for every home in Leeds. The answer was no, just the homes on the east side of Main Street. Dianne Houston said the sewer will increase our property value and so then there is an increase in property taxes. Mr. Gier stated the sewer has a lot of benefits, but what about the economic impact personally on the families of Leeds I have a brand new home and I just put my septic tank in there and I'm not interested in the sewer right now. It will be a tremendous cost. How do we withstand the cost. I know there are a lot of families in Leeds who can't bear that cost. Joan stated we have been looking at that very closely and a lot of you people with your new homes I haven't worried too much about. Someone in the audience said well you should. Joan said should I. She said I never feel bad for half the men in brand new homes its just one of those things. Someone stated well what if you've put all your money in your home and you don't have any left. Joan said you mean like "house poor". Mr. Leavitt said well if you paid \$5,000.00 a home 20 years ago and it worth \$150,000.00 now you're better off than the person who just bought a new home at the present cost. There is something you are overlooking there. We brought money in and put it in the houses at today's cost. But it doesn't really matter he thinks it doesn't even figure into the equation. Joan stated she feels part of the equation he is missing is those of us who have thought about Leeds future, and you enjoy the sidewalks, and the street light, we are interested in the future of Leeds. Joan said the ones she has been more worried about is those that we have been working on acquiring hardship grants. She said she has spoken with Russ Peine and he said it would cost approximately \$1500.00 to make that connection. Susan Savage said she appreciates the fact it is important to plan for the future but why can't the Washington Co. Water Conservancy District help with the cost. Brent Hatch asked what is the requirement for disposal of the old septic. Wayne Thomas said there is no requirement. How or what you do with your old septic is up to you. Discussion then went to how much per foot it will cost to dig a line from the residences to be connected. Karl explained the collection lines and the spider lines. Everyone within 300 feet need to connect. Roy Brewer asked if there is a map of the main laterals or trunk lines and the elevations on them. Karl showed everyone the big map and stated small ones will be available after the hearing for anyone interested in one. Susan Savage stated it comes down to finances and she thinks the Water Conservancy should help pay for this. Charlie will go and talk to Ron Thompson about helping with the costs.

Fred Friese said we pay on our taxes to the Water Conservancy so why can't they help out. This is a terrible expense. Fred stated that since LaVerkin put in their sewer they have had several increases in their rates. Wilma Beal asked about interest free loans. Nancy Hess explained what grants and loans the town has available to us. Herb Jensen stated he personally is in favor of the sewer going in. And somewhere if not now later we will put in the sewer system. He replaced his leach line and it was expensive. If you wait it will escalate. If we have to do it now is the time. Don Fawson stated there are several people who are having problems with their septic systems. Mayor Mosher said we don't have all the answers and we will explore other avenues. We will accurately and comfortably make a decision within 2 to 4 weeks. It will be a difficult decision. Coy Willey wanted to know who makes the vote. Mayor Mosher stated the Council makes the final vote but we do represent the people and so we need all of your feedback. If everyone will spread the word we are having another hearing on this on April 22nd. He then thanked everyone for coming and appreciated their comments. He stated we will take a short recess and then resume with the rest of the Council meeting agenda. The hearing adjourned at 8:38 PM.

6. POLICE CHIEF ELVIN BRAMAN:

Elvin didn't have anything at this time.

7. DON FAWSON FIRE CHIEF:

Don wanted to update the Council on the progress of the new fire station. He stated the fire engine had been worked on, and Fred Friese is working on the brush truck. He asked if we could pay Fred in a timely matter when he turns in receipts. Discussion then went to the Fire District and the transition that will be involved. Assistant Fire Chief Steve Lewis said his top priority is to serve the people. He likes to help people and help improve things. Not just maintain but to improve. He said there will be a time when there will be a petition toward ambulatory service out of Leeds. Steve talked about response time. Josie asked if statistics are kept of the average time it takes. He said everything is documented.

8. MAYOR RON MOSHER:

Sign permit submitted by Zion RV Park was studied by the Council Members. Jim and Gloria Parnell owners of the RV Park were present. The Council informed them that if they have a lighted sign they will need to get a building permit so electrical inspections can be done. Motion by Charlie Scott to accept the 2 sign permits. Seconded by Mike Empey. Passed unanimously.

Fire District Board Chairman Jim Bray asked if he could take a few minutes to pass along some information to the Council. He said the Leeds Area Special Service District Control Board is an extension of the County Commission. He said we have a good Fire District, it is from Pintura to mile marker 17 with the exception of Anderson Junction and Harrisburg. Everyone else will be a part of it. There has been no decision yet on assessments. He stated Fire Chief Don Fawson had a guiding influence on this and they want to make the transition as smooth as possible. He said one of their biggest

concerns right now is the reaction from the public. They want to have time to educate the public properly. Joan asked when the assessment will start. Jim said the middle of this year and it is going to be tough for the residents with the sewer also proposing to go in. Joan asked if he could give us a ball park figure. Jim said no we don't know yet but the target date is July 1st. Mayor Mosher stated that would be great for us since our budget needs to be done by the end of June. Ron told Jim it is really important to us to have a date for our budget concerns. Jim stated they really want the "fees", or a better word might be taxes, to be included in the tax bills. Ron asked if there were any further questions. There were none at this time

9. COUNCIL MEMBER JOAN THORNTON:

Joan informed the Council that she would like to request that issues such as the Leeds RV Park sign permit be submitted at least 2 weeks prior to being voted on so they can be researched and not just rushed through. She said she wouldn't have voted on some things had she had more time to research them. Ron said he wanted to encourage everyone to go get their mail more often and read it and some of these issues are in your boxes a week ahead of time. Ron wanted to remind everyone about the meeting Friday night at 7 PM at the Church for a community awareness on issues such as crime prevention, neighborhood watch, gang awareness and everyone is invited to be there. Mike said we are trying to address the crime issues but also the reporting issues for the citizens. Ron wanted everyone to know that he has talked to Nancy Hess about some alternatives and she will be sending us some information on the concept of people paying a debt service fee but not an impact fee or an operation fee until the hookup is implemented.

10. COUNCIL MEMBER MICHAEL D. EMPEY:

Mike stated hopefully by the next meeting he will have a draft on the animal control ordinance. He said Jared Taylor finished his Eagle Project to install some steps on the park, and for the Council's information the person who was going to donate the concrete backed out and so his family will have to pick up that cost of \$138.00 unless the Town wants to help out. Josie asked why he didn't have a fund raiser. Charlie and Joan both felt Jared needs to raise the money himself to pay for the concrete. Charlie said he has seen 3 Eagle projects so far since he has been on the Town Council and not one of the kids deserved their eagle because they did not earn it someone else did it for them.

11. COUNCIL MEMBER JOSIE VONCANNON:

Josie had nothing at this time.

12. COUNCIL MEMBER CHARLIE SCOTT:

Charlie had nothing at this time.

13: OTHER BUSINESS:

No other business at this time.

14. ADJOURNMENT:

Meeting was adjourned at 10:10 p.m.

APPROVED AND SIGNED THIS 6TH DAY OF APRIL, 1998

Ron Mosher
Ron Mosher, Mayor

Joy Stevens
Joy Stevens, Clerk/Recorder