

Town of Leeds

Town Council Meeting for September 26, 2018

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:00 PM on September 26, 2018 at Leeds Town Hall, 218 N Main.

ROLL CALL:

Present Absent

MAYOR: WAYNE PETERSON	<u> x </u>	<u> </u>
COUNCILMEMBER: ALAN ROBERTS	<u> </u>	<u> x </u>
COUNCILMEMBER: DANIELLE STIRLING	<u> x </u>	<u> </u>
COUNCILMEMBER: ELLIOTT SHELTMAN	<u> </u>	<u> x </u>
COUNCILMEMBER: NATE BLAKE	<u> x </u>	<u> </u>

2. Pledge of Allegiance by Councilmember Stirling.

3. Declaration of Abstentions or Conflicts: None

4. Approval of Agenda:

Councilmember Stirling moved to approve tonight's agenda and meeting minutes of September 12, 2018 with one change on Page 4, Paragraph 5, correcting the referenced name. 2nd by Councilmember Blake. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: ALAN ROBERTS	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COUNCILMEMBER: DANIELLE STIRLING	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: ELLIOTT SHELTMAN	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COUNCILMEMBER: NATE BLAKE	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

5. Citizen Comments: None

6. Announcements:

a. Brent Bills with Washington County School District discussed \$125 Million Dollar bond election that will be on the ballot. This bond will fund school expansions, several new school buildings, new safety features, new HVAC units, and several other needed school enhancements. Mr. Bills passed out a sheet with more detail.

7. Public Hearings: None

8. Action Items:

a. Clerk/Recorder appointment ratification

Councilmember Blake made a motion to approve this appointment. 2nd by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

Mayor Peterson issued Oath of Office to Peggy Rosebush to serve as Clerk/Recorder.

b. Resolution 2018-04 PTIF Access

Mayor Peterson explained that PTIF is the investment fund that most communities throughout the State participate in as does the Town of Leeds. In the past year, the State Treasurer’s office, who operates PTIF, made a request that every municipality and other entities participating pass a resolution providing for who is authorized to be the official access. This will not change in regard to anything that we have utilized in the past. It currently refers to our acting Treasurer and we will be looking to transition that to a full-time Treasurer. They are looking to see this Resolution in place by September 30, 2018, which authorizes the Mayor to execute the Public Entity Resolution for the Office of the State Treasurer regarding the Utah Public Treasurer’s Public Investment Fund.

Councilmember Blake made a motion to approve Resolution 2018-04 PTIF Access. 2nd by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

c. Application for License to Sell Beer & Wine On-Premise Consumption, Chris Holmstead, Cafe y Mayor Peterson stated that the Leeds ordinances allow for Town Council to approve an on-premise license for every 400 residents there are in town and given our current resident count of 852, we would be permitted to have two, but at this point, this would be the first one for on-premise consumption. There is one for off-premises which is at the Leeds Market right now.

Councilmember Blake made a motion to approve Application for License to Sell Beer & Wine On-Premise Consumption at Cafe y. 2nd by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

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

9. Discussion Items: None

10. Citizen Comments:

a. Alan Cohn, 2040 Silver Reef Drive, discussed his concerns regarding the bed & breakfast that has opened on Silver Reef Drive. According to the bed & breakfast website, they are now accepting reservations. Alan Cohn stated that most people in the neighborhood are against this Bed & Breakfast and he asked what will be done about it. Mayor Peterson provided an update stating that he has received confirmation from the Town Attorney and will be sending a letter to the bed & breakfast property owner and the property management company informing them that they are in violation of Town ordinances and that we do not permit short term rentals in the Town of Leeds. Mayor Peterson stated that to operate a bed and breakfast it would require a Conditional Use Permit and a Home Business License and also that type of set-up would require an inspection from the Hurricane Valley Fire Service District and their approach to bed & breakfasts is that a bed & breakfast is allowed only up to 10 occupants unless there is a sprinkler system. Mayor Peterson stated that a letter will be sent with this information.

b. Susan Savage, 985 North Wonder Lane, discussed the wild turkey problem that happened last year and wanted to know if the Division of Wildlife could be contacted and asked to come and do what they did last year to gather up and relocate the wild turkeys. Mayor Peterson will contact the Division of Wildlife to see if they can come again this year.

c.. Angela Rohr, Silver Reef Drive, discussed the parking problem on Silver Reef Drive at the bed & breakfast. She stated that the street is too narrow to have cars at the bed & breakfast parking overnight on the street.

11. Staff Reports:

a. Councilmember Blake suggested that Town Council meetings be moved to one evening a month. Councilmember Stirling stated it would be advantageous to schedule a meeting on the second Wednesday of every month and if there is no quorum then the meeting can be pushed to the fourth Wednesday of the month. Mayor Peterson stated that this will be an action item on the Town Council meeting agenda for the fourth Wednesday in October instead of the second Wednesday so the public will have a chance to weigh in on this so we can get input from everyone involved. This subject will be a Discussion Item and then an Action Item. Mayor Peterson stated that we need to specify our 2019 schedule by December.

b. Mayor Peterson stated that he was at a DTEC Meeting a week or so ago and that they did approve the funding for environmental studies for additional exits along I-15, The construction here in town is expected to be completed by mid-October with minimal work down below relative to work which was almost daily. Mayor Peterson said that they are now doing some clean-up work and it is approaching the final stages. They should finish in Leeds before they finish on I-15.

Mayor Peterson stated that he was at a Washington County Water Conservancy meeting. FERC will be overseeing the hydroelectric portion of the project and there will be other agencies that will be overseeing the different aspects that do not involve hydroelectric power generation. It is thought that the earliest construction will begin in 2020

Councilmember Stirling asked if the issue with bed & breakfasts could be sent to the Planning Commission. Mayor Peterson stated that the Town Attorney mentioned getting a specified ordinance on short-term vacation issues. The Attorney will draft something to be used as a starting point. Mayor Peterson stated that once we have a starting point, it should be reviewed by the Planning Commission. Councilmember Stirling would like to get public comments from the Planning Commission so that the Planning Commission has something to work with until we have something concrete. Mayor Peterson stated that because it is a land use issue, it would require a public hearing. Mayor Peterson stated that we should have something from the Town Attorney within about a month.

12. Closed Meeting: None

13. Adjournment:

Mayor Peterson adjourned the meeting at 7:31 PM.

APPROVED ON THIS 24th DAY OF October, 2018



Mayor, Wayne Peterson

ATTEST:



Peggy Rosebush, Clerk/Recorder