

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, March 27, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, March 27, 2024, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call To Order/Roll Call
2. Invocation
3. Pledge Of Allegiance
4. Declaration Of Abstentions Or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda of March 27, 2024
 - b. Meeting Minutes of February 28, 2024, Regular Session
 - c. Meeting Minutes of March 13, 2024, Regular Session
6. **Citizen Comments:** No action may be taken on a matter raised under this agenda item. (Three minutes per person)
7. Monthly External Reports: LDWA/HVFSSD/Sheriff's Office
8. Announcements:
 - a. Update from the Fair Committee and Presentation of Pageant Royalty to Represent Leeds as Spotlight City in the 2024 Washington County Fair Parade
8. Public Hearings: None
9. Action Items:
 - a. Appointment of new Clerk
 - b. Cemetery Ordinance
10. Discussion Items:
 - a. Excavation Permit
 - b. Budget Amendment
 - c. Town zoning project assignments
11. **Citizen Comments:** No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
14. Adjournment

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting. The Town of Leeds is an equal opportunity provider and employer. **Certificate of Posting:** The undersigned Clerk/Recorder does hereby certify that the above notice was posted March 26, 2024 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leedstown.org.



Michelle Rutherford, Acting Clerk/Recorder

Town of Leeds

Town Council Meeting Wednesday, March 27, 2024

Regular Meeting 7 PM

1. Call To Order/Roll Call: 7:06pm

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING		X
COUNCILMEMBER: RON CUNDICK	X	
COUNCILMEMBER: BRIAN HANSEN	X	
COUNCILMEMBER: KOHL FURLEY	X	
TOWN PLANNER: SCOTT MESSEL	X	

2. Invocation: Councilman Cundick
3. Pledge Of Allegiance
4. Declaration Of Abstentions Or Conflicts: None
5. Consent Agenda:

- a. Tonight's Agenda of March 27, 2024

Councilmember Furley moved to approve tonight's agenda Second by Councilmember Hansen.
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

- b. Meeting Minutes of February 28, 2024, Regular Session

Councilmember Furley moved to approve tonight's agenda Second by Councilmember Cundick.
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

- c. Meeting Minutes of March 13, 2024, Regular Session
Councilmember Furley moved to approve tonight's agenda Second by Councilmember Hansen.
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

6. Citizen Comments:

Wayne Peterson, 975 Bonanza Rd. I would just like to make sure that everybody on town council is aware of Open Public Meeting Act training. It is something I think is very important. Open public meetings are available to residents and non-residents of the town of Leeds and I would just encourage the town council to make sure that we as a town follow those Open Public Meeting Act rules.

Lynn Potter, St. George. This isn't on the agenda, but it might be related because it has to do with 174. This is. This is a 30% slope and I want to talk about the low side ordinance. You have yours. Hope I get this right. You can't build on anything more than 30% slope. I see this is a constitutional issue and not being able to build on your property that's greater than a 30% slope is taking, is what I'm told now. The more important thing that's coming down the road to you guys. Even if you don't change your hillside ordinance and allow for more than 30% slope. Say do something like with conditions, because we can engineer anything nowadays. We can get around any problem. We can even build on a cliff face. OK, so it's not a question of engineering or public safety anymore. We can do it, yeah. Most hillside ordinances are because people don't want to see it. And there are people in the town that are really against me on this, because they don't want their hillsides developed because they don't like the looks of development on their hillsides. But if you don't own that property on the hillside, then you shouldn't prevent someone else from developing on it. There are big developments that are coming to town and they're going to want to develop on properties that that may have problems getting to these areas or building on these areas. When I had some difficulty with the hillside ordinance with Sunrise Engineering and I was taught how to do slope by the United States Geological Survey. And slope is a function of scale. And Sunrise was using 1M size scales. OK, so if you scale it down close enough that the sheet of paper, it looks like a mountain range. It's really important that if nothing else, the Town of Leeds establishes a method for calculating slope. Go to the USGS, find out how to calculate so talk to other cities, put it in writing on how to calculate slope. Anyway, that's, that's my spiel about the hillside ordinance. If I have any more time, I'd like to suggest the ADA thing with COVID, that's critical that you guys fix that because lawyers make their living suing towns about this. The solution for the changes with the town council, you guys need individual monitors. That's what you need up here. Individual monitors and a bunch of little monitors around, because that's the way things are going. Individual monitors for the town council people. And the swing sets, they used to put garden hoses over the chains. Nowadays you can find covers. You can't buy those.

Devin Anderson: Give you a little update. We're the people that have the Silver Eagle Estates development, small development up there, where we're putting in the three acre lots. So just wanted to come back into City Council, give you an update that we're still moving along and plans are in with the your city engineers, they've been coming back. So we expect to get to where that's finalized and then hoping that we get to a real plan that we can get signatures and get recorded. So, if you have any questions or anything, I'd be happy to answer.

Mayor Hoster: I know there's discussion of trying to get sewer associated with y'all and Councilwoman Sterling had asked for a I think a quarterly update, is probably why you're here. Is there anything relevant to that?

Devin Anderson: So we've got a permit issued and approved from the state for a shared septic system that's been designed for the development. It's been designed, engineered, and that's part of why we're back in with the city engineers just because of that change.

Councilmember Hansen: When might you be starting? Well, I guess that's hard to know, huh?

Devin Anderson: I'd love to tell you an answer that I believed in, but I'm thinking 3 months, but I've been saying that for the last year. So, but maybe this time I'll be right.

7. Monthly External Reports:

LDWA:

Doris McNally for the LDWA: With Landmark doing the construction here, periodically they may need to request the LDWA to shut down the water for a while. We've required them to give us 48 hours notice. One of the things we've done is we've created a e-mail system within the LDWA, but we are still missing emails for people. So, if there's any way that you can get the word out to, please make sure your records are updated, your phone numbers and your emails. We'll make sure that the townspeople are aware of anything that might happen.

Councilmember Furley: Can that be done online or does it need to be done in person?

Doris McNally: If you can just call into the office or send us an email.

(LDWA 435-879-0278 email: LDWAcorp@infowest.com)

HVFSSD:

Mayor Hoster announced that HVFSSD has a new division chief, our very own Councilman Kohl Furley. He's been promoted from Battalion Chief to Division Chief.

Chief Kohl Furley for Hurricane Valley Fire, Special Service District: We're just moving along. We are still running our staffing as initially assigned. We just finished a really large event at Sand Hollow and it's just looking like we're going to be busier than ever this year with more events than we originally expected from last year. I think it goes up almost 15% every single year. So we're just maintaining our level of staffing. We're still trying to find an alternative means of funding to help us grow with the population as well as the tourism that's coming in. I know that mayor Hoster and the chief of the organization are working hard on getting that solidified.

Sheriff's Office:

Sheriff Nick Brooksby: I appreciate coming to small town meetings. I pulled stats for the last year for the town of Leeds, who were at 581 calls for service. That seems to be creeping up a little bit every year. We just broke ground on the new jail expansion, we're adding 64 more beds to the facility. Just a note, in 1998 we build a 450 bed facility for \$10.5 million, to add 64 beds is \$23 million. So inflation is real. We always want to know about any problems areas in the community. If you ever have any concerns about houses or traffic, never hesitate to reach out and let us know, and we'll send our focus group deputies to handle those problems. We have four deputies, that's their primary assignment is just taking care of problem areas. Instead of responding to calls for service all day, they're focusing on the proactive side of it. We had about 30 canine handlers at our facility today doing recertification. They have to do a state certification. We had people from Nevada, Arizona, and Utah, a really big event. So we had a bunch of dogs around the facility today. So Any questions for me?

Mayor Hoster: We've had a couple of concerns with regard to the sanctuary assessment of the state and some of the challenges that you face with the ICE contracts. It's a very big legal conundrum for law enforcement with regard to the federal government on what they can and can't do and the cost is enormous. To try and comply with what they want, and so we have to kind of let Illegals go, after 72 hours is that right?

Sheriff Nick Brooksby: 48 currently so I'll give you a little bit of history. So we have been housing ICE inmates for long periods of time for over 25 years with the new administration, everything changed. The rules got more intense. So they have ICE and then you have two non governmental entities that add ice

and. Ice is rules. Are so extreme, so 750 pages that we have to abide by. What it comes down to is they want illegal immigrants to be treated better than our own citizens, some US veterans that happen to be incarcerated, that wouldn't be treated as well as the immigration inmates. So things like they have to have their own entrance, they have to have a special kind of shampoo. I can't lock them down if they get in a fight, which to manage a jail, I've got to be able to lockdown inmates when they get in a fight. So all these little hiccups. About six months ago, there was one lone ICE director out of the Salt Lake Field Office that decided once I canceled the contract with them. So it was me in Salt Lake County were the only ones still working with them since then, Salt Lake counties kicked him out because they got inspected and the inspectors had their pencil sharpened and it was 17 Violations, which puts them in a civil liability case. So a lot of this boils down to the Feds are putting too many rules in place that it puts the county liability for civil lawsuits from ACLU and those kinds of groups. But now their system's broken. It's designed to fail it. It's purposeful, just like the open border. There's laws that Biden could shut it down tomorrow if he wants to. So we still do house ICE inmates for a 48 hour window, but that's their rule, it's not mine. We do house US Marshals, so federal inmates in the custody of US Marshals. We have about 80 of them long term and tell their cases get resolved in the federal system. A simple fix would be if ICE would just adopt US Marshals' rules, then we would be fine. So we're talking to our federal congressional leadership. They're aware of the problems. It's just getting stalled in the Senate at this point.

Mayor Hoster: A good encompass of all of this. I think we've had some citizens vocalize concern, is that affecting Washington County?

Sheriff Nick Brooksby: I get asked this a lot. We've always had illegal immigrants in Washington County, mostly in the construction phase, but they're not criminals. They're not causing problems. So as far as number, I haven't seen an increase in numbers. What we have seen is a huge increase in fentanyl distribution. During 2023, our drug task force that consists of the Sheriff's Office, Washington City, Saint George City, AP&P, and DEA, there's about 16 agents full time that just work drug cases in Washington County. So, we recovered 167,000 fentanyl pills in 2023. Three years ago, we might have got 3 or 400 in a year. So that's a huge uptick. So, the thing that's really in your face for me, as far as the open borders, is the fentanyl problem we're seeing, which increases our overdose rate. So we're every week we're getting an overdose. Ivans had two overdose deaths last month. All of our officers carried 2 doses of Narcan and we use it quite often. I had a couple of inmates that overdosed in the facility. One got hit with four doses of Narcan and one got hit with five. The initial nurses that responded thought the inmates were dead. They were purple and didn't look good at all. Luckily, they didn't die, because that is bad media publicity on me.

Councilmember Furley: I did have one question. So you were mentioning the ICE booklet that's 750 pages. Is that only if they're caught here illegally, or is that if they're illegal and they get charged with something like a felony?

Sheriff Nick Brooksby: This has to do with a long term housing contract with ICE, that's where those rules apply. If we're doing the 48 hours holds on them, none of those rules are applicable.

8. **Announcements:**

a. Update from the Fair Committee and Presentation of Pageant Royalty to Represent Leeds as Spotlight City in the 2024 Washington County Fair Parade

Ruthann Beardsley: The Fair Committee dropped the Fair Magazines off today. They are available in Town Hall. We really need volunteers to help with the booth April 12 - 20. April 12-13 is the Rodeo. April 15 is the parade. Brian Moss is going to sing the National Anthem, Susan Savage is the Grand Marshall, and the Princess's will ride in the parade as well.

Ruthann showed the magazine and all the relating pages in the magazine pertaining to Leeds. She also read the article about Susan Savage, and presented her with a certificate.

Councilmember Hansen presented the Town's Princess's with certificates and read their biographies to the audience.

Mayor Hoster gave recognition to Rhonda Dilworth and the Pageant Committee for a job well done.

9. **Public Hearings: None**

10. **Action Items:**

a. Appointment of new Clerk

Mayor Hoster: We have the appointment of a new clerk. Our prior clerk did provide a resignation after some great service to our community. I understand she's possibly moving on to another area, and if you get a chance to say thanks to her, she's been really amazing. She's done so much single handedly and ran this phenomenally, so I just can't give her enough thanks. It is my recommendation to appoint Michelle Rutherford as our new clerk.

Councilmember Furley made a motion to appoint Michelle Rutherford, a second by Councilmember Hansen.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

b. Cemetery Ordinance

Doris McNally presented to Council, giving an update on her work as Sexton. Handout is attached.

- 1) Current ordinance was adopted on January 14, 2013. Rate schedule was put in place in 2016. The current ordinance has 29 sections. Recommendation is to clean it up, reorganize it and make it easier to read.
- 2) Old ordinance had definition and jobs we no longer have. I have pulled those that we do have out and added them to the definitions section
- 3) The new ordinance will define who is a resident of the Town of Leeds for pricing, so there is no confusion. A resident will be anyone who resides in the tax district for the Town of Leeds.
- 4) Definitions for plots, to be more encompassing of both cremation and also a casket.
- 5) Openings/Closings to be done by the Town for liability purposes
- 6) Code of Conduct for the cemeteries
- 7) Comparison of pricing. I am looking into what other cities and towns are doing in the way of pricing
- 8) Formal definition of markers. I would like to work with Planning Committee for this section
- 9) The section for decorations will remain the same, just reorganized in the ordinance
- 10) Regarding the property that John Z is deeding over to the Town, there were some problems with the paperwork. It is being redone and there are Quit Claim Deeds that need to be signed by the mayor and John Z.
- 11) I have been working with Kenworthy Monuments to get prices on Columbariums and designs that fit within our cemetery
- 12) Directory for the Protestant Cemetery is complete
- 13) A gate has been donated from the LDWA to close off the opening to the Protestant Cemetery from ATVs causing damage. Excess pipe was donated by Washington County Water Conservancy and Mark secured donations of gravel to repair the roads leading into the cemetery.

I am asking for an action to accept the donation from the LDWA of a gate and labor to install the gate at the Protestant Cemetery.

Councilmember Furley made a motion to accept a slightly used gate for the cemetery. A second was given by Councilmember Cundick.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

- 14) I am in the process of reclaiming plots that may have been abandoned. There is a lot of paperwork involved. I am keeping all of those records for the Town.
 - 15) Catholic Cemetery: There is a Parcel of land in front of the Catholic Cemetery that could possibly be used for a non-denominational cemetery.
 - 16) I have identified at least 80 % of the residents in a database that is gifted to the Town. This database has all the information possible about the interned. Birth Certificates, Death Certificates, Military Records.
 - 17) New documents for Purchase, Internment, and Assessment have been created
 - 18) Possible upgrades to the cemeteries to make them more cohesive. Bringing in columbarium.
- Mayor Hoster: We really appreciate all your help. It's this kind of Volunteerism that doesn't get enough thanks.

11. Discussion Items:

a. Excavation Permit

Mayor Hoster: We have nothing in place right now to stop someone from violating the 30% grade ordinance. We would like to use other town's permits as a stepping stone to building our own permit.

Councilmember Furley: I think it's very important. I'd like to see what other towns around us have as an example, I know Chuck Bentley has been a great resource for us as well with his years of experience as in excavation. I think we'll have a lot to pull from and come up with something that's pretty solid. I'm in favor.

Mayor Hoster: I hate to add one more cost, but unfortunately in recent times, with excavation activities that have occurred, the Town has incurred cost to have Sunrise Engineering come out and assess everything and make sure it's within the guidelines and then a follow up. I think these things may not be the case every time but there has to be some element of consideration for those costs that are associated with making sure that no one's hurt, and no violations are occurring.

Councilmember Cundick: Well, one of the problems with excavation, if it's already been done, you can't put it back together again. So, it's very important to have conditions before they excavate. If it's complicated, I see no problem with having it reviewed by one of the engineering companies and passing those costs on to the developer, because you just can't reverse it if it's been done wrong.

Mayor Hoster: Scott, can you give us some feedback about checklists that can be associated with this?

Scott Messel: Things end up happening and damage is done and it can't be undone. I think it's very important to be proactive rather than reactive. The chance of so much growth and development happening in the next couple of years here, there's a couple cities. Toquerville, Santa Clara, recently adopted Washington county's permit, and so we can look around. We can create a checklist and an application that would be easy. Anyone either going online or coming into the office, Michelle could give them a copy of it and just have it readily available for people. So, it's easy for people to see what's expected of them.

Councilmember Hansen: I Think it would be good to know if you can do something with that property before you go tearing it up and cutting it and spending money on excavation. If you can't build something on it or put a road in there, there's no sense. It would be good to check that out beforehand.

Councilmember Cundick: Can you give us some copies of some of these that you recommend? It would be easier for us if we could review something concrete and look ahead. Otherwise, we're just talking about it and it never happens.

Mayor Hoster: Well, I think it's good to determine if we want to move on to the next step. As another discussion point, Scott can help us with, is you know how that gets granted. Is it something that goes before Planning Commission? At a level, if it's over an acre of excavation, could that be a step that, well now this requires this kind of authority. Or is it just a permit that's granted at the clerk's desk after an exchange of a fee. So, maybe you can give us some insight on that? As you're doing your research, to help us with that.

Scott Messel: I think that's one of the good things coming from SB 174, is they are really trying to push for jurisdictions to have things written out more clearly. So the layperson or anyone coming in can understand what's being asked of them.

Councilmember Furley: No surprises. With the excavation permit, does that also include dust abatement?

Scott Messel: It can be tied in and if we end up with conditional uses, it can be part of mediating the detrimental effects of the excavation.

Mayor Hoster: There's also been concerns that we've had to pull you out on and Sunrise on, which is flood zones, and modifying those flood zones that can compromise other properties. That would hopefully be a component of assessing this too.

Councilmember Furley: Something else that we can include in this... the fire district has a blasting permit, because of all the rocks that we do have. I think if we get it included with every permit, a copy of what's expected as far as our blasting. So that there's no surprises with that.

Scott Messel: Something we'll need to include on the checklist is the contact information for the Fire District to get a blasting permit and have communication.

b. **Budget Review** (Motion was made and seconded to change the Agenda item from Amendment to Review)

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

Mayor Hoster: Prior to Council meeting, we did have a work session on the budget, identifying the different method we're going to execute in 2025 on facilitating the budget. If there are any questions you have or any discussion you'd like to have at this time about the budget, we can address those at this time. No action will be taken.

No Comments.

c. **Town zoning project assignments**

Mayor Hoster: Without resurfacing all of the issues associated with SB 174, but it was determined that we do want to address areas that have not been developed first, and then dissect the areas of town that currently have development. If either of those change, we will have a Public Hearing associated with it. We do have until December to complete these, but is there any other discussion we'd like to have about this?

Councilmember Cundick: I'd just like to have a draft which lays out the various sections so we can kind of proportion them and decide to have assigned. Can we have that by the next meeting?

Mayor Hoster: It would be in all areas that are undeveloped right now within the Town of Leeds, which would include Silver Point, Grapevine Wash, Silver Eagle, and the civil land. We also need definitions, which Scott is working on for us.

Scott Messel: Planning Commission is looking at putting stuff together. I've been creating definitions and making amendments. I've been changing the terms to be more relevant and then making sure we are consistent throughout the document, as well as putting in things that the Town may see in the future. Yes, I'll get that to you.

Moving back to Item 7a on the Agenda.

12. Citizen Comments:

Ken Hadley: I'd like to thank Doris McNally for all the work she's done in the cemeteries. I'd also like to ask if we could put flag poles in the pioneer cemeteries?

Doris McNally: Regarding discussion earlier with the budget, I like the idea of you guys considering using tablets. I think I mentioned in the last meeting, you could actually reduce your cost of paper and ink and everything in your office and you could also use it as an opportunity to get out of the contract you have with that printer and just buy a regular printer. And use that money more efficiently. So, if I can assist in any way, even in contacting some friendly companies I used to work for, special pricing. I'd be happy to do that.

Lynn Potter: I have some experience with bronze monuments. I've sculpted and cast. My suggestion is to not use bronze because when times get rough, people will steal it. 80% of bronze is copper. I've had a lot of my stuff stolen. If you can do anything to prevent that, please don't steal that. In regards to the excavation permit, that's a good idea. St George has a threshold of one acre. You guys are going to have to really define the difference between an excavation permit and the guy that's out grading his property to plant, you know the farmer. Are we talking about a threshold of how many yards or a quantity and size? In regards to blasting, are you going to include in that permit micro blasting? You can do that with a shotgun shell. Also, during your work session, you were talking about a beautification item that I forgot to bring up. If you want to develop this town into something for the future and to create some traditions, you need to establish your own light poles that are of whatever beautiful design you want. You can put in two a year, because they are expensive. Even Toquerville hangs banners across their streets. It's because they have their own street lights. Good luck.

Wayne Peterson, 975 Bonanza Rd: Four items, quickly. One is while driving here, I got my first experience of good thing to assume idiocy. Right now, residents of Leeds, when driving near the post office shopping area, I did have somebody who decided they didn't really need to wait. Fortunately, I was kind of anticipating that might happen someday and today was the day. Good to see the Sheriff here and I think it would be helpful if you could try. I know trying to end idiocy is quite the charge, but if you could see what could be done.

The second thing is the grading. I do think it's a good idea. I would just also mention two things, Chapter 26 of our land use. It's a site plan requirement that covers all commercial, multifamily and civic use. Just use it as a starting point. It is not thorough, but make sure that you're aware that that's out there. The other thing from the town that I lived in in New Jersey, they wrote a very extensive grading permit requirement and basically the way they defined it, planting a Tulip bulb was violating the grading ordinance. So just be very careful when you describe going down to depths of four inches and things like that. Third thing, Susan, congratulations on being the Grand Marshall! Five years ago, Leeds was on its way to being the spotlight community and the county very significantly restructured the fair. And as a result, we did not become the Spotlight Community until here in 2024. Susan, I'll admit in public, but it's not that I thought you were old, I was thinking you would be a great Grand Marshall back then. So congratulations on getting there at this point for the 2024 Parade. The final thing, the mayor mentioned, Aseneth Steed is no longer going to be the town clerk. Unfortunately for the Town of Leeds, and fortunately. I think it's great that we're a small community. We are not something that people move up to in working in the civic environment. So it's a lot of learning that goes on and good luck to you as you go through the process here as well.

What I do want to say is that the most important thing I found with all of the people that work for this town is that they cared, and Aseneth definitely did care. When spending time here at town hall, as I did for eight years, I do realize there's a little bit of a bias that people who come in aren't happy. Sometimes they are, and they were welcome as well. But when the unhappy people came in, I thought Aseneth did a very good job of giving them the idea that there was an empathetic ear there. And I just want to get on the record and my personal appreciation, and I hope the appreciation of many other people in this room and this town for the job that Aseneth did as the town clerk/recorder.

Mayor Hoster: Well said. Yeah. Thank you very much. She'll be here, tomorrow is going to be her last day. So, if you have a chance to come in and say any thanks to her, that'd be awesome. We have a little thing planned for her as.

Sarah Reynolds: I had a question about the construction. I don't know if you've addressed it already, but I live off of Red Cliffs Road and there's a block and there's no work being done there. I wondered if we could move it like 30 feet. So all of the Red Cliffs residents don't have to go through the roadblock. I mean, there's nothing being done. And then the second thing is I wonder if you can move the other one by the mailbox up 30 feet as well, because then people don't have to wait to go to the mailbox. It's such an inconvenience for like 10 feet.

Mayor Hoster: I couldn't agree more, so I'll let me address those. So that is not us. That has nothing to do with the Town of Leeds. He is calling me daily. The lead manager over at Landmark. That is a UDOT road and UDOT has contracted with them to perform all of this. I was very upset about the absence of a light and just kind of guess and see if you can get through over there. We were talking over the weekend. Thank God no one was hurt. This is going to be horrible for the rest of the town, up until July, is what they're estimating. We give them our recommendations and they do listen, but we have zero affect on any of this. Thank you for your comments.

Sarah Reynolds: One other thing, with the Princess platform, I think it would be really awesome if there were suggestions and ideas that the princesses could use to better the community. They're not always going to be able to. I know my family schedule is busy until May, but after that, I think it'd be fun for the girls to have scholarship opportunities to write about if there are projects they can work on.

Lisa Hepburn: In consideration of the excavation permit. If we could have at excavation permit for regular flat ground excavating and an excavating hillside permit. To keep people from digging into the hillside and exceeding that 30% grade rule, so that there's other people that don't acquire damages on the downside. At that point, maybe put it up for discussion. Have somebody take a look at it if it's going to cause problems, then maybe don't allow the permit. It's pretty simple.

Mayor Hoster: She brings up a great point and I think it's something that we do have existing and we have our Chairman of the Planning Commission here, so it's kind of good. We do have a Hillside Ordinance, put into place in 2015. However, any subdivision that was in place before 1999 is exempt. We had a situation just recently where the engineer in one paragraph said there was a violation and then in the next paragraph said he had gone back to the county records and because it was platted in 1986 or 88, it was exempt. It was actually platted. It wasn't nebulous. This is what is happening next door to Mrs. Hepworth. We are going to have to give some consideration to the regard that, yes, they are exempt from this ordinance, but how do we make sure collateral damage does not occur?

Lisa Hepworth: For all people and the citizens of Leeds, not just myself.

Mayor Hoster: No, no, no. I mean, where we've got that gap, where the ordinance allows them to impact of 30% grade without our approval. Now, how do we put that into the ordinance to make sure that we're not violating our own law and still make sure that there's the protections that the law

is intended to do. So I don't agree with the grandfathering in, but it was there. So, we legally have to navigate it. So thank you. Good comment.

Danny Swenson: Danny Swenson. So in regards to the fair, congratulations, of course, again to these young women, and to Susan. Really, the few that have put in some really good time planning for this community. What I want to do is throw out a little help invitation. We do have a booth and with that booth we want to involve as many citizens of the community in that booth representing Leeds so that every day that we have a booth, generally from about 4:00 to about 9:00, and we would love to have somebody volunteer. If you know of anybody that would like to do it, to sit in the booth and represent Leeds. You're not going to need to talk or do a presentation. You're representing Leeds and answer any little questions. If somebody asks about why you like living there? This goes with our princesses, too. Any day that you would like to volunteer to just show up and be able to be there. Contact me or anybody they can get to me and you can work one hour, 2 hours. If you can bring your husband and wife or boyfriend, girlfriend and you'll get a couple free tickets to go in. After you get off, then you can go in and look around. We'd like as many people as we can get. So, if you know of any neighbors and friends, please ask them. We'd love to have you there at the fair.

13. Staff Reports:

Mayor Hoster: Fire and EMS, number one priority, in my opinion of government. Not the Senate. Unfortunately, we didn't make it to vote on our property tax increase. I was just talking with our Representative and our Senator prior to the meeting. We're talking with the Governor. We're trying to get in on a special session. It's not going to happen. So, truth in taxation is very likely going to occur for Fire and EMS sustainability. It is targeted. It was at 89% two years ago. It is now at 38%. We did significant budget cuts. There has been a freeze on any hires now. This is something to give some consideration to when you're thinking about Fire and EMS, you might be thinking about the person who's hurt or whose house is on fire, or whose cat is in a tree, but we also have to be very conscientious of those responding to those incidents, that they are safe. So, when they arrive, they've got enough people to make sure they're safe when they go into the structure. They're safe when they're in a hazardous situation, because their lives are on the line, just like our Sheriff's deputies are constantly, they've got to have the resources to make sure that they're safe doing their jobs. We've done all of those to the very bone at the Fire District. A truth in taxation is likely inevitable, so that we don't have to close one of our stations and let 15 Firefighters go. That discussion has been my entire day with the County Commissioners, trying to find ways to move money there. So, it has come to that. I hate raising taxes, and I apologize. I can tell you it hasn't happened, I believe in eight years from the last report I got of any truth in taxation for the Fire Special Service District. That is not a tax from Leeds. That is a tax from the Special Service District for Hurricane Valley Fire. I can tell you we are not nearly as bad as some of the 18th Corridor, they are struggling. I don't know what they're going to do. And so we're really concerned about that. Your votes matter and who you vote for and how those things go. So pay attention to these circumstances and who decided to take sales taxes that our tourists could have helped and moved it all onto our property taxes. Your votes matter. The other thing I'm going to mention is Councilwoman Sterling and I had a wonderful conversation about something I learned in emergency medicine that I was in for 20 plus years. Is this wonderful work called Triage, and whenever I would get on a mass casualty situation or I was in a hospital emergency room situation. We would have patients come in, multiple patients we had to pick which ones got the care and which ones did not get the care and which ones got the care next. That is something that I am dealing with every day in Leeds with the phone calls and the texts and the emails and the complaints that do come in. I respect every one of them. I promise you that they are not ignored, but unfortunately we have a very limited staff available to address these things. We have Scott, who is a contractor, our attorneys are contractors, our engineers are contractors. So, we have to fit into their schedules and be able to bring solution to problems that you bring to us. Now, if there's a safety problem associated, we will attack that immediately. If someone's in danger with a hazard of some sort, we'll surface that right at the top. But if there's another situation, maybe somebody's dog is barking and we've got another situation that's going

to take priority over that, I can tell you I got yelled at so many times in an emergency room situation. Where, someone is sitting there for four hours because they cut their thumb and I've taken in the chest pain patient or respiratory patient and all these people who came in after them, but they needed the attention right away. That's kind of how we have to work as a town council and trying to serve you. I promise you every situation gets addressed when we receive it. We just have to look at when we can fix it. We did have an ordinance officer who actually left because he couldn't take all the complaints and the complaining of why isn't this done for me right now, right now, right now? So we're trying to find somebody else who can fit in for that. We don't have a lot of money to try and pay them to take that, but I just want you to know that you know, we are exercising triage as we try to field these complaints and resolve issues with the resources that we have.

Councilmember Furley: Yes, for the Bloom Committee, I just want to remind everybody that we're going to be having our Easter celebration this Saturday at 9:00 at the park just to the South of the town office. We look forward to seeing everybody and we are going to have a great time. We are looking for some volunteers. Last year we had quite a few people show up are a few children. We love to see it, but we try to break it up into age groups and what ended up happening is that the kids rushed the field, and some kids didn't get some of the eggs and some felt left out. Some of the parents were upset, so if we could get some people that would want to help out to just make sure that we're keeping a good handle on who's allowed to go for the Easter egg hunt at the certain times that we announced that would be great. And again, we look forward to seeing you all there. So the other report I have on, I don't have anything else on the roads right now, but I will for the next town council.

Mayor Hoster: You know one other component you reminded me of that I'll add. I've had just the worst time trying to deal with UDOT and Main St. We thought we were going to resolve the problem and mitigate some of the flooding with this 14 inch line out there. They came back and said no. So I'm exercising our legal with their legal now and trying to say who's going to fix this situation for all the residents along Main St. Another priority, I promise you, that is consuming me because I'm dealing with attorneys now and that's very fickle. So nonetheless, they have insisted we abandon that 14 inch line. That's not going to be an option that the town can exercise any longer. They're going to just ground it and fill it up. We've got to find some other way to resolve this. I promise you, I am on it like white on rice. So we're going to get to it, but I don't know how fast it's going to happen, but we're definitely pushing hard.

14. Adjournment: 8:40pm

Approved this 10th Day of April, 2024.



Bill Hoster, Mayor

ATTEST:



Michelle Rutherford, Clerk/Recorder

TOWN OF LEEDS
PUBLIC COMMENT SIGN IN SHEET

MARCH 27, 2024

PLEASE PRINT NAME AND ADDRESS

1. Wayne Peterson 215 Bonanza Rd.
2. Lynn Potter
3. DSU
4. KEN HADLEY
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____