



Agenda

Town of Leeds Town Council

Wednesday, April 10, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, April 10, 2024, at 7:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 435-879-2447 or email the clerk@leedstown.org for Zoom details.

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
 - b. Work Session Minutes of March 27, 2024
 - c. Meeting Minutes of March 27, 2024
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. Farmstead Bakery
9. Public Hearing: None
10. Action Items:
11. Discussion Items:
 - a. Cemetery
 - b. Excavation Permit
12. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person)*
13. Staff Report
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 435-879-2447 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 April 9, 2024, at these public places: **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** at <https://www.utah.gov/pmn/>, and the **Town of Leeds website** at <http://www.leedstown.org>.

Michelle Rutherford, Town Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, April 10, 2024

Regular Meeting 7 PM

1. **Call To Order/Roll Call:** 7:00pm

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:** Councilmember Hansen

3. **Pledge Of Allegiance**

4. **Declaration Of Abstentions Or Conflicts:** None

5. **Consent Agenda:**

a. Tonight's Agenda of April 10, 2024

Councilmember Stirling 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 March 27, 2024, Work Session

Councilmember Hansen moved to approve tonight's agenda Second by Councilmember Stirling.
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 27, 2024, Regular Session
Councilmember Hansen moved to approve tonight's agenda Second by Councilmember Stirling.
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:

Lynn Potter discussed the importance of slope calculation and the differences between the United States Geological Service's 2000-foot and 3000-foot runs. He argued that Sunrise used a grading program that threw everything off, leading to the denial of their hillside. Mr. Potter suggested that Leeds should establish a method for calculating slope and establish policies and procedures under the Hillside Ordinance. He emphasized the need for larger scale runs and slope calculations. He provided Council with the attached handout.

Ruthann Beardsley: She presented an update on the Fair Committee's setup for the fair. The rodeo is Friday and Saturday night. They have a truck lined up for royalty, with the mayor and Susan in the trucks. The fair starts Thursday from 4:00 to 10:00, with ticket sales available for only two dollars. The event is fun and inexpensive. Monday is the parade with the mayor and Susan as the Grand Marshall. The Princesses will be in a wagon pulled by two mules.

7. Monthly External Reports:

LDWA: Doris Mc Nally: As water systems start to turn on for the first time of the season, it's important to monitor usage for leaks. Consider purchasing a smart monitor for \$150 with a 15% discount using code LDWA, and your insurance company will probably pay the rest if you submit the receipt. This can save hundreds of dollars helping to detect leaks.

HVFSSD: Mayor Hoster: The dispatch center has recently had a significant increase in fees for agencies such as Hurricane Valley Fire, Highway Patrol, search and rescue, and Hurricane PD. That is under review to make sure there's no double taxation going on. The fire department is still a bit short on their budget by about \$1.8 million, with a potential 40% increase in taxation. Keep in mind, that it's a 40% increase on the .008 on your property tax.

Sheriff's Office: The Sheriff's Office has committed to a quarterly report, but a DEA Task Force will be facilitated, and Leeds will be participating in that. The Sheriff's Department is assisting in addressing the issue of red lights, which have been causing frustration. The cost of these tickets is estimated to be \$300.00, but the situation is expected to improve with two-lane traffic and reduced lights.

8. Announcements:

a. Farmstead Bakery

Mayor Hoster: Chris Connor, owner of Farmstead, visited with Michelle and me to announce their upcoming June operational plans. They have several open positions, including a full-time driver position, driver helper positions, and four Porter helper positions. The wages are negotiable depending on experience. They also have four full-time baker positions. They are also looking for residency for their employees, as many live close to their bakery and don't own cars. They are interested in renting an accessory dwelling unit or other suitable accommodations.

9. Public Hearings: None

10. Action Items: None

11. Discussion Items:

a. Cemetery

Councilmember Stirling: The cemetery has improved significantly in recent discussions with Mr. John Z. He has been helpful in understanding the cemetery's interests and wants to build a block wall for his entire area. The discussion focuses on how to utilize the chain link fence that was already purchased. Doris added that we could use the chain link fence in the Protestant Cemetery.

Mayor Hoster: I think there was some discussion about doing an exchange with LDWA for the fencing. He assures that donated funds used for the cemetery can be used as currency for other projects as long as they stay in the cemeteries. If an avenue is pursued, it's worth examining and bringing to the Council for approval. He expressed appreciation for John Zoetmulder's efforts in restoring the Leeds Cemetery and his work on the retaining walls.

Doris McNally: The presentation made at the last Town Council Meeting was made at the Planning Commission as well. There's a draft of the amended cemetery ordinance in Council's hands to review. We would like to get this on the schedule for the next Council Meeting as a Public Hearing.

b. Excavation Permit

The discussion revolves around the Toquerville excavation permit. Mayor Hoster wants to move this into an action item at the next Town Council meeting, considering future activities and past violations of safety. They have requested the Council to review the permits and anticipate having it as an action item in the next meeting. There are also permits from Mesquite and Ivins for the Council to review. Councilmember Stirling asked if we could utilize Chuck Bentley's expertise in this subject. Chuck agreed that he would review all the documentation and help draft an ordinance and permit for the Council's review.

12. Citizen Comments: None

13. Staff Reports:

Councilmember Hansen: None

Councilmember Stirling: I'm seeking clarification on the development process for Grapevine Wash, and the steps required for them to reach the Planning Commission.

Mayor Hoster discusses a proposal from Silver Point Estates for a site round of testing on April 29th and 30th. They propose having an engineer or other qualified environmental individual follow them, observe, and take split samples, and test them at their own cost. The town will not incur any costs. The process will take 2-3 weeks and involve a private party. The speaker agrees to participate in selecting the third party, Craig, who has experience with marine smoke stacks. He will reach out to familiar engineering firms to present the findings. Grapevine Watch, a private property in Leeds, has been a topic of discussion for decades. The property has been transferred to two different buyers and is now awaiting a private bond to facilitate infrastructure such as roads, water, and sewer. The town council must consider interlocal agreements, quasi-annexation with Ash Creek, and signing the Conservancies pack agreement. As a special service district within Leeds, Grapevine Watch can do all of this without the town council's involvement. The Hanson Allen Lou study showed that allowing sewer construction would eliminate the need for a separate septic system. The original plan for 2400 units, homes, and rooftops has been reduced to 940 units, and the plan is to present their plans to the Planning Commission. They plan to move some commercial units into residential areas, such as grocery stores, and coffee shops, as a solid residential operation would be burdensome for the 3000 people under 1000 rooftops. To facilitate this, they have considered various commercial options, including short-term rental options. However, the Leeds ordinances allow for any commercial in a commercial zone, unless a developer's

agreement is in place. They are willing to do that.

Financial events have expedited their efforts, and they are preparing to present their plans to the Planning Commission. They have a resort that plans to put 100 short-term rentals, similar to Colop, with prices ranging from \$600 to \$1000 a night. They also plan to have a five-star restaurant in the area, which would generate significant tax revenues for the town, exceeding the town's current revenue for a year, probably in a month. The tax revenue would be significant, as it would be a significant difference from the 48% discount they receive for residential taxes.

Grapevine Wash is considered a special service district and could do this without us, but they are eager to work with us. They are being conscientious about the general plan of Leeds. They see no problem with this and want to stay in accordance with it.

Grapevine Wash is considered a special service district and could do this without us, but they are eager to work with us. They are being conscientious about the general plan of Leeds. They see no problem with this and want to stay in accordance with it.

Another concern is that this progression is going to cause significant traffic in Leeds, as it is planned to be done in one phase. The MPO, Myron Lee, Angela and I have been in conversations about this, and it is expected to increase traffic up and down Main St.

The Department of Transportation has a new director, Kurt, I have been talking to him and we're trying to expedite an interchange near mile marker 25, trying to avoid touching Susan's property. They are considering various options, including moving the interchange north of the Silver Reef or eminent domain of the wash by the freeway on Susan's property. The interchange is currently being evaluated on a 30-year plan, but it may be reduced to a three-year plan. The goal is to avoid touching Susan's property and ensure a smooth transition to the new interchange.

Councilmember Stirling: If they are a SSD and they don't have to come to us, why are they?

Mayor Hoster: I believe they are doing this because they see the opportunity to have the town manage things versus them. They will still be forming an HOA board of their SSD, which will still be responsible for the town's ordinances. They can go out and get funding and bonding under that SSD, but they cannot supersede our ordinances. I am skeptical of their desire to simply hold hands and sing Kumbaya, but I believe they are willing to cooperate with us, as one of the owners is a lawyer involved in a previous lawsuit. If we cooperate out of the gate, it makes a lot more cohesive dialogue and less opportunity for friction.

Councilmember Stirling: I think that if Leeds didn't have some say, they wouldn't be coming to us.

Mayor Hoster discusses the need for interlocal agreement and annexation with Ash Creek for sewer and water. He mentioned that they could just go directly out, but we don't have annexation along Main St. They hope to work with them and disclosed that they have MOUs for several private properties along the area. He hopes that these properties will be included in the annexation process.

Councilmember Stirling expressed concern about Leeds' handling of traffic before the interchange, stating that the growth plan does not prioritize infrastructure development. They question whether a traffic study has been conducted or if any indications have been made about the potential impact of the proposed interchange.

Mayor Hoster: The issue of the exit 13 interchange in Maverick was due to the northern corridor connecting, which was approved and funded with federal dollars. However, the northern corridor was killed, and the developers had to have the demand before receiving federal or state funding.

Grapevine Developers have committed to constructing the infrastructure and financing it before UDOT comes in to connect everything and build a bridge. The developers committed to building the infrastructure and having it ready, and UDOT moved from a 30-year plan to a three-year plan. The timeline for this change is uncertain, but the problem must exist before any federal funds can be committed.

Councilmember Stirling expressed concern about the town's ability to prepare for potential issues, stating that allowing or not allowing something is a bigger mess than not planning for it. She mentioned the frustration of people stopping at the red light for 5 minutes, and the potential consequences for 900 other cars on Main Street.

Mayor Hoster mentioned that the project is expected to be completed in one phase, with financing all at once. UDOT has tried to consider a second interchange, but they cannot do so. He also warns that they cannot tell these developers they cannot turn dirt or do anything, as they can go north with Ash Creek and carve us out to potentially disconnect. He acknowledges the vulnerability of the situation.

He emphasizes the importance of working with the Planning Commission to ensure their desired outcomes are achieved before the dirt turns, and they aim to gather feedback from the public to prepare for several presentations. They are attending a meeting and want to contribute to the progress of the planning process.

In regards to the Minutes: They can be a summary of the meeting and a recording, or they can be a verbatim. Both are legal. It takes quite a bit of time after each meeting to have the Clerk transcribe these minutes. We don't need to make a decision now.

Laptops or tablets have been mentioned by Danielle, Doris, and Michelle to help alleviate all the copies being made for each meeting.

Councilmember Stirling: As part of my first training in the office, I was told not to bring my personal device in. We should be able to budget for something, laptops are not as pricey as they used to be.

Councilmember Stirling and Hansen said they both would prefer laptops and summarized minutes with the recording available is fine.

14. Adjournment: 8:04pm

Approved this 24th Day of April, 2024.

Bill Hoster, Mayor

ATTEST:

Michelle Rutherford, Clerk/Recorder

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