

Draft

LEAMINGTON TOWN COUNCIL
Wednesday, July 9, 2025, 7:00 PM
TOWN COUNCIL MEETING

Roll Call:

Russ Finlinson, Mayor: present

Council Members Present: Michael Lovell, Steven Holman, Clark Nielson

Council Members Not Present: John Pruitt

Ashlee Echols, Clerk/Recorder: present

Brittney Nielson, Treasurer: present

Town Residents: Todd Tolly, Lucas(Luke) Lovell (arrived after roll call)

Meeting called to order at 7:12 PM

Bills: The bills were approved and signed.

Minutes: Mike motioned to approve June minutes with corrections, Steve seconded, all in favor; motion passed.

Water & Garbage:

Well Status Update: Brotherson is scheduled to begin work on Monday, July 14 to install piping and beginning operations at the well site. The location of the wellhouse has been staked out, Russ will verify correct location. The electrical work has been removed from the original bid package. Instead, Brotherson's electrical contractor will handle the installation from the temporary post into the well building. Concerns were raised over the lack of formal coordination between Rocky Mountain Power (RMP) & Brotherson's. Russ gave Brotherson's the contract number & work order number he received from RMP. The signed contract and \$16,000 check were sent to the RMP Cedar City office for SCADA system installation; confirmation of receipt is still pending. As of now, no update has been given on the number of bidders or scheduling of a construction meeting. An update is expected from James by the end of the week. Russ had the well sight sprayed with sterilant & will do some grading work to define the road and address drainage issues caused by rainwater runoff. There is a proposal to shift the pipe alignment away from the fence line. Todd recommended we notify Mont Bradfield about the adjusted pipe path and headwall location near the Leamington Ditch. The variable frequency drive is in hand. The pump and pit less adapter are long-lead items; best case scenario the pump will arrive August 1st, work will be complete & the pump can be placed in the well.

CIB Application & Backup Well Discussion: We will hold a public hearing next month to finalize CIB application and inform residents. The town is applying for \$1.8 million from the Community Impact Board (CIB), contributing \$100,000 of its own funds. Determining the well's location is critical for the application due to its impact on land costs and power infrastructure needs. Luke & Todd share their expertise, adding that 2 wells side by side can have different results. Since this is a backup well, it doesn't need to meet the same specs as the primary well. Instead of drilling a full-sized production well immediately, the group discussed drilling a smaller (4-inch) exploratory well to test water quality and quantity. This method would be significantly cheaper and expandable if viable. If drilling occurs near the tank, only a transformer upgrade (from 120–240V to 240–480V) would be needed. Clark raises concerns over the risk of drilling a new well and not finding adequate water volume. There is discussion on existing wells in the area, the quality & quantity each produces. Estimated needs for the town are around 210 GPM, but ideally looking for 400 GPM to support expansion and redundancy. Springs currently produce 70 GPM; combined output with well is around 170 GPM, which isn't sufficient during peak demand: June–September. Maximum allowed withdrawal from springs is 2.8 GPM per acre, equating to ~240 GPM in total. The Black Spring, once a primary source, has declined in flow and quality. The town is working with state officials to reinstate the black spring as an emergency source, potentially with chlorination and improved contact time to meet Log 3 (99.9%) pathogen removal standards. Well usage must be managed to stay within legal water rights (10 million gallons per year), even if infrastructure supports higher flow. The plan is to alternate wells during regular operations and use both simultaneously in emergencies. The Council acknowledges the need for recharge wells and blending to meet quality standards. Russ' preferred location is the south side of the tank site because: Electrical infrastructure is already present, placing the well elsewhere could add \$75,000+ in electrical setup costs. There was discussion on whether the exact location needs to be made public; consensus leaned toward keeping the location in the narrative but not publicly announced until finalized. Russ will write the narrative for the grant that we are drilling an exploratory hole before the well hole. Luke asks for clarification about funding; Russ & Mike explained that the town previously had to remove a backup well from the project due to cost overruns. Fortunately, CIB allowed the town to reallocate funds from the original backup well to pay for the well house. The current project is funded by a \$3 million package: a combination of USDA and CIB funding.

SCADA power at water tanks: The preliminary project approval is complete; payment & easements have been sent. Robert Chew may be tasked with running the line from the pole to the transformer site. Chew has agreed to dig the trench &

lay the pipe. Once complete, we will call Casey Miller per the contract so it may be inspected before being covered.

Discuss water system emergency resolution: We sent a letter in case of well failure with the June billing statement. Our ordinances do not currently have any coverage or procedures for a well-system failure. Mike created a resolution that can be adopted immediately at an emergency meeting called by Russ, if a failure does occur. Russ has no comments on the proposed resolution. Steve & Clark raise concern that perennial trees & shrubs are harder to recoup from losing & they would like to have those added & vegetable gardens removed from the resolutions water allowance list. Trees/shrubs have been added to the resolution & vegetable gardens removed. The resolution is now prepared for adoption in case of emergency.

Discuss proposed 6-month temporary water connection moratorium resolution: There is discussion about the reliability of the current meters & water system software. Todd & Russ share their opinion that the system is being upgraded but is still reliable. Mike shares the problems we have faced within the billing system & the number of meters needing work done to be prepared for the new system to come online. Russ would like unreliable & "within the town limits," to be removed from the resolution then change the sustained gallons per minute from 400 to 300GMP.

Two years ago, Luke Lovell talked with Mike, Russ & Chad about disconnecting from Raymond Lovell's meter & applying for his own. Luke shares how he is currently connected & receives water. There is discussion on the logistics of adding a meter to the main line for Luke with the possible need for an easement. Luke will need to submit a formal application & pay the necessary fees to obtain a new meter. Clark raises the concern that there has been inconsistency with policies relating to new water connections noting that past applicants outside city limits have been denied. Allowing Luke a meter outside city limits may result in backlash from others. There is discussion on the fairness & differences between Lukes's request for a meter versus past situations. Luke shares that he is currently using water from our water system; with his own water meter he will be paying the town more for the same quantity of water. It is decided that after the well has been completed Luke can submit an application & it will be further discussed then.

Discuss proposed permanent out-of-town moratorium resolution: Russ is opposed to the moratorium being permanent & he suggests the alternative of a temporary moratorium only until the new well is operational & providing 400GPM of well water. Concern was raised about individuals misusing fire hydrant water; metering

out of town connections could help prevent that. The problem we currently face with Luke requesting a meter is not caused by water shortage, but rather the fairness & consistency of policy. Mike's suggested solution is to create a water service district as this would formalize out-of-town connections and make them legally consistent. It would also encompass existing connections and avoid one-off exceptions. Clark raised concern that creating water districts would potentially give the state more control, however it was discussed that the town would remain the governing body over the district. A state bill that was almost passed requiring a 10-year renewable water contract was discussed as a framework for future planning. Luke offered the suggestion of annexing his property into the town. A discussion of county road maintenance & the island provision law was discussed as to why the council is not currently interested in annexing the south side of Cedar Ridge Rd. Clark suggests limiting connections to those within a certain number of feet from city limits. The discussion is being tabled & will be continued at the next town council meeting.

Miscellaneous:

Discuss proposed salary & wages resolution: Russ proposed that the Town Clerk's salary be increased to \$750/month & the Treasurer position be increased to \$200/month. Mike & Russ discuss clarification that the water meter reader only needs to be reimbursed at \$0.585/mile if the Kubota is not available & a personal vehicle needs to be used. This resolution has been updated to include Russ's propositions & will be discussed at a public hearing next month before it can be officially adopted.

Town Hall/Parks:

Leamarado Days Planning & assignments: The council went over the Leamarado Planning sheet Russ passed out & discussed the needed assignments. See attached planning sheet for details. Russ raises concerns about whether the baseball field is being watered as agreed upon. Saturday, August 30 is a movie in the park sponsored by Centra-Com, Service Drug, Roper Lumber & Valley Ag. Clark asked if we should ask the mosquito district to fog mosquitos the Friday before, Russ agrees that would be beneficial. There is discussion about the rodeo budget & whether the rodeo committee needs to approve purchases with the council before making the purchase. Russ raises concern about the recent rodeo expenses. There is disagreement over whether the rodeo committee can spend freely within its allocated budget or must seek council approval for significant expenses. Rodeo ticket, concessions & sponsor revenue is discussed & compared in depth to the other celebration's revenue. It's noted that any profit from Leamarado Day events flows to subsidize the rodeo—the event is a celebration meant for the benefit of the

town residents & thus is not meant to bring in income for the town. Clark raised concerns about past miscommunication & spending decisions made without council oversight. It is agreed that the rodeo timing package should be stored in the town maintenance building & not be for personal use. The rodeo committee may be asked to present their plans to the council in the future to ensure planning & spending aligns with the council. Russ proposes that the rodeo committee bring back hamburger concessions to help cover rodeo expenses as sponsors have gone down & rodeo expenses are still high. This year we have already lined up food trucks that will compete with hamburger concessions. Leamarado day planning sheet discussion continued; Steven has the booth lay out ready, the booth fee will be \$25 as before. Russ proposed charging the food trucks 15% of the income received. Steven & Mike raise concerns over income-based fees being difficult to enforce and suggest an alternative of a \$50 fee for food trucks which the council agrees to. Food trucks will park at the baseball field with no sales until after dinner is completed at 2 o'clock. The talent shows program needs to have the rocky mountain power logo & sponsor information listed on it this year, Steven will let Devin & Liz Palmer know.

Planning & Zoning:

Ordinance Revision update: Ordinance 1 (General Provisions) is complete, Ordinance 2 (Definitions) needs a final review & cross references to the ordinances added, ordinance 5 (Business Licenses) has been reviewed multiple times & is complete. Ordinances 6 (Public Safety & Health) & 7 (Motor Vehicles) have also been reviewed repeatedly. The Building, Subdivision and Zoning ordinances are interconnected and require clarification—particularly moving building requirements like setbacks & lot sizes from Zoning to Building for easier reference. Subdivision regulations have been simplified to 8 pages for easier understanding. Remaining ordinances needing significant work include Administration, Revenue & Finance and Public Works & Property (pending water system input from Todd & Chad). Mike is hoping to finalize the three interconnected ordinances on July 23rd & 30th. Russ will continue to review them as they are updated.

Miscellaneous:

Town clerk cell phone discussion to include transferring town Venmo: Mike proposes that we purchase a cell phone for the town. The phone would be beneficial in streamlining calls to town officials as many previous mayors & town clerk's personal numbers are listed on various websites, accounts, etc. It would also help the town have the Venmo account linked to an official town number. There is discussion about the price points for various providers; Mike will research

more options. Clark asks for clarification on what the phone would be used for in addition to Venmo. It's explained that the town email, accounts & other business would be easily accessible on the phone. The phone would be kept/used by the clerk to carry out town business, turned off after business hours & alleviate the issues personal cell numbers being tied to town activities causes.

Discuss setting up an account for The Public Treasurer Investment Account: Russ would like to get the paperwork completed so we can move the money from the CD into the Public Treasurer's Investment Fund, which offers about 1% higher interest and greater flexibility for withdrawals compared to a CD. Funds could be accessed quickly—by email request before noon for next-day transfer, making it a more practical and profitable option.

Budget adjustments: Next month we must hold a hearing for public comment on the proposed salary & wages resolution as well as discussing the opening of the budget to reflect salary & wage changes. After the hearing we will vote to approve the resolution & open/adjust the budget as discussed in the hearing.

FEMA: The town received a letter from FEMA regarding the town's floodplain map, which incorrectly places much of Leamington—particularly the area east of the railroad tracks—within the floodplain. Russ disputed the accuracy & requested to attend a future meeting to address the errors. Concerns were raised that the current map misrepresents actual flood risks, as true flooding would impact broader areas including homes, not just certain fields.

Water Billing Aging Report: Russ asked if letters were sent to overdue accounts, Mike did not send letters however he did speak with some residents directly. Water billing system issues were discussed including past months when Burningham Trucking was not charged correctly due to meter/account set up errors. Mike & Ashlee corrected the billing back to May & will now be correctly billed going forward. Burningham has been using significant amounts of water since April and Russ suggested we request additional free gravel in exchange for April's unbilled water.

Mike motioned to adjourn, Steve seconded, all in favor; motioned passed. Meeting adjourned at 9:25PM

Leamarado Planning

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Town Hall & Park Preparation

Mow lawns

Spray off town hall - webs

Restrooms in concession stand - cleaned and stocked

Ball field cleaned up → Todd fixed leak

Set-up

Put up tables → John

↳ Luke Lovell will fix tables

Chairs for the program → John

Piano for the program → Devin & Liz Palmer will bring Keyboard & MC Talent Show.

Booths for General Sales/Fee → Steve

Cash Boxes/Cash Prepared → Brittney & Russ

Talent Show

Royalty → ~~Steven will ask Royalty to attend.~~

Sound System → Russ contacted Western

Stage

Color Guard → American Legion

Program → Devin & Liz Palmer

Advertising in the newspaper → Steven

Museum → Need to get flooring's floor boards done upstairs for storage of items in the museum.

Ticket Sales

Several Volunteers to sell Dinner, Raffle, & Rodeo Tickets

↳ Mike & Liz Lovell have tickets

Names of Volunteers: Ann, Liz,

Dinner

Food Arrangements → Still looking for someone to cook meat.

Selling Tickets/Cost Increase dinner tickets to

Taking tickets in line

Someone to keep the garbages emptied

Rodeo → Chad & Kelsey McPherson

Prepare rodeo grounds for rodeo

Checks for Rodeo Workers

Gate ticket takers

→ Need to order EMTs/Ambulance
↳ Steven

Trap Shoot

↳ Mike Lowell & Dawn

Money

Sponsor letters sent to businesses in July → Already completed by Kelsey McPherson

Thank you letters sent immediately after Leamarado day

Keep cash boxes supplied with necessary cash

Reconcile cash boxes and all cash at the end of each day

Treasurer deposits the cash the following day → Brittney N.

Pay bills

Clean-up

People to put tables, chairs, & piano away

Concessions

Volunteers to help throughout the day

Someone to cook hamburgers

Clean-up → Mike will contact Devin Palmer & Tray Bab about YM helping with trash

RAFFLE → Gun is engraved & Ready Liz has a online raffle system for the gun only

BOOTHS - LAYOUT → Steven \$25/booth

FOOD TRUCKS → Steven

ADVERTISEMENT → Steven H. / Kelsey M.

MILLARD COUNTY ROYALTY