

Town of Leeds

Town Council Meeting for Wednesday, January 14, 2026

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

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE D. PETERSON	<u>X</u>	<u> </u>
COUNCILMEMBER: JEFFREY ALLEN	<u>X</u>	<u> </u>
COUNCILMEMBER: CHRISTINE HARVEY	<u>X</u>	<u> </u>
COUNCILMEMBER: AARON PRICE	<u>X</u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>

Also present, Town Planner Scott Messel and, online, Legal Counsel Hyrum Bosserman.

2. Invocation: Steve Palmer

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: NONE

5. Consent Agenda:

a. Tonight's Consent Agenda of January 14, 2026

Motion to approve consent agenda made by Councilmember Furley, 2nd by Councilmember Price.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: AARON PRICE	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: JEFFREY ALLEN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: CHRISTINE HARVEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

6. Announcements: Pet Clinic for dogs and cats Saturday January 24 at Town Hall from 1 to 2 pm. The recycling binnies have been moved from the property on which they were located to over behind the Peach Pit Pavilion. Please use care for small children or others in the area when accessing the binnies.

7. Public Hearing: NONE

8. Public Comments:

Troi Hoster: For the consolidated fee schedule, why are you not holding a public hearing. It was nice to have a public hearing last time. The fee schedule was changed because it's public monies, and it would have been nice to have a voice. I just wondered why you're not doing it this time.

Mayor Peterson: We did check with our support staff in the way of Roger Carter, who serves as a resource for the town. You do need to have a public hearing when you are raising fees that the public will be paying. When you're reducing them, they actually do not require, and I did not expect that we would have had people here clamoring that we not reduce fees that they were being charged. So that's the reason there is no public hearing. It's only required if you were increasing fees and not for a reduction in fees, and the only fees that are being changed are being reduced. There are no new fees, it is just three fees that are being reduced.

Troi Hoster: Also, I appreciate the effort to formally organize the opening ceremony at the town meetings. However, requiring people to schedule ahead of time with the clerk and not allowing substitutions is outside of normal practice and appears to be a process to inhibit an invocation that sets a peaceful and productive tone for the meeting. For the record, I will always be willing to be a substitute, if needed, for that.

Mayor Peterson: Utah Supreme Court ruled over 12 years ago that, actually, prayer is not something that can be just done at the start of a meeting. It can be part of a formal opening ceremony that does invite people throughout the community of different faiths, and the irreligious as well, to participate if they so choose. We want to continue, or I would like to see it continue. But the Supreme Court rules that the structure that we have adopted be one that is accepted. And if we were to go a different route, there is a very reasonable chance that it could be litigated and not to the town's benefit. Having incurred a lot of legal costs over the years, I'm always a fan of avoiding them if you can do things in a proper way right from the start. And as a result, that is why it is being proposed the way that it is. And it does specify in the ordinance that the Supreme Court has agreed it is acceptable if you do not do last minute substitution. I'm only conjecturing that perhaps there was concern that people would line up people who they knew would not be available and then revert back to another process that would not be viewed as inclusive among the community.

Lynn Potter: My name is Lynn Potter. I live in La Verkin, but we own land in Leeds. I think that Washington, D.C. right now is kind of a dumpster fire, where there's a lot of people that are guilty of a lot of things and there's investigations, but there's never any prosecutions and nobody ever goes to jail if they're punished. I think that's a sad thing. And so I'm here to formally request that the town refer Bill Hoster to the DA for prosecution for malfeasance. There are many things that I feel he's guilty of and others in the town, we can put together a list. The town doesn't have to have it on agenda. They can hold this type of meeting after in private. Bill is an ambitious man. He works really hard. He's running for higher office. And a lot of you didn't like him in this office, and maybe it's not you, but it's just some other folks. But imagine the same situation with him as a congressman, state assemblyman, state senator, governor, it's within his lifespan to do so. People that do things and then get away with them tend to do more and more things worse and worse. Don't be like Washington, D.C.

Devin Anderson: I'd just like to say move on. As A taxpayer and a landowner in the city, just move on. If somebody else wants to take on ambitions of lawsuits, let them do it on their own account. As a city, I think we just move on and show that we're willing to just keep going.

9. Old Action Item: (Discussion Only at this meeting)

a. Tabled Item from 12/10/2025 – Regional Water Supply Agreement

Councilmember Harvey and Mayor Peterson attended the Washington County Water Conservancy District meeting earlier this month as well as meeting with the Planning Commission Chair to put together information that they would like to have from Ash Creek, definitive information about obligations under different scenarios, if sewer were to be brought into the Town of Leeds. It was a part of the regional water agreement that would require us to come to agreement with Ash Creek on joining the sewer district.

There will be a lot of impact to the Town. A line read by Councilmember Harvey states the town shall design, permit, construct and install at its sole cost improvements and upgrades to future phases of the municipal system, and in all the documents it also refers to this as the municipal system and we're the municipal customer. There is so much involved there needs to be time to go over the documents and educate ourselves as a town. Education is needed because at some point when they bring water in it stops and Leeds takes over, but we are not ready for that now. There are a lot of cost involved.

According to the Washington County Water Conservancy contact there is going to be a meter, anything past that meter is Leeds responsibility, also the reuse agreement that is promoted as being something beneficial would have no benefit of that unless they want to pipe that reuse water back in this direction. If we are not a big user they will dedicate that water to someone else.

10. New Action Items:

a. Ordinance 2026-01 Amending Ordinance 2024-03 Consolidated Fee Schedule

Mayor Peterson goes over the reason for the amending of the fee schedule. The Town started receiving renewals on home business office, home business occupation licenses, that we were collecting a \$25 fee. About seven years ago, the state legislature passed legislation indicating that unless a community could demonstrate that there were additional costs that were incurred by the town with that particular residence being used for a residence and a home business versus if it was just a residence itself, it was not permissible to charge. You were not able to just charge an administrative fee for the purpose of having them file for a license because you weren't allowed to require them to have a license with a fee associated with it. We are bringing forward here tonight Ordinance 2026-01 that amends the consolidated fee schedule on three-line items. one that takes the home business occupation from \$25 to no charge, a return check fee from \$50 to \$25, and a fee for residents for notarization from \$5 to no charge.

Discussion among the council and clerk about how many notarizations and return checks we get in a year. Council and Mayor go over the need to refund the already paid business licenses for the year of 2026, as well as the impact that this would have on the Town. Clarification that we are not doing away with the filing process for the business license, just removing the charge for the home-based business license. Councilmember Price brings up the recouping cost of the notary stamp and test Councilmember Allen states that with the little notaries that are done in the office there would be no recouping of the cost of the notary amount that the Town pays for. There are times where the Town does need to have a notary on hand.

Discussion moves on to other fees on the document and asks for clarification on the definitions of some fees. Mayor Peterson states that the Planning Commission Chair in the next few months thought there was a need to review all the land use fees that are there on the fee schedule. At that time if fees are increased then the Town would have a public hearing.

Motion to approve the three fees as they are and table the remaining issues until we do a general fee adjustment down the road made by Councilmember Allen, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

b. Resolution 2026-01 Appointing a CAO and Records Officer for 2026

Mayor Peterson goes over that we can pass this CAO and Records Officer resolution without naming the person just naming the office.

Motion to approve made by Councilmember Price, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

c. Resolution 2026-02 Appointment Representative to Hurricane Valley Fire District

Mayor Peterson suggested that we submit Wayne Peterson as the representative to Hurricane Valley Fire District to the County Commissioners for their approval.

Motion to approve made by Councilmember Price, 2nd by Councilmember Harvey.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

d. Resolution 2026-03 Appointment Representative to WCSSD

Mayor Peterson suggests Jeff Allen, who indicated it as an area of personal interest, for our representative to the WCSSD board.

Motion to approve made by Councilmember Furley, 2nd by Councilmember Price.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

e. Resolution 2026-04 Appointment Representative to Southwest Mosquito Abatement

Mayor Peterson states that Jeff Allen expressed interest in this area as well and Mayor is suggesting him for this appointment.

Motion to approve made by Councilmember Price, 2nd by Councilmember Harvey.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

f. Resolution 2026-05 Adoption of a Policy for Electronic Meetings

Mayor Peterson goes over the reasoning for the modifications in the resolution. Last year there were some instances where there was an inability to have a quorum at the Town Hall. What this resolution does is go to the requirement that we do have a quorum of either the town council or the planning commission at the anchor location. If we cannot get a quorum at Town Hall, then we would find another date for the meeting.

Motion to approve made by Councilmember Price, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

g. Resolution 2026-06 Adoption of a Policy for the Opening Ceremony at Town Meetings

Mayor Peterson: Resolution 2026-06 is adoption of a policy to the opening ceremony at town meetings. I mentioned the Utah Supreme Court, which actually is more restrictive than the U.S. Supreme Court with regard to this issue. I circulated to town council two four-page documents that were from the Utah League of Cities and Towns Powers and Duties Manual that just spelled out what the different lay of the land was with the different courts regarding this type of thing. It was from the acceptable language that has been ruled on at this point that that resolution was drafted. Councilmember Price put together a different draft of the resolution, which will be circulated by the Clerk of Town Council, with Councilmembers providing feedback to the Town Clerk.

Motion to TABLE until next meeting made by Councilmember Price, 2nd by Councilmember Harvey.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

h. Advice and consent on Planning Commissioner nominee Rochelle Gardner, term ending 6/30/2030.

Mayor Peterson: Giving advice and consent on Planning Commissioner nominee Rochelle Gardner for the term ending June 30th, 2030. Rochelle previously served as an alternate on the Planning Commission or was designated as one. I don't believe she was ever called on to do so. She has regularly attended the Planning Commission meetings and regularly reads through documents that are provided. The way that the nominees for the Planning Commission work, we have, in a standard situation, one nominee per year for a five-year term, and there are five members of the Planning Commission. Then there's the possibility to have a couple of alternates as well. Ken Hadley had been a regular member and asked to step back towards just being an alternate. Rochelle Gardner would be completing the term that when the appointment time came, Ken Hadley did not accept reappointment but became an alternate. The way it works within the town ordinances is the Mayor puts forward a name and the advice and consent needs to be granted by the town council and what I am putting forward is Rochelle Gardner as the nominee and then town council would indicate yes or no to that particular person having been nominated by me.

Motion to approve made by Councilmember Allen, 2nd by Councilmember Price.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X			
COUNCILMEMBER: AARON PRICE	X			
COUNCILMEMBER: JEFFREY ALLEN	X			
COUNCILMEMBER: CHRISTINE HARVEY	X			
COUNCILMEMBER: KOHL FURLEY	X			

11. Open Public Meetings Act Annual Training

All of the Town of Leeds Council and Mayor watched the video from the State Auditor Local Government Division of Utah on Open Public Meetings Act in its entirety. Council members were sent the link to the video as well.

<https://www.youtube.com/watch?v=QNVBuXB7vkM>

12. Staff Reports:

BC Matt Butterfield: From Hurricane Valley Fire District, covered the calls from the previous month for Leeds. Discussion of the financial changes to the district were discussed by both BC Butterfield and Councilmember Furley. Discussion covers coverage of outside events, staffing concerns, the future building of the district to house fire prevention and administration.

13. Public Comment

Lynn Potter: There are a lot of laws on the books on the state, a lot more than what you guys covered tonight. I encourage you to look into that and study it because you can step on landmines that you don't even realize. There was one that I think you could prosecute seven years after they leave office. Another one, no two Councilmembers can talk about a permit that was applied for because then it sounds like it's, they're conspiring against a permit and that's a felony. There's a whole bunch of others. There's legal counsel online. I guess you guys asked him to be in the meeting. There's a lot of things that need to be corrected. You know, my peeve is the Hillside Ordinance. Devin Anderson, who says you should just let things lie still with Bill. He's a good friend of Bill's. Devin Anderson has been pushing dirt onto my property on the road cut that's up there. I tried to get the town to do something about it. The town wouldn't do anything about it. Mayor Peterson stated that Public Comment should be addressed to Town Council, not other residents. Lynn Potter continued, saying his point is that if you guys could, if you get another permit from Devin, you have the power to ask him to fix a problem that he made that was never corrected or taken care of because the landslide continues. We have video of it. If there's anything that you can do, I'd greatly appreciate it. And good luck again with the hillside ordinance. I don't think half of the lots up here that he has for sale would be approved to build on.

Gene Roberts: I'm just curious, does Washington County Sheriff's Department charge the town for any protection?

Mayor Peterson goes over that we have a \$10,000 budgeted item in our budget that is to go to the Washington Sheriff's Office for support of their drug task force. That there is a line item on our taxes that go to the Sheriff's office.

Gene Roberts continued, saying because I was a deputy years ago in the 80s and early 90s, back then, three days out of the week, I was the only deputy that covered the entire Washington County. The public didn't know that. They thought there was a lot more. I do know that in covering small towns like Virgin and Rockville and Veyo, those towns and Leeds. There's no way they could afford in their budget some of that money you're talking about. I would just urge the town to push back when the county or elected official like the sheriff pushes for money that we don't have as this town because they are paid through the, like you said, the property taxes and other. I did have an experience around 1990-91, the sheriff had a meeting with Washington City. This is clear back in 1990 and he came out to me because I happened to be in the vicinity. And he said, you can write all the tickets you want because the city council has said they need all the money they can get. I'm just telling you that there is a push sometimes for money, for revenue, pushed on us as officers at that time. Being a resident of this small town, I just say push back. We don't have the money. We can't afford it. They're already getting paid.

Devin Anderson: It has nothing to do with what was represented earlier. It's more of let's just move forward. I'm not a litigious person. The town voted, we worked, we're trying to get the town together. That's why I started Positively Leeds. We're trying to get to where we work together. That doesn't have to be so bifurcated as it's been in the past. We're not a litigious organization. I think, I'm not quoting you exactly, but you don't want to get the town into losses. As far as the comments that were directed towards my behavior, I just want to address those. I have a text ring that documents

it. I agreed to meet at Mainly Pizza and talk about what was going on. Unfortunately, someone got ill and couldn't make it. Then the next comment of getting together was, I want my attorney there. Again, from the litigious nature, which I think many of us are aware of, but I want to make sure that my reputation in the town is I'm a person that wants to work together and let's bring this together.

Closed Session: A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 for a litigation update.

Motion to go into closed session made by Councilmember Price, 2nd by Councilmember Harvey. All Aye at 8:44 pm. Closed session concluded at 9:42pm with a motion to return to the open meeting.

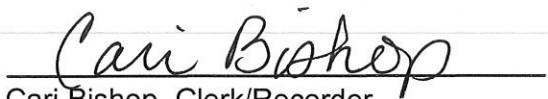
14. Adjournment: 9:42 pm

Approved this 28th Day of January 2026.



Wayne D. Peterson, Mayor

ATTEST:



Cari Bishop, Clerk/Recorder

