

Town of Leeds

Town Council Meeting for Wednesday, January 28, 2026

1. Call To Order/Roll Call:

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 (online)	<u>X</u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>

2. **Invocation:** Chris Studdert

3. **Pledge of Allegiance**

4. **Declaration of Abstentions or Conflicts:** NONE

5. **Consent Agenda:**

a. Tonight's Consent Agenda of January 28, 2026

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

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

a. Transportation Expo, Tuesday, February 17, 2026, from 10am-5pm at the Dixie Center

b. Town Council Focus Areas:

i. Jeff Allen: Solid Waste, History, Cemeteries and Mosquitoes

ii. Kohl Furley: Roads, Flood Water and Emergency Services

iii. Chris Havey: Water Companies, Wastewater and Leeds Events/Dinners/Newsletter

iv. Aaron Price: Finance, General Plan, Impact Fees and Parks

7. Public Comments: No action may be taken on a matter raised under this agenda item. ***(Three minutes per person.)***

NONE

8. **Public Hearings: NONE**

9. Old Action Items

a. **Tabled Item from 1/14/2026 - Resolution 2026-06 Adoption of a Policy for the Opening Ceremony at Town Meetings**

Leeds Town Council discussed a proposed resolution to formalize the tradition of invocations at the start of public meetings. The intent is to ensure inclusivity, allowing participation from people of any religion or none, and to avoid excluding anyone. The resolution includes an exhibit outlining policies for how invocations are to be conducted, referencing best practices and legal precedents, such as the Utah Supreme Courts guidance and historical context. Some key points were, making the policy adaptable by separating the main resolution from the exhibit, so procedures can be updated as needed. Addressing concerns about the time limit for invocations, the process for signing up to give an invocation, and clarifying that council members participating do so as residents, not as officials. Procedures for scheduling and substituting invocation providers, including a standby list for last-minute changes. Emphasizing the importance of diversity and individual responsibility in volunteering for invocations, rather than the city recruiting participants. The need for a clear policy to avoid potential legal issues, as advised by the Utah League of Cities and Towns. The council expressed support for the resolution, with openness to further discussion and adjustments to the exhibit as needed.

Motion to approve with edits 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			

10. Discussion and Possible Action

a. Electing Mayor Pro Tem

Council elected Kohl Furley to be the Mayor Pro Tem.

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			

b. Appointment of Aaron Price as Leeds Treasurer.

Mayor Peterson: We've gone quite some time without an officially appointed treasurer. We've advertised it. We have got a few people who have submitted resumes whose focus seems to be more on bookkeeping and their experience more on bookkeeping than a treasure-type role. In the past, in fact, most of my time involved with council, a treasurer was another member of council. It can be any member of the community except one person, and that person is the mayor. Otherwise, it can be somebody who's not in the community as well. I think it would be beneficial for the Town to have a Town Council member to officially sign as the Treasurer. It doesn't mean they have to do all the bookkeeping or any of the specifics of that, but rather it's just to have them there in that position where they would be signing on Town accounts and on reports for the Town. I did speak with Aaron about this, and he was amenable to taking on that position. I'm putting forward his name and would like to ask for a motion from Council to approve the appointment of Aaron as Leeds Treasurer.

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

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. TDS Fiber Installation Project and Bonding

The Town Council discussed an application from TDS seeking to install fiber internet to over 200 homes. The process involves paying an application fee and providing either cash or bond to ensure road restoration after work. The Council reviewed existing ordinances, which allow for bonding instead of a large cash deposit, and considered the possibility of a global bond for ongoing projects. Council members raised questions about the cost, benefits and risks. They also discussed the importance of coordinating utility work to avoid repeated road disruptions and clarified that any company could apply to install fiber, provided they follow the same regulations. The Council agreed to gather more information before making a decision and emphasized the need for efficiency and proper planning in such projects.

11. Discussion:

a. Number of On-Premise Alcoholic Beverage Licenses

The Town Council reviewed its ordinance regarding on premise alcoholic licenses. The current ordinance is over 20 years old, requires at least 400 residents per license, but this count is based on the Leeds annexation boundary, which includes areas outside the Town itself. The Council compared Leeds's policy to other Utah communities and state guidelines, noting that the state allows about 1,000 licenses statewide, with some towns using different population thresholds. The Council discussed whether to update the ordinance, how to count residents in annexation areas, and whether to accommodate a new application for a liquor license. They also considered the impact of businesses in unincorporated areas and the need for a fair, growth supportive policy. Council members expressed a desire to balance regulations with opportunities for local businesses and agreed that any changes should reflect what is best for the Town's future. There are different types of licenses for establishments such as restaurants, and grocery stores. The current application under discussion is for a restaurant serving beer and other liquors. The Council expressed support for updating the Town's ordinance to better align with current state regulations and community needs. They agreed that the Town should allow businesses reasonable opportunities to serve alcohol within state limits but also emphasized the importance of

maintaining community standards, such as keeping bars away from schools. The Council is interested in seeing a proposed update to the ordinance as a starting point for further discussion.

b. Priorities for Town Council in 2026

Councilmember Allen: The Museum Foundation, which operates the local museum, is shifting to be more Leeds-oriented, and he suggested coordinating efforts to enhance its role as an archival location for the community's history. Patricia Cundick has volunteered to help with archival capabilities. Looking forward to supporting the museum's scope to serve the greater Leeds area.

Councilmember Furley: He outlined several priorities and ongoing issues. Valley Road has seen improvements with new culverts and pipelines, but Main Street still experiences significant water accumulation during heavy rain, especially near freeway access. The town was donated a crack seal machine; it is in the process of getting fixed so that when we can use it this will solve a lot of our issues. There are about 4 roads in the Silver Reef area that are top priority for chip seal. Reviewing the roads funds and seeing where we are at with funding is necessary.

There is a frontage road between Harrisburg and Leeds, where the road is so tight that larger vehicles risk hitting mirrors and drivers often shift over to avoid going off the edge. The county roads department is aware of the issue but may lack funding, with Kohl asking if the Mayor would advocate for us to make the road a higher priority with the county.

In Silver Cliffs the developer has identified anywhere from 2.5 to 3 acres of property for a fire station. As soon as we are finished with the engineering and the architectural drawings of a neighborhood station they are going to help build a station there.

Wildland Urban Interface, there are concerns about people's insurance rates going up, their insurance being canceled, carriers exiting the state. The fire district still offers a wild land evaluation of people's homes. This is available to all citizens.

Councilmember Price: He states that he will be overseeing the General Plan, which is typically updated every five years and is due for review next year. He suggests beginning preparations now so the community can give meaningful input when the time comes. He also mentioned impact fees noting that although some discussion occurred last year the fees likely need further review and updating. Additionally, he raised the idea of potentially acquiring a small portion of land, such as a half-acre for a future park depending on development opportunities.

Councilmember Harvey: She attended several water related meetings, including the Ash Creek SSD board meeting at the new Confluence Park reclamation facility a wastewater treatment and reuse plant that is preparing for a ribbon cutting on February 2. She also participated in a meeting with County Commissioners and the Angell Springs Water District discussing future plans, grants, infrastructure, repairs, and radon treatment. Because Leeds and Angell Springs share interrelated water systems these discussions affect both communities. She attended a Washington County Water Conservancy District advisory meeting, where topics included water conservation, storage, reuse, impact fees, and new ultra-efficient water standards. There was also discussion about coordinating housing on lower water use lots. She's gathering information to better understand how all of these issues connect and affect Leeds.

Mayor Peterson: He reported on a recent DTEC meeting attended by mayor's, County Commissioners UDOT and county public works representatives. Two major road projects were discussed: I-15 Milepost 6-8 expansion still in planning and currently unfunded. I-15 Southbound Milepost 20-16 Climbing Lane is fully funded and scheduled for construction this summer. He notes it will improve traffic once completed, but drivers should expect several months of construction delays during the process.

12. Staff Reports: NONE

13. Public Comments:

Ken Hadley: Kohl, you're talking about the roads. The roads up to the cemetery, the pioneer cemeteries are pretty bad. I'm not sure what roads up there are city roads. I just wondered if there could be anything done about that. Councilmember Furley states he will look into that.

I want to thank the Town Council, I think you're starting off really good, and I'm looking forward to a great year. Also, this is the 250th anniversary of our country, and I'm very patriotic, and I think the town ought to be also. Anything we can do to promote patriotism, at least this year, I'd be glad to help out.

Alan Cohn: I just wanted to really say thank you to the Council. Thank you to everyone who's kind of stepped up and really focused on the people of the Town and the Town. It's really needed. I guess this is a question more directed at Kohl for now regarding the fire inspections and all. Obviously, you know we're surrounded by brush, but wouldn't it make sense for the fire department to just come through and just do it. I think you have alluded to this Kohl, just drive through because we've done a pretty good job at fire scaping our house. We'll probably have someone come through and look and see if we missed anything, but you know, there may be adjacent properties that could affect our house one way or another. I guess the term is defensible. It is what the fire department uses that they'll come in if there's a fire and if there's a wildfire to address the quote defensible properties that are like that. If we're surrounded by houses next door to us in several directions that really could use some fire scaping, how is that handled?

Councilmember Furley: Defensible space is something that they've focused on for quite a few years. That's their token term. Just to give you a little of a snippet of how it works. Our district serves 7 municipalities, including Kolob Mountain. Our wildland division consists of three full-time personnel. We just don't have the time to drive around every community and knock on doors. That's why it's done on a request basis only. They start ramping up for the fire season around the 1st of April. They're really only leaving the window of December to April open. I know that many of you think we're not fighting fires in December, but we contract as being part of the state, we do contract for fires, and those times sometimes leads us to California, and those fires don't end until December, sometimes January, as we've seen in the past. Defensible space is huge. Just calling them, they can get out there, but as far as driving around, we just don't police the neighborhoods like that.

14. A closed Session may be held pursuant to Utah Code 52-4-204 & 205 upon request. NONE

15. Adjournment: 8:19pm

Approved this 11th Day of February 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder