

Town of Leeds

Town Council Meeting for Wednesday, May 13, 2026

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

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

Town Planner Scott Messel and Town Clerk Cari Bishop were also in attendance.

2. Invocation: Susan Savage

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts:

5. Consent Agenda:

a. Tonight's Agenda of May 13, 2026

b. Minutes from April 22, 2026

Motion to approve consent agenda 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	_____	_____	_____

6. Announcements:

a. Cookout Dinner Friday May 15 @ 6:30PM at Peach Pit Pavilion, in Town Park

b. Rock Wall Search on May 16 at 8 am, meet at Town Hall

c. May 23 @ 8 am Town Clean up, meet at Town Hall

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

Martha Ham: What I have right here is the 36 page petition from the Cove, Silver Point Estates, Jared Westoff, Gary Crocker. This is the petition to disconnect from the town of Leeds. There are inaccuracies and so many hostile comments, allegations about sitting Town Council folks, about citizens who have used their voice to talk about the concerns of this development. Very interesting way to say goodbye. I would consider this burning a bridge. Now, what I hear is that there's a tolling agreement before you that they initiated that they'd like to negotiate. One has to ask, why is that? Are they discovering the grass isn't as green on the other side, or is this now the new weapon used by developers to get what they want, a new style of bullying, to push for the density, whatever it is, the circumstances is that they're after, that the Town has maybe wanting to follow a slower process or maybe even flat out reject it and put a limitation on what it is that they're proposing. I want to encourage you to use the old principle from law enforcement and from the field of psychology. Past behavior is the best predictor of future behavior. This has been a street fight with these folks for these last few years. I think we got lucky when they opted to disconnect. I don't know if they were serious about it or if they were manipulating. We had an opening, I want to encourage you to take that opening and honor their petition to leave the Town.

Michelle Peot: I have also read the petition to disconnect and was one of the folks who has been repeatedly defamed by these folks called the conspiracy theorist. It's interesting that I was accused of having a conflict of interest by people, the sole people here who stand to financially benefit from this project. I and others have poured hundreds of volunteer hours into understanding exactly the extent of the hazard on this property. The supposed cleanup that happened, had to be remediated because it was not done to spec. I think we are at a point with the Town where we need to decide, is this the legacy we want? There were a lot of folks that let things go forward, including the State, without fully understanding the magnitude of things. I think this is the time that the Town could finally put a line in the sand and correct a lot of the shortcomings that have occurred in the past. The developers refused to negotiate with us around putting in guardrails for their environmental cleanup docs that would allow the Town to have better oversight if changes were made to undermine the agreements they had made for ongoing remediation and they refused to do so. I think this shows that they are not negotiating in good faith and I think the only reasonable and normal thing for the Town to do is to allow them to disconnect.

Susasn Savage: I spoke at the last council meeting in favor of denying the disconnect. I want to say that I appreciate this board and you, Mayor Peterson, for when you were first Mayor, you instigated the first civil citizen comment period that we had ever had in the history of Leeds. That's why in the prayer I just said thank you for courteously receiving our comments. Since I made my comments the other time and I was concerned about us being enablers to a group that is formally dismantling communities, I have learned some other things as well. A thing that's really important to me is to leave the open door for you as a Council to put together all of the things that you know, things that we don't know, things that you've talked about with your Counsel, things that you talk about with each other, as well as things that you hear from the public. We're fortunate to have citizens who are very concerned and who are studiers and often have perspectives that I haven't thought of. I'd like to just mention it's interesting to me that, personally, I feel like my life has been taken over by developers since my dad died, but I wasn't so aware of what he was dealing with. Something that developers always say, of course we want this to be safe and wonderful, we're going to live there ourselves. This is the one time when I have not heard anybody say, I want to live up on this where there's been uranium cleanup. I haven't heard anybody say, I'd like my children to grow up there. I think you look at all of the issues, you look at how the developers have handled their approach, which is of a great concern to me. I see that it's been mentioned that if people disconnect, that can create a domino effect. Maybe if we keep them in the Town, that creates a domino effect.

Ron Cundick: I've shared my position before. I recognize that there are lots of ups and downs that we're not going to solve. We can't cure everything, that's gone. I think it's very bad policy to start picking away at Towns and removing part of the territory. It's because we have a fight over it. I'm of the opinion that you can be much more effective if your neighbors are in the Town than if they're not in the Town. If they're not in the Town, they're your neighbors, but then you have no say in how things go. The fact is that there is impact on this Town, whether we like it or not. I think we have some say in it. I think if they really want to negotiate it, I think we can try. That doesn't mean we've had a good experience before, and I'm not defending what's happened, I was in the middle of it too. I still feel that it's a very bad policy to disconnect from a Town that's small. If we had a huge, population here and it wouldn't make any difference, then that would be another story. We're not in a position to be offering that to everybody who doesn't quite agree with us in the development. It doesn't mean that I agree with all the development stuff. Most of what I did agree with, but I think we were pretty close at one point in time to working something out. I urge you not to allow the disconnect. If you allow it, you just send a message to everybody else who doesn't like what you're doing to say, let's disconnect. You need to send a message that if you're forced to disconnect by the courts, that's one thing. You shouldn't jump into it and say yes just because you've had a few bad experiences.

Nathan Shakespear: Maintenance guy Bill, he asked me to come make a few public comments for him. One of them is just that he takes pride in helping this town. Recently, I believe he's been losing irrigation to keep the grass alive. I saw on Leeds Family Fun that people were complaining about how dead the grass is. It's not his fault. I know the Mayor had spoke to him, I believe, today about that. He just needs irrigation. He's very limited on the pressure he gets. He has to hand water, to keep that grass alive. Another thing is vandalism. We've had a few vandalism cases. People have been pulling out almost all of the toilet paper and just putting them in the toilet to clog them without actually using the toilets. I just call that vandalism at this point. I get that we have more I-15 traffic now. Our exits are kind of messed up. There's nothing I believe you can do as Town Council, but you should probably mention that with UDOT if possible. Another thing is with more people coming through the Town, with this population gaining a lot more people, we should try to push more for a code enforcement officer. It's been about one year since we signed the application, and I believe a few people have applied, but we don't have a code enforcement to my knowledge. I get it, maybe its expensive to have code enforcement, but we do need somebody to keep our town safe. With that also being said, the Sheriff's office is very busy. especially with more people in the county. So we cannot always rely on the Sheriff's office to keep this Town safe. The next thing that the maintenance guy asked me to say is he doesn't plan on doing this for much longer. He wants the Town Council to try to look for somebody else. He said he wants to stay until you guys get somebody else, which is very kind of him. You need to find somebody else because he doesn't plan on doing this for ever. The next thing is when Bill Hoster was the Mayor, somebody made an allegation against him and me when I was volunteering for Public Safety person. That allegation was pedophilia. This allegation was completely false. I was the supposed victim. I just want to say that's not true.

Troi Hoster: I want to concur with everything that Ron Cundick said about the disconnection. When areas try to disconnect, we have a lot less say. We pretty much have no say as a Town. Maybe we have negotiating power within our plan when they come in and we can say, we want you to leave some open space, or we want you to have some trails, how is this going to fit in better with our Town, when they disconnect, we don't have that anymore. We also have more density. We still have the impact. We still have them driving on our roads. We still have the infrastructure impacts. We will have them tearing up roads to bring in sewer and whatever water they need. I think we need to take those things into consideration. I'm not sure what that last allegation was. I haven't heard that, but pretty disturbing to me. I'm not sure who would have done that, but I'm sad to hear an allegation like that, and I absolutely know that's not true.

Martha Ham: We do have a say with the County. We are County residents. We are taxpayers. We just recently went before the County Commission and actually had a very nice impact around some of the zoning that they were proposing for this area of I-15. I think that

the bigger issue for me is that the Town of Leeds does not have a legal department. We do not have a water department. We do not have a full-time planner. All the things that should be intact in order to evaluate this kind of development. That's where I get nervous for you guys in trying to negotiate. This project is beyond us. This is really complicated for even a town, a city with all these sorts of resources. We don't have it. We can't figure this out and foresee all that there is to see. I want to tell you one other thing that I think is part of the big picture here. If The Cove moves forward, there are other property owners adjacent to this. who have not been able to do a damn thing for decades with their contaminated property. This models for them what is possible. I think we're setting ourselves up to become Leeds, the little Chernobyl. That development is about to unfold with 5M, Jerry Glazier, Stacey Eaton. They haven't known what they could possibly do with this property, here's the roadmap. Those of us who have been fighting this, all it means for us is we have different meetings to attend. We are not letting this go. We will continue to talk to the County and make sure, in fact, some years ago we already laid some groundwork with certain agencies and we will continue to do that. Don't fear that it goes to the County. We are County residents. We pay more taxes to the County than we to the Town of Leeds.

Mayor Peterson: Wanted to address three primary concerns that were raised during the public comment section of the meeting. Mayor was regretful over the unspecified accusations, stating he was unaware of the accusations. He clarified that a tolling agreement does not mean the Town has changed its position on a disconnection application that the Town can approve or deny, or reach a modified agreement with the petitioner. Moving onto park irrigation, the Town discovered it does not actually own an irrigation water share for the park and Main Street, despite using the water for 20 years. The current challenge is the culinary water, it is tiered and the Town does not want a \$1,000 water bill monthly. The Town is a commercial user under the LDWA billing system. The maintenance staff has been manually watering at night and in the early morning to minimize evaporation and cost.

8. Public Hearing: NONE

9. Special Presentation - Presentation from Battalion Chief Dave Harmon of Hurricane Valley Fire regarding High-Risk WUI

Battalion Chief Harmon speaks on WUI outlines new State Law and safety standards regarding the Wildland Urban Interface (WUI) the area where residential development meets undeveloped wildland.

House Bill 48 & 41: As of January 1, 2026, municipalities must establish specific WUI boundaries. Any new homes built within these zones must comply with strict fire safety codes.

Updated standards: Utah is transitioning from the outdated 2006 code to the 2024 International Wildland Urban Interface Code.

The Red Polygon Map: The State has identified high-risk areas across Utah. Residents living within these designated zones will face new fees starting in 2027.

New fee structure starting in 2027: Fees will be assessed based on the square footage of the home and will likely be collected via property taxes.

- Up to 3,000 sq. ft: \$20
- 3,001-6,000 sq. ft: \$60
- Over 6,001 sq. ft: \$100

Chief Harmon emphasized that the goal is to educate homeowners on mitigation actions taken on their property to reduce fire hazards. This includes managing wildland fuels such as, dry grass, brush and specific tree varieties common to Southern Utah.

Potential Reductions: There may be opportunities for residents to lower their assessed fees by performing home hardening and mitigation work on their property.

Chief Harmon spoke on the danger of embers, a critical statistic 90% of home ignitions are caused by embers, not direct flames.

Embers can travel long distances on the wind and ignite small fine fuels on or near a house.

Chief Harmon concluded his presentation with detailed technical advice on home hardening, a breakdown of hazardous local vegetation, and critical information on how state laws will affect insurance and fees.

Home Hardening and Structural Defense:

To prevent ember ignition recommendations are:

- Roofing: Use class A materials (Concrete/clay tiles, metal, copper, or asphalt shingles)
- Vents: Retrofit home vents with window screening to prevent embers from entering the attic or crawlspace.
- Propane Tanks: Clear all vegetation within 5 feet of tanks.

Perimeter: More combustible items like patio furniture and firewood away from the house during fire season.

Managing Hazardous vegetation.

HB 48 Assessments, fees and insurance:

- The assessment process potentially will, in 2028, have homeowners request an assessment.

The Triage Scale: After assessment, homes are ranked 1-3:

- Class 1 (HIGH): Fully compliant (hardening home plus cleared landscape) equals the lowest fee.
- Class 2 (VERY HIGH): Landscaping cleared, but the home is not hardened equals middle fee.
- Class 3 (EXTREME): No Mitigation work done equals highest fee.

Insurance impact: Under HB 48, insurance companies must use the States high risk map and are required to disclose any premium increases of 20% or more.

Chief Harmon ended by noting that even the local fire station is located within a high risk zone, highlighting that the entire community must participate in these mitigation efforts.

10. Discussion and Possible Action:

a. Silver Pointe Estates Petition for Disconnection Tolling Agreement

Current status of the tolling agreement was in place but expired today. Recent information was exchanged between the parties introducing new details to the situation. With this new information, it is proposed to extend the tolling agreement for two additional weeks, until May 27th. This is expected to be the final extension before a decision is made. The Council plans to hold a closed session this evening to discuss the new details.

Motion to extend the Silver Pointe Estates Petition for Disconnection Tolling Agreement to May 27th, 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			

b. InfoWest Fiber Franchise Agreement

The attorneys are still negotiating with InfoWest, so there is nothing for the Town Council to vote on tonight. A meeting is scheduled for tomorrow involving Sunrise Engineering and TDS, and the Mayor. Both entities, InfoWest and TDS, are actively considering bringing fiber to Leeds, with the potential for one or both to move forward. The current target for implementing fiber is within the 2026 calendar year.

c. Review and Approval of Tentative Budget and Setting of Public Hearing Date of May 27, 2026, on Tentative Budget

The Town is legally required to adopt a balanced tentative budget at its first meeting in May and complete the entire budget process by June 30th. Tonight the Council adopts the tentative budget and sets a public hearing date. Then the Council will hold the public hearing. Finalized details are only complete once Washington County provides the official property tax numbers, which only become available in early June. The circulated tentative budget is based on several years of historical spending and projections from the current year. It is balanced and this is mandated by the State.

Motion to approve the tentative budget and set a Public Hearing date for Wednesday May 27th 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			

d. Leasing or Purchase of Irrigation Water

This issue was brought up during public comments. The Town is currently using expensive culinary water to water Town property because irrigation water has not been available. The Town Hall is classified as commercial, it is billed commercial water rates and they are significantly higher than residential rates and increase by tier.

- First 20,000 gallons: \$2.25 per 1,000 gallons
- 20,001 gallons to 30,000 gallons: \$3.75 per 1,000 gallons
- 30,001 gallons to 45,000 gallons: \$5.25 per 1,000 gallons
- Peak Tier 70,000 gallons: \$10.25 per 1,000 gallons

The Town is trying to manage water use smartly to avoid high tiered culinary costs. The hope is to acquire enough irrigation water to reduce financial stress and restore the green park.

11. Staff Reports

Councilmember Harvey: Washington County Water Conservancy District Meeting:

Water Reuse: Water reuse is a major topic and a critical part of long term water supply plan. WCWCD will be planning for millions of dollars in grant funding for projects including continued reuse initiatives.

Warner Vally Reservoir: WCWCD are currently spending \$1.1 million on cultural resource mitigation for this project.

Washington County Planning Commission Meeting: Nearby Development, a zone change was discussed for a project located just south of Leeds to allow for multifamily housing. The County stance is highly supportive of the project, noting that it aligns with their goals for density and development type. The impact on Leeds with this project is that it is very close by, and though traffic exiting the highway will head the opposite direction of Leeds traffic will increase.

Councilmember Allen: States that the Councilmembers are assigned specific Town segments, his is historic assets and cemeteries. Doris McNally the Town Sexton is doing excellent work in mapping plots and managing interments, and thank you to Christine for a successful community cleanup project.

The Town cemeteries are growing faster than the Town itself. Space is limited, the Town has a resoponsibility to ensure adequate burial space remains available for residents.

Expansion: Determining if the Town has enough plots. This requires auditing which existing plots are already reserved, and potentially acquiring more land, which the Sexton is already looking into.

Beautification: Preserving the unique pioneer cemetery aesthetic. The Sexton is proposing a low-cost ceremonial section for events like Veterans Day or Memorial Day so attendees do not have to stand on graves. Plans are also being considered for the long term unification of Leeds' various cemeteries.

Funding and Budgeting: Over the last 10 years, cemetery expenses have averaged about \$1,500 annually to open graves, equating to roughly four burials per year.

Mayor Peterson: Hurricane Valley Fire Department call statistics, monthly total 548 of which 400 were EMS calls while the remaining 148 were fire & other calls.

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

Angela Du Chemin: I was curious about the dumpster fees and now you have to show proof of address Who do we show that to?

Mayor Peterson: The public works employee will monitor the site for parts of the day, though they will not be there 24/7. Due to social media posts residents from outside communities have been using the dumpsters, heavily filling them and risking leaving no room for Leeds residents use. The Solid Waste District has confirmed that Leeds has the right to turn non-residents away. However, staff must be cautious to ensure those turned away actually haul their waste back out of town rather than illegally dumping nearby. Moving forward the Town plans to adjust its communication strategy to ensure Dumpster Days are advertised directly to Leeds residents only, rather than broadcast publicly to surrounding areas.

Martha Ham: I request that people who testify or participate in citizen comments be of voting age. I'm not comfortable with minors coming in and commenting on public safety, behaviors of our employees.

Councilmember Harvey: A very observant neighbor in the community noticed something that was out of sorts at a home in the community, and it turned into a home break-in from a home that wasn't occupied at the time. What was probably the most important thing is the awareness of this neighbor to know that something was completely off. With a lot of vacations coming up, with a lot of people out of town, if you're out in the area and something is off or not right, report it, be aware of it, know your neighbor's numbers, try to really make sure that you see what's happening because this was a bad situation and that neighbor was completely unaware because that house was empty at that moment in time.

13. **Closed Session:** A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 for pending legal action at 8:40pm.

Motion to go into closed session pursuant to Utah Code Section 52-4-204 & 205 for pending legal action 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	_____	_____	_____

Closed session began at 8:46pm and ended at 10:01pm

14. Adjournment: 10:01pm

Approved this 27th Day of May, 2026.



Wayne D. Peterson, Mayor

ATTEST:



Cari Bishop, Clerk/Recorder