

Town of Leeds

Town Council Meeting for Wednesday, May 27, 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> </u> | <u>X</u> |
| COUNCILMEMBER: KOHL FURLEY | <u>X</u> | <u> </u> |

Town Planner Scott Messel, and Clerk/Recorder Cari Bishop in attendance

2. Invocation: LeAnn Allen

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: NONE

5. Consent Agenda:

a. Tonight's Agenda of May 27, 2026

b. Meeting Minutes of May 13, 2026

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

| ROLL CALL VOTE: | Yes | No | Abstain | Absent |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|
| MAYOR: WAYNE D. PETERSON | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| COUNCILMEMBER: AARON PRICE | <u> </u> | <u> </u> | <u> </u> | <u>X</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: The ballot box has arrived in the Town Hall so when citizens get their ballot they can drop it off here until the 23rd of June.

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

NONE

8. Public Hearing: Tentative Budget FY 27 for the General Fund and the Capital Improvement Fund.

Mayor Peterson: The tentative budget for fiscal year 27 for the General Fund. That fiscal year runs from July 1st, 2026, through June 30th, 2027. We also have a tentative budget for the Capital Improvement Fund for that same time period. At this point, we need a motion from Council to go into a Public Hearing on the tentative budgets for the General Fund and Capital Improvement Fund for fiscal year 2027.

Motion to open public hearing for the General Fund and Capital Improvement Fund for fiscal year 2027 made by Councilmember Harvey, 2nd by Councilmember Furley.

| ROLL CALL VOTE: | Yes | No | Abstain | Absent |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|
| MAYOR: WAYNE D. PETERSON | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| COUNCILMEMBER: AARON PRICE | <u> </u> | <u> </u> | <u> </u> | <u>X</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> |

No comments were made by the public.

The Council is currently reviewing the tentative budget for fiscal year 2027. They are still awaiting the property tax number from the County, which is required for the final budget and typically arrives in early June.

Motion to close the public hearing 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 | | | |

9. Discussion and Possible Action Items:

- a. Roads: Bids for Repair – Project Old Highway 91

Councilmember Furley: There is heavy use by people unloading UTVs on the shoulder between Homespun Village and Toquerville that has created severe potholes. Drivers are veering into oncoming traffic to avoid them. Following Town policy, three bids were gathered. The Council wants to move forward with Alexander Asphalt, who provided a bid of \$3,715 to mobilize a crew, replace the road base, and patch the asphalt edge. While this is the company's first time working for the Town, they have a good reputation and positive reviews from other projects around the County. To prevent future erosion from UTV use, there are plans to source riprap (rock) and bed sand from local contractors to reinforce the area.

Motion to accept the bid from Alexander Asphalt for the amount of \$3715.00 to mobilize the crew, cut and replace existing asphalt, put road base in and replace asphalt made by Councilmember Furley, 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. Resolution 2026-07 Utah Division of FFSL (Cooperative Agreement FFSL) Leeds Cooperative Agreement FFSL.

Mayor Peterson: Leeds is considering a five-year mutual aid agreement with the State division to protect the Town from facing the full, potentially overwhelming costs of fighting local wildfires. In exchange for financial protection, Leeds must participate in fire mitigation efforts such as clearing hazardous vegetation. The Town satisfies this mitigation requirement through the Hurricane Valley Fire SSD, which performs the actual clearing work on behalf of the entire District. The current agreement expires and is due for renewal on June 1. Approval at tonight's meeting will allow the Town to secure the necessary signatures and enact the renewal on time,

Councilmember Furley: Without this State agreement, the Town would be billed for all State personnel, fire engines, and aircraft used to fight a fire within Leeds's boundaries. Retardant drops from a single tanker can cost \$100,000, and multiple drops are typically required for a major fire. Facing these unmitigated firefighting costs could severely deplete the Town's budget and derail its long-term financial goals. Securing this agreement is considered vital for the Town's financial safety, and the initiative is being actively pushed across the entire fire district.

Councilmember Harvey: When you say obligation to participate in mitigation efforts what do you mean?

Councilmember Furley: The Fire District's primary obligation is to extinguish fires at any cost, but large fires can quickly exceed the resources, personnel, and equipment of its 100+ employee staff. When local resources are overwhelmed, the District works cooperatively with the State, which is often already on-site to assist and coordinate extra support. During busy fire seasons, required assets like aircraft might be deployed far away, such as near the Idaho border. The State has the logistical capability to quickly reroute helicopters and airplanes to the local area, a task that would be highly challenging for the District to manage on its own. Putting the fire out is the mitigation.

Motion to approve Resolution 2026-07 Utah Division of FFSL, Leeds cooperative agreement with FFSL 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. Designate Permissible Area to Discharge Fireworks

Mayor Peterson: Due to recurring drought conditions, the Town needs to officially designate specific areas where discharging fireworks is permitted. This designation must be recorded in the meeting minutes, so the Sheriff's Department has a legal basis to enforce restrictions outside of those zones. Specifying an area helps the Fire District anticipate where an incident is most likely to occur, allowing for better monitoring and response preparation. The Town has previously used this approach of restricting private fireworks to a limited, designated area, and it has resulted in zero incidents so far.

Councilmember Furley: The goal is to allow residents and visitors to enjoy fireworks without banning them entirely, while still being extremely cautious due to severe drought conditions. Selecting a single, centrally located area keeps fireworks away from high-risk overgrown fields. It also allows the Fire District to concentrate on safety resources in one spot, such as providing ready-to-use hoses and buckets of water. A designated park area allows for the placement of burn barrels or water buckets. This ensures people can properly extinguish used fireworks, preventing common trash can fires next to homes caused by hidden hot embers.

Councilmember Allen: How do we let people know where they can do it and where they can't?

Mayor Peterson: It will be posted on the bulletin boards outside the post office, outside the Town Hall. We will make a point to add it to the third quarter newsletter.

Discussion was made on the location of where fireworks could be set off and the basketball court and Town park grass area were discussed. A motion was made to allow for the basketball court and Town park grass area, but that motion died without a second.

Motion to approve that fireworks be set off on the basketball court only made by Councilmember Harvey, 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 | | | |

d. Ordinance 2026-03 to Adopt the Changes Agreed to at the April 8, 2026, Town Council Meeting Chapter 21 – Subdivisions

Mayor Peterson: Realizing an administrative oversight occurred during the April 8, 2026, meeting, where the Council passed changes to Chapter 21 of the subdivision code but did not do an ordinance for that change. The proposed Ordinance 2026-03 formally updates Chapter 21 and the application checklist. This aligns Town Code with a recent State law designed to fast track the approval process for new subdivisions.

Motion to approve Ordinance 2026-03 made by Councilmember Allen, 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 | | | |

e. Petition for Disconnection of Silver Pointe Estates

Mayor Peterson: The Towns attorney and the petitioners legal counsel held a phone call to negotiate the specific language of an agreement tied to a property disconnection request. During the call, the petitioner’s attorney expressed interest in pursuing another tolling arrangement.

Amberly Judy: We really appreciated the opportunity to work with the Mayor and his staff and the legal counsel. I think it’s been a really collaborative effort, and we have appreciated the communicativeness and the professionalism. I think we are about 98% there. We look forward to working together and feel like we have just really enjoyed working with you all. Thank you so much and we look forward to getting it done and keeping the community spirit about it as we go forward and come to a positive outcome.

Councilmember Allen: Expresses strong frustration with the timeline, noting that a third tolling agreement is excessive and reflects poorly on the working relationship between the parties. The matter should be resolved quickly within 24 to 48 hours rather than being dragged out further. Disappointed by another extension, this is in the best interest of both groups to move forward as efficiently as possible.

Motion to approve third tolling agreement to extend the petition for disconnection deadline to June 10, 2026, made by Councilmember Furley, 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. Appointment of Planning Commissioner for the Term July 1, 2026, to June 30, 2031

Mayor Peterson: The Town has five Planning Commissioners who each serve staggered, five-year terms. Per Town Ordinance, one term expires every year, requiring the Mayor to bring forward a nominee to the Council for advice and consent. The name put forward is Dave Rhoads to renew his position for the upcoming term, which runs from July 1, 2026, through June 30, 2031. Dave Rhoads has confirmed his interest in continuing his service.

Motion to approve Dave Rhoads to Planning Commissioner for the Term of July 1, 2026, to June 30, 2031, made by Councilmember Furley, 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 | | | |

10. Discussion Items:

a. Update WUI Building Code and Boundary for the Town of Leeds.

Mayor Peterson: Under the terms of the Towns newly entered cooperative agreement, Leeds is required by updated State law to adopt the 2024 International WUI Building Code and officially establish the Towns WUI boundary. The current building code dates back to 2005. The Planning Commission will review the 2024 update at their June meeting to provide a recommendation, and the Town Council will vote on it later that month.

b. Tentative Budget FY 27 for the General Fund and the Capital Improvement Fund.

Mayor Peterson: Following a public hearing with no comments, the Council is on track to adopt the final budget at the meeting on June 10th. Councilmembers have had the tentative budget for a few weeks and must bring forward any proposed changes by that June meeting.

Councilmember Allen: Following a recent review of local cemetery conditions, Doris McNally, who is the Town Sexton and I have proposed a modest improvement project to enhance the aesthetics of the local cemetery. The plan involves creating a small veterans memorial featuring flags representing the various branches of the military. It would serve as a gathering space for Veterans Day and other commemorative events. The project is highly affordable, costing only a few thousand dollars rather than tens of thousands. Hoping to secure funds for it in the upcoming budget, it would serve as fitting tribute for the upcoming 250th anniversary of the United States.

Mayor Peterson: Attended the Memorial Day grave-flagging event at 8:30 am, it was a touching moment where two local residents brought their grandchild to help. The grandchild participated reverently turning the event into a valuable multi-generational educational opportunity about honoring veterans. Grateful to Ken Hadley and Doris McNally for their hard work in organizing the event and creating a meaningful experience for the community's youth.

11. Staff Reports

Councilmember Allen: Cemeteries and beautifying them. I would like to suggest once again that I think the Town of Leeds has tremendous historical significance to the State of Utah. The more we can guard that, protect it, and make it available to people, the more valuable it will be to all of us. I would like to find people that are interested in joining the Leeds Historical Society. It would be a focal point for making sure that our cemeteries are in great shape.

Councilmember Furley: The Town missed the cool spring weather window for crack sealing because the necessary machinery is still being repaired. The project is now planned for the fall, when a crew will rent an air compressor, clear out the cracks and seal them to extend road life. I want to prioritize the chip seal process based on the upcoming fiscal year 2027 budget.

Councilmember Harvey: The small but dedicated group of volunteers who helped clean up the local cemeteries, specifically Susan Savage for her extensive work at the Protestant cemetery. A new resident Javen and his fiancée volunteered their time, using a truck and a large woodchipper to quickly clear out low hanging tree branches. Javen provided valuable guidance on effective town-wide fire mitigation strategies that could help Leeds secure future funding opportunities.

Mayor Peterson: A fraction $\frac{3}{4}$ of a water share is potentially available for purchase. While the Town needs a full share, fractions can be combined over time to meet the goal. There are two separate half-shares that are currently available for lease. Firewise is a national wildfire safety program. Currently, Dameron Valley is the only community in Washington County to hold this status. The program requires municipalities to implement safety plans focused on community-owned land. Achieving Firewise certification opens up grant funding opportunities that can be used for fire mitigation work on both public land and private residences. The initiative focuses purely on education and voluntary safety measures rather than violating property rights. It teaches homeowners how to protect their own properties and the broader community.

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

Michelle Peot: I wanted to remind folks that we are under stage one fire restrictions now on BLM land and state parks land. and Forest Service is going to be discussing that. I think they expect to also go under stage one as well. That restriction is on open campfires as well as making sure that folks have spark arrestors on their off-road vehicles and you're not allowed to smoke outside.

Steve Dyroff: Half this night has been about fires. I am a very large proponent of fireworks. The bigger the better. Sky lit up. I've been to a lot of good ones. One of my favorites was Washington DC in 1976, the 200th anniversary. I got to stay in the Watergate Hotel. It was a fantastic show. Other fireworks displays in Hawaii, get to go up on Diamond Head and watch the fireworks over Waikiki Beach with our kids. I've just had great memories of big fireworks. As of today, this is not the place in time for them, in my opinion. It's just too dangerous to have much in the way of fireworks going on. 18,500 fires per year in the country. That's a lot of fires. That's not total, those are ones started by fireworks. 18,500 is what I looked up. A few of them were from structure fires, some vehicle fires, but it always involved fireworks and people lighting those things off in their trunk or something like that or coming out their front door or Roman candles or something getting on your neighbor's roof. Basically, the notes I saw were 17,000 were all outdoors and open spaces. The fires caused by fireworks are mostly prevalent in the West Coast. There are always fires insight flying out west, always. A lot of the times ATC didn't know where they were. They hadn't heard of them. So air crew would be calling them in. You would see this because I started taking with me a monocle where I could. I couldn't see trucks or airplanes flying around, they reported about 1/3 of those. They didn't have any idea there was a big fire going on. What I'd like to recommend is nothing that goes into the air. No airborne or explosive fireworks be allowed. That limits everything, but with the wind here, things going up in the air and blowing up, that's ripe for fires quickly here. Especially with what's been going on now, I think everybody's property insurance has gone up tremendously in the last 10 years. Ours has, it looks like the State of Utah is going to be taxing people based on the size of their houses, which doesn't have

too much to do with it. If your big house and my medium house, you're going to be taxed more than I am for the same fire. No explosive or airborne is what I prefer. You can see Hurricanes fireworks over by the lake. You can see them from your house.

Troi Hoster: There are some issues in our public park that are safety issues. I have a list of things that need to be addressed sooner than later. There could be some accidents that happen because of them, and we would never want that to happen. As you're considering the budget, I would just suggest that you look at those things. I met with someone that knows more about it than I do about the safety issues in the park and I think we need to get those taken care of as soon as we can. Also, the park bathrooms could really use an update, or rehab or torn down and redone. I know that our budgets are slim, but the number one job of government is to keep people safe. So I think that's that needs to be one of the priorities is park safety. In response to this comment Mayor Peterson requested that Troi forward a list of the safety issues to the Town Clerk for distribution to Town Council.

Patrick Collins: I agree with my neighbor Steve Dyroff concerning the fires. I think caution is probably the best order. I wanted to address last week if it's not windy in Leeds, then I think maybe something's wrong, like the earth stopped rotating or something. It's always windy here, but sometimes we really get high winds. It's actually frequent enough, and it lasts all night. What I witnessed last week from my back patio, the homes on Babylon Road were hit heavy with dust. There are at least three construction sites within our area up and down, 91 towards Babylon Road. In combination with the high winds and the amount of dust, I lived in Phoenix, Arizona, where we had haboobs, and those were like the world was going to end. I'm thinking about those people that live in the path of that dust when it blows, especially from the north, not so much from the south. There is a state code R307-309, which governs the way that developers, when they have to excavate to build the homes. It's my belief that it's not so much the building of the homes. It's how you do it and how you excavate. When you excavate large swaths of acres and acres, hundreds of acres of land, and you leave, remove all the vegetation and you leave all that sand and dust exposed, When you remove the cryptobiotic material that's on the surface, that does a great job of keeping the dust down.

Michelle Peot: I wanted to follow up on that excellent comment regarding the dust. What we were told previously is that we could call the State office that handles the SWPPP permits to report that. Multiple citizens did previously call. When one of them finally got a hold of somebody, the response was, don't you want development? We're just pretty much brushed off. I also wanted to note that in Grapevine Wash in particular, their development is built on a geohazard known as windblown dust, hence why there are huge clouds of dust. It's a sand dune. I don't know if one possible remedy would be for somebody higher up to make a call to that office, but it's been a known issue since that land got excavated.

13. Closed Session: A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 for pending litigation at 7:58 pm.

Motion to go into a closed session for pending litigation made by Councilmember Furley, 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 | | | |

Closed session started at 8:07pm and ended at 8:50pm

14. Adjournment: 8:50pm

Approved this 10th Day of June 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder