

Town of Leeds

Town Council Meeting for Wednesday, June 10, 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> </u>	<u>X</u>

Town Planner Scott Messel, Town Clerk/Recorder Cari Bishop and Legal Counsel Hyrum Bosserman were 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 June 10, 2026

b. Meeting Minutes of May 27, 2026

Motion to approve consent agenda with modification of moving 9a after 9c made by Councilmember Allen, 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> </u>	<u> </u>	<u> </u>	<u>X</u>

6. Announcements:

a. Cookout Dinner June 19 at 6:30pm at the Town Park Peach Pit Pavilion

- Monthly cookout dinner will take place on Friday June 19 at 6:30pm. The Town will provide a cooking fire, lemonade, and water. Residents are asked to bring their own entrees to grill, utensils, and a side dish or dessert to share.

b. Dumpster Days June 19-20, please have proof of residency.

- Residents must bring proof of residency. A public works employee will be present intermittently to monitor the bins and ensure capacity is reserved strictly for Leeds residents rather than neighboring communities.

c. Election Ballot Box Available for Ballot Drop Off Located Inside Town Hall Until June 23

- A secure, sealed ballot box is available inside the Town Hall office window for the upcoming election. Residents can drop off ballots Monday-Friday between 9 am and 3 pm, up until Election Day on June 23rd.

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

Patrick Collins: I'm impressed with the green grass at the park. That quarter acre of water, is that why its green, the quarter acre that you acquired?

Mayor Peterson: We actually have a variety of things that are in play, but I will just share some of the thank yous for it. Bill Stone, our public works individual, was utilizing LDWA water, getting up frequently in the night to move the water around so that we could get the best effect of it not evaporating when we were putting it down in the park. We also had generous contributions from members of the Leeds Water Company's water, where they told us for the month of June, we could utilize, a portion of their water. In order to water the grass and importantly, the cottonwoods, which were showing signs of stress. We will be, I hope, approving tonight's leases on a little over one share of water. We need one share of water in order to do the watering throughout the rest of the summer. And we will be pursuing, as we move forward, purchasing water in all likelihood that will make it that this is not a recurring event. But a lot of people came forward. There was also a convenient need to flush one of the hydrants and the LDWA was kind enough to flush it into the park. There were a variety of folks who really contributed to getting that back. It's nice that grass is resilient. It's nice that we were able to work things out so that it was able to recover because it's resilient, but it's not totally unsusceptible to dying off.

Patrick Collins: Well, that changes my opinion from last week. Where you know in my mind, I'm looking at dead grass and I'm imagining embers coming down and starting the grass on fire or something and people are sitting there. To prevent John Adams from Independence Day past and since he passed away on Independence Day. I don't want the ghost of Independence Day past to visit me. I will change it to a yes.

Tina Dyroff: Mayor and members of the council, I'd like to address the disconnect affidavit submitted by Silver Reef Holdings or also known as the COVE. The developer has acknowledged in his own filing an affidavit in public statements that the challenges and disagreements exist from the beginning between the project, the Town, and LDWA. Yet those same challenges are now being cited as justification for pursuing an alternative outside the town's jurisdiction. When difference arises between a developer and municipality and utility provider, the appropriate response should be to compromise, problem solve, not just use a potential county approval or withdraw to the county jurisdiction as leverage. If every disagreement becomes grounds for seeking a different authority, then the purpose of local planning is undermined, and the voice of the community is diminished. Developers should not receive more favorable treatment simply because they suggest they may pursue approval elsewhere. The Town should not feel pressure to approve higher density, altered standards, or special exemptions out of the concerns that a project might leave. Doing so creates an uneven playing field and weakness in public confidence and the fairness and integrity of the planning process. It appears that Washington County is having trouble emerging with some developers who do not get what they want when they want it, they threaten to take the project to the county. Other communities are facing similar pressures, and I hope they will stand firm in representing the interests of their residents. I do not want to see the Town influenced by or give in to such pressure. The Cove should be held to the same planning standards and review process as any other development. Those standards exist for a reason, to ensure thoughtful, balanced growth that benefits residents, property owners, businesses, and developers alike. Respect for the process, it builds trust, preserves local control, and protects the long-term character of the community. Decisions should be guided by sound planning principles and the best interests of Leeds, not by the possibility that the developer may seek approval elsewhere. I encourage the Council to stand firm in defending the local control, applying our ordinance and ensuring that the development within and around Leeds become an integrated part of our community, not a separate development beyond our influence. The future of Leeds should be shaped by the community's vision and adopted plans, not by threats to bypass them.

8. Public Hearing: NONE

9. Discussion and Possible Action Items:

- a. Resolution 2026-09 for the Settlement and Disconnection Agreement with Silver Reef Investment Holdings, LLC

Legal Counsel Hyrum Bosserman: Following a disconnection petition filed in February, the Town of Leeds held multiple public hearings and discussions with the petitioner group. These talks resulted in a proposed disconnection agreement between the Town and the developers. The Town of Leeds would allow the disconnection petition to proceed. In exchange the petitioners will make two separate payments to the Town that are earmarked for water and historic cemeteries. The Town Mayor and Legal Counsel have reviewed and refined the terms through multiple virtual meetings. From a legal perspective, the agreement is now finalized, and the developer is requesting the Town Council to move forward with approval.

Mayor Peterson: To add to the specific provisions included in the disconnection agreement. The Town is granted a right-of-way to access Hidden Valley down the hill by the Catholic cemeteries. It is floating because the exact location depends on future development roads. If the road needs to be built before those plans are finalized, the Town and landowner will determine a precise location, regardless of what stage the Cove development has reached. Also, when a sewer line is brought into the development, the Town has a 60-day window to decide if they want to increase the pipes size. In alignment with State law, the Town would not split the total savings but would instead only pay the incremental cost for the larger pipe, the difference in pipe cost, a potentially wider trench, and installation. Because the cemeteries will remain under the ownership of the Town of Leeds, the agreement includes a guarantee of ongoing accessibility. If

construction activities threaten to block normal access, alternative provisions must be made to ensure the Town can still use the cemeteries. The Town must be given reasonable advance notice of any potential obstructions so that cemetery access remains seamless and available when needed.

Councilmember Allen: An extended legal fight would drain the Towns limited resources against a well-funded developer, and legal counsel indicated a high probability that the Town would lose the case. The agreed-upon concessions provide significant, tangible value to Leeds. While still fundamentally opposed to disconnections in general, allowing this specific disconnect to move forward is the best solution for the Town, where the Town maintains access and influence.

Councilmember Price: Researching the process regarding the disconnection. Hearing both the developer and the residents, with opinions being mixed. Concerning traffic and infrastructure, 150 homes would generate approximately 1,400 daily trips. This would likely double the existing traffic count, leading to significant financial, road safety, and infrastructure impacts on the Town.

Councilmember Harvey: Reflection on the lengthy history of the project and appreciation for the time and late-night efforts dedicated to reaching the current agreement. This project and disconnection have been topics of discussion for over 20 years. Several important elements gained from the developer through the agreement are a \$30,000-water concession paid to the Town. Funds for the beautification of the Towns historic cemeteries. The road construction will provide crucial traffic relief if utilized as an access point.

Mayor Peterson: Reads the Resolution to the audience and for the record.

Motion to approve Resolution 2026-09 for the settlement and disconnection agreement with Silver Reef Investment Holdings, LLC 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. Ordinance 2026-04 Adjusting the Municipal Boundaries of the Town of Leeds by Property Disconnection

Legal Counsel Hyrum Bosserman: Outlined the formal legal voting process and the subsequent administrative steps required under Utah Code to finalize the property disconnection. The Town Council is voting on whether to formally approve the disconnection petition for the property shown in "Exhibit A". While the disconnection agreement has already been approved, it is strictly conditional upon this petition being passed.

There is a discussion regarding one specific resident within the proposed boundaries who does not wish to be disconnected. Clarification that the Utah Code allows the Town to approve a disconnection while retaining a specific portion of property within Town jurisdiction. The exception will be reflected in Exhibit A. The Town Council will vote to approve the petition; the Town must submit a proposed boundary change to the Utah Lieutenant Governors Office. The disconnection is not official until the Lieutenant Governors Office reviews and certifies the new town boundaries, this process typically takes 30-45 days.

Mayor Peterson: Reads the Ordinance with adding "which may be modified by written notification of a landowner that they wish to not disconnect from the Town of Leeds, shall be disconnected from Town of Leeds jurisdiction."

Motion to approve Ordinance 2026-04 adjusting the municipal boundaries of the Town of Leeds by property disconnection, subject to exhibit A being amended should any landowner requests in writing that they remain in the municipality of Leeds by June 19th, by 3 pm 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			

c. Resolution 2026-08 to Adopt the General Fund and Capital Improvement Fund Budgets for FY27

Mayor Peterson: Presented Resolution 2026-08 to adopt the General Fund and Capital Improvement Fund budgets for Fiscal Year 2027 (July 1, 2026-June 30, 2027) There are two minor adjustments to keep the budget balanced, the final figures from the County are higher than initially estimated. The revenue increased from the originally projected \$71,500 to \$75,134.50. This extra revenue will be completely offset by allocating it to one-time maintenance work for the Town Cemetery. A portion of State sales tax is distributed based on population percentage, Leeds will see a percent reduction in that funding source, though the Towns' initial sales tax projections were already conservative.

The Town is legally required by the state to use the property tax numbers provided by the county, unless they undergo a formal process to dispute them. To fully understand the financial impact of the population drop on sales tax revenue, suggestions of being mindful of expenses and holding off on certain expenditures until the fourth quarter of the fiscal year. Accuracy is important, budgets are ultimately projections based on the best available knowledge.

The budget adjustments for Resolution 2026-08, the only active change being made to the budget is transferring the surplus property tax revenue directly into the cemetery line item. Tree City USA requires a dedicated budget line item demonstrating a minimum spending requirement of \$2 per person, the Town does not actually spend extra cash to meet this. Instead, the Towns' existing water bill for watering local trees and grass satisfies the requirement. The Town will keep the expenses bundled under the standard water line item and report it accordingly.

Motion to approve the General Fund budget with that one modification in the Capital Improvement Fund budget for fiscal year 2026 via resolution 2026-08 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

d. Leasing of Water Shares for Calendar Year 2026

Mayor Peterson: Town Council has secured the necessary water shares for calendar year 2026, to bring the Town into compliance and adequately water the local park. The Town has spent several months trying to purchase or lease water, specifically needing at least one share to meet our goals. There was a collaborative effort from various water companies and individuals, including Don Fawson and Don Baldwin. The Town successfully acquired two leases, one of these leases is with the LDS Church for the amount of .625 shares, with a cost of \$1,124 based on the annual assessment and a 10% administrative fee on that, and the other is available from Denise Worley for .5 shares, with a cost of \$625.62. The total for this water for calendar year 2026 will be \$1,749.62.

Questions about renewing the water next year arise, the document states that they can renew but are not obligated to do so.

Town Council waives any need for 3 bids to obtain these water leases.

Motion to approve the lease of 0.625 shares from the Church of Jesus Christ of Latter-Day Saints and the 0.5 shares from Denise Worley 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

10. Staff Reports

Councilmember Allen: Positive updates regarding the local landfill following recent meeting with Solid Waste Officials. The landfill provides a rare and valuable benefit to residents by allowing them to dump refuse. To fix Saturday congestion caused by commercial Republic Service trucks and local residents mixing, the landfill has created a dedicated light aisle equipped with a toll booth specifically for homeowners. This new system works very smoothly.

Councilmember Harvey: Attended a Washington County Water Conservancy District meeting focused on extensive infrastructure upgrades aimed at maximizing water reuse. The district is investing heavily in remodeling and upgrading the Quail Creek Reservoir to enhance water purification and reuse efforts. A multi-million-dollar contract has been awarded for these projects, including a massive \$102 million dollar contract for Phase 3 of the development. This latest phase introduces infrared technology and other advanced technologies to purification systems designed to treat and make any source water fully usable.

Councilmember Price: Prompted by the current disconnection, research was conducted by the Towns Legal authority to protect its infrastructure and roads from the traffic and construction impacts of future developments. Utah Code 10-8-8 allows municipalities to protect and regulate the use of municipal property, including town roads. Utah Code 10-9A-508 permits the Town to impose development conditions that are roughly proportional to the developments impact. Case law confirms Towns can require developers to mitigate impacts during and after construction or even deny access if these impacts are not addressed. States that the Town Council should actively look into these measures and begin coordinating with County and State agencies to proactively protect Leeds from future development traffic.

Mayor Peterson: The structure by the underpass by Exit 23 that looks like an ominous water cannon is actually a replacement drainage system for a section of I-15. The previous system was failing to drain water off the highway effectively. Engineers have assured the Town that the new design will fully accommodate the areas' drainage requirements. There are items on the budget for Fiscal Year 2026 that need correcting. The upcoming adjustments will not require reopening of the budget, instead, the Town will simply move funds between existing line items. There are 15 specific line items that require adjustments to ensure the Town does not overspend before the fiscal year concludes. A major transfer will be executed to correct a past error where money was mistakenly drawn from the Road Impact Fee account instead of the B & C Road Fund account. This will be legally resolved at the next regular meeting.

11. Public Comment

Jared Westoff: On the water discussion, if the Town ends up needing more irrigation water to lease with some notice, we've have water that we've leased to someone else for 2026, but we would happily lease to the Town under similar terms as the LDS church did or a charitable contribution at a fair market value of no cost to the Town. Just if you need it, let us know. I know in drought conditions, you can't use the full water right as the water rates drop. If you want to buffer there, we'd be happy to help provide some. The water is Class A.

Don Fawson: I just wanted to bring something to your attention that really isn't water company related, but down on Pecan, if you know where that's at, the culvert under that road is constantly just being blocked off when we have rain and debris gets in there. Then it goes across the top and then it comes in from the sides and erodes around the fire hydrant down there. I'd like to make a suggestion; I don't think you can put a big enough culvert in there so that you are not going to continue to have this problem. I would suggest taking the culvert out and putting a dip in there so that the water is channeled rather than all that debris needing to go through the pipe.

12. Closed Session: A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 upon request. NONE

13. Adjournment: 8:35pm

14. Approved this 24th Day of June 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder