

Town of Leeds

Town Council Meeting for Wednesday, June 24, 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>

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

2. Invocation: Carole Drake from St. George Catholic Church

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: NONE

5. Consent Agenda:

- a. Tonight's Agenda of June 24, 2026
- b. Meeting Minutes from June 10, 2026

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

ROLL CALL VOTE:	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
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. Fourth of July Schedule:
 - i. 7am 5k and Fun Run, these are two different runs.
 - ii. 9am Breakfast in the Peach Pit Pavilion, set up will be at 7am
 - iii. 10am Parade on Valley Rd, this has been moved to 10:30am
 - iv. 1pm-3pm Museum Ice Cream Social in the Cosmopolitan
- b. Fifth of July
 - i. Community Potluck 6:30pm in the Peach Pit Pavilion, to celebrate nationwide for the 250 years celebration.

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

NONE

8. Public Hearing: Open and Amend 25-26 General Fund Budget and Finalize the 25-26 Capital Improvement Fund Budget

Motion to Open 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			

No comments were made

Motion to Close Public Hearing 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			

9. Discussion and Possible Action Items:

a. Open and Amend 2025-2026 General Fund Budget and Finalize the 2025-2026 Capital Improvement Budget

Mayor Peterson: The Town Council reviewed amendments needed to keep the fiscal year 2026 General Fund Budget balanced and ensure no budget category was overspent. Some funds can be shifted between line items, and a transfer from the General Fund to the Capital Improvement Fund required a public hearing.

Key revenue changes included adding \$1500.00 in donated funds to reproduce the updated Town Called Leeds Booklet for residents and moving \$27000 in interest income to the Capital Improvement Fund. Several expense categories were adjusted based on actual spending, restricted fund requirements, or events and projects that did not occur.

Major increases included information technology, cemetery water, CCC Camp work, historical preservation for the booklet printing, dues and subscriptions, building maintenance, banking fees, electricity, water leases, phone service, postage, unemployment insurance, planning, computer technology, engineering, legal costs, streetlights, Tree City USA funding, public works wages, recycling, and garbage services. Legal expenses were notably higher than originally budgeted ending around \$110,000, though next year's legal budget is expected to return to about \$35,000.

Major reductions included Wreaths Across America, the chili cook-off, Fourth of July fireworks, beautification, Princess Pageant, Washington County Fair participation, uncategorized expenses, bookkeeper wages, code enforcement wages, legislative expenses, building inspections, accounting, public notices, road equipment, road repair, and maintenance, and building repair. Some restricted revenues, such as impact fees and Class B&C road funds were matched with corresponding expense lines to avoid using restricted money for unrestricted purposes.

The Town Council also adjusted garbage and recycling expenses due to prior underestimation, adding \$8,000 for recycling and \$17,000 for garbage service. Overall, the amendments were designed to correct line items, reflect actual costs, preserve restricted funds properly, and eliminate an initial deficit so the budget remained balanced.

Councilmember Allen: Can some money be dedicated to the Town Park bathrooms for maintaining them?

Mayor Peterson: The Town has budgeted \$10,000 for park equipment and \$10,000 for building repairs next year, providing an initial source of funding for park restroom or safety-related improvements. In response to earlier concerns about possible safety issues, the Town has arranged for an evaluator from the Towns insurer, Utah Local Governments Trust, to inspect Town facilities and identify any

concerns from an insurance and risk management perspective. While some recommendations may be difficult to implement, such as storage requirements for gasoline powered equipment, the goal is to understand what safety issues the insurer considers important. The last transfer of money from the General Fund to the Capital Improvement Fund was in 2022, when COVID-related funds began coming in. Because federal rules eventually allowed broad use of those funds, as long as they were not used to reduce property taxes, the Town accumulated a significant General Fund surplus. Since State rules limit how much money can remain in the General Fund reserve, excess funds must be moved to the Capital Improvement Fund, where they can be held for future Capital Projects. The Town previously transferred \$457,656.11 in 2022. With no transfers since then, the Town now has \$715,206.71 to move into the Capital Improvement Fund. An additional year-end transfer may also be needed around June 30 once final revenues and expenses are known. Although the estimated amount is about \$150,000, the Town Council proposes authorizing up to \$200,000 to ensure compliance with State reserve limits.

Discussion then turned to special task force funding requested through the Sheriff's office. Leeds had not formally approved or fully budgeted for the contribution, and there was no written agreement obligating the Town. However \$7,500 had been included in public safety funding, with \$7,380 available. Sheriff Golding indicated that the Town was not required to pay and that services in the area would not change if Leeds did not contribute. The Town Council discussed whether the Town should make the \$7,380 payment as a final contribution, since the sheriff's budget may have anticipated it and prior verbal commitment may have been made.

Town Council agreed that they should keep the word of the Town and if an agreement was made verbally the Town should honor that.

Michelle Peot: When that original item did not go to Council, which I was not okay with. I looked into how many other towns were doing this. The only other town that agreed to do this was Leeds and Toquerville. Yes, some of the other municipalities do have other agreements, but the population size is also disproportionate to Leeds. It seemed like a ridiculous thing for a town of 800 to connect to. Especially for drug trafficking and cartels, we're talking about interstate commerce, which gets DEA money for things like that. So, to me, it seemed outrageous that we would give up \$10,000.

Councilmember Furley: I don't think that's unfair, because that's what you said was as far as I know it to be true. The one thing that other cities do contribute, that I thought I might add, is for instance, Hurricane City, obviously a bigger city, but their police department may allocate one officer to be a part of the drug task force or gang task force. In addition, the city pays for their salary, their benefits, and everything to be a part of that group and it's benefiting the whole county. I just wanted to make sure everybody's aware and even though they're not writing a check like we will be, they're actually taking an employee that they have budgeted and they don't ever, basically see them because they're working for that DEA or that federal agency as a cooperative.

- a. Motion to approve Opening and Amending 2025-2026 General Fund Budget and Finalize the 2025-2026 Capital Improvement Budget (as summarized in Resolution 2026-10) 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. Special Task Force Funding

Motion to approve to make the contribution of the remaining balance of the public safety funds of \$7,380, indicating it will be our final contribution to this effort, and pay that before June 30th, so it's in this fiscal year 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. Transfer of Funds from General Fund to Capital Improvement Fund

Motion to approve authorizing the Mayor to notify the treasurer's office from the State of Utah to move \$715,206.71 and the additional amount that would be required to bring us into compliance not to exceed \$200,000 as we get to June 30th of the current fiscal year 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			

d. Transfer of Funds from B & C Road Fund to Roads Impact Fee Account

Mayor Peterson: Item D addressed correcting a prior fund transfer related to road work. On May 15, 2025, \$190,000 was withdrawn from the PTIF impact fee account to pay for double chip seal work on Old Hwy 91. After following up with Councilmembers, the previous Mayor, and the accounting firm, it was determined that the expense should have been paid from the B&C Road Fund instead of impact fees. Because both accounts are restricted funds, the correction does not affect the General Fund review. Mayor Peterson requested authorization to transfer \$190,000, plus associated interest for the period the money was out of the impact fee account, from the B&C Road Fund back to the Road Impact Fee account. The B&C Road Fund currently has \$533,956, so after the transfer it will still have a little over \$300,000 remaining.

Motion to approve to transfer that \$190,000 plus associated interest from the B&C road fund to the Impact Fee account with the PTIF 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			

10. Staff Reports:

Mayor Peterson: Asked Councilmember Allen, as a Solid Waste District board member, to follow up on dumpster delivery timing for dumpster days.

Councilmember Allen: Agreed to speak with the Solid Waste District.

Councilmember Furley: Road work on Old Highway 91 was completed after potholes, and shoulder damage had created safety concerns causing drivers to veer toward oncoming traffic. The Town sought three bids and awarded the work to Alexander Asphalt, which completed the repairs successfully. Debris near the road, including tires and a car door, these items came from a culvert cleaning project rather than dumping. The culvert, which runs under the road toward property on the south side, had been completely packed with mud, dirt, gravel, and debris, causing water to flow over the road during rainstorms and damage the roadway. Mark Osmer was hired to clean it out and despite the job being much larger than expected, honored his original bid. The culvert was large enough for a skid steer, and the cleanup took about three days and required hauling away 12 loads.

Second item, safety concerns on Bonanza Rd, where vegetation is growing over the asphalt and road edges. This overgrowth narrows the usable shoulder and pushes pedestrians, and drivers closer toward the center of the road, creating a hazard, especially near the T-intersection at the end of Bonanza. One suggestion is to see

whether Bill Stone could spend limited time each week trimming vegetation back. The vegetation just needs to be trimmed back enough to improve visibility, safety and the roads appearance.

Last thing, due to dry conditions, the Hurricane Valley Fire District asked local Towns to participate in a fireworks ban. Recommending that Leeds not hold its Town fireworks show this year, even though it was planned as part of the 250th celebration. Safety concerns for residents, visitors and property. Discussion of where to store the fireworks that were bought, save them for next year, return them to the distributor with a restocking and shipping cost to the Town, or sell them to a neighboring Town/City. Council expressed support for storing the fireworks in the County Bomb Squad bunker.

Councilmember Harvey: Even without fireworks the Town has a full schedule of community celebration activities and many opportunities for residents to participate, volunteer, and enjoy time together. Flyers have been posted, and community members have already been helping with preparations, though additional volunteers are still welcome for short assignments. Councilmember Harvey took a tour of Leeds Water systems with Doris McNally and Mark Osmer. LDWA's efforts in areas such as records, technology, security, signage, and infrastructure are essential, and specifically recognized Mark Osmer for the significant work he does to keep water service functioning for residents.

Mayor Peterson: Electronic sign to publicize the July 4th and July 5th event schedules and fireworks prohibition. The purpose is to inform residents and visitors clearly and protect the Town and residents.

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

Gene Roberts: Asks Town Council to explain what a Capital Improvement Plan is.

Mayor Peterson: The Capital Improvement Fund is a State-authorized fund used to save for major long-term projects or infrastructure needs, such as drainage improvements, cemetery expansion, or repairs to Town facilities. It is separate from the operating budget and cannot be used for ongoing expenses. Unlike the General Fund, which has limits on how much surplus the Town can keep, the Capital Improvement Fund can hold larger amounts as long as the Town has identified eligible capital projects. This allows the Town to prepare for major or unexpected expenses.

Michelle Peot: I was going to mention that, thank you for complying with the State recommendation to have a fireworks ban. I want to point out the huge fire that is basically spreading out of control. I think it's 60,000 acres. I think given that things are unlikely to look up to us over the next year, we might want to consider a contingency, like for example, one of the drones shows or something like that as an option. That way you aren't sitting on a bunch of fireworks that have to go into the bomb shelter.

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

13. Adjournment: 8:03pm

Approved this 8th Day of July 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder