

PUBLIC HEARING
Wednesday, August 12, 2026 – 6:30 PM

The meeting was called to order at 6:35 PM. Roll call:

Elected Officials Present: Mayor Michael Lovell, Council Members John Pruitt, Drey Oppenheimer, and Marcia Pack.

Elected Officials Not Present/Excused: Tyler Christensen

Staff Present: Clerk/Recorder Ashlee Echols, Treasurer Brittney Nielson

Other Attendees: Fire Chief Russ Wilcken, Mont Bradfield, Cindy Butler, and Liz Lovell. Mike Ferrell arrived at 6:40 pm

Fiscal year 2027 budget increases/transfers from reserves.

General Fund - Fire Dept. Budget: Fire Chief Russ Wilcken shared that the total cost to outfit the new brush truck is estimated to be approximately \$14,000-\$15,000, and he recommends increasing the budget by \$7,000. Mayor Lovell reported the funds would be transferred from the fire department's restricted reserve, with an approximate balance of \$68,000. No public comment.

Enterprise Fund - Water Budget: Mayor Lovell discussed a proposal to increase the water budget by transferring \$35,000 from the water capital reserve, which has the available funds to complete capping the old well. The project is estimated to be \$25,000-\$35,000 depending on the depth and work required to meet Department of Drinking Water regulations. No further discussion or public comments were received.

Adjournment: Marcia moved to adjourn the public hearing, John seconded. Motion carried.

TOWN COUNCIL MEETING

The meeting was called to order at 6:48 PM. Roll call:

Elected Officials Present: Mayor Michael Lovell, Council Members John Pruitt, Drey Oppenheimer, and Marcia Pack.

Elected Officials Not Present/Excused: Tyler Christensen

Staff Present: Clerk/Recorder Ashlee Echols, Treasurer Brittney Nielson

Other Attendees: Liz Lovell, Fire Chief Russ Wilcken, Mont Bradfield, Cindy Butler, and Mike Ferrell. Russ Finlinson arrived at 7:00 pm, and Spence Butler arrived at 7:35 pm

Bills and Minutes Approval: The bills were approved and signed. Drey motioned to approve July minutes; John seconded. All in favor; motion carried.

Vote on the General Fund Fire Dept. Budget: Marcia moved to move \$7,000 from the restricted fire fund into the general fund for the fire department. Drey seconded; all in favor; motion carried.

Vote on the Enterprise Fund Water Budget: Drey motioned to transfer \$35,000 from the water reserve budget to the current water budget. John seconded; all in favor; motion carried.

Public Comment Period

Cindy Butler asked about the ants in the town hall. The council discussed getting bids for monthly pest control, and Cindy recommended possibly weeds as well.

Mont Bradfield asked for clarification regarding water account classifications. Mayor Lovell explained that small-scale agriculture is classified as commercial under Utah's water use categories. Large-scale agricultural operations such as feed lots fall under industrial use. Mayor Lovell stated that the town's goal is to protect Leamington's agricultural heritage and local farmers while preventing large-scale industrial operations from placing significant demands on the town's water system.

Mont raised concerns regarding a potential outside water connection for the Leamington Heritage Farm. Mayor Lovell said the request remains tabled pending additional information and blueprints on the number of taps and the intended drinking-water-only use. He also clarified the original proposal included the Farm upgrading a portion of the existing 6-inch water main on Cedar Ridge to an 8-inch line at the Farm's expense. Mont expressed concerns about expanding outside water connections without clear limitations and suggested the Town consider water shares as compensation for future outside connections.

Mike Ferrell commented that some existing outside connections, including the McIntyre connection, have historically been part of the Leamington water system and should be considered when determining the Town's service area. He expressed concerns about the continued expansion of outside connections and supported annexation as a potential solution.

Mayor Lovell explained that the town is working to ensure its documented water service area complies with state requirements and discussed water service districts or annexation as possible solutions for existing outside water connections. Marcia also emphasized the importance of protecting the Town's long-term water supply and carefully considering future water connections. Mayor Lovell thanked those in attendance for their insight and concerns.

Council Reports

Administration: Mayor Lovell reported that the town's new website leamingtontown.gov is live, though corrections are underway to address errors, ADA, and state compliance. The website contract includes two years of maintenance, and the next phase will include setting up the Town's Google Suite and official government email addresses.

Facilities, Town Hall and Parks: John reviewed upcoming town hall reservations and confirmed no conflicts with Leamarado Days preparation. Cindy requested notification of rentals to coordinate grounds maintenance and expressed concern about access to sprinkler controls after rekeying. It was agreed to keep Cindy informed of rentals, and a key would be provided. Russ and Cindy discussed exterior painting. Mont commented on how well the grounds looked at a recent outdoor wedding rental.

Water, Planning and Zoning: Drey and Mayor Lovell reported that the remaining work on the water project primarily involves capping the old well. TDS readings improved following valve adjustments. They identified and reopened a previously closed 12-inch line, improving water

flow and blending. Mont asked whether a system diagram was available for reference. Mayor Lovell confirmed we have a diagram, complete book, and labeled photographs.

Fire Department: Marcia reported that the new truck can provide water but is not fully equipped for service. The council discussed the old truck title and potential public auction through the Fire District, as well as reviewing records to determine the town's original financial contribution. Mike Ferrell recommended checking 2004 records.

Audit Review: Ashlee reported that the audit went well and the town is in good financial standing. Findings included one deposit not made within the 3-day timeframe and meeting minutes not posted to the Public Notice Website within the 3-day timeline. Internal control recommendations were also provided. Mayor Lovell noted that the town may qualify for a lower-level audit after current projects close. A certification letter is pending his review and signature of the financial report.

Town Hall Custodian/Cleaner: The council reviewed a proposed job description and checklist and discussed hiring a regular custodian/cleaner. A professional deep clean may be needed before regular maintenance begins. Mont requested that the museum be added to that cleaning schedule. The team discussed the cleaning deposit and pre/post-event building inspections. The group decided to continue the current cleaning deposit process unless a significant issue arises.

Leamarado Days: Preparation is underway. Non-members may participate in the Little Britches Rodeo for an additional fee. The Butlers will prepare the grounds, Drey scheduled the Moodys to run concessions, and Mont and Spence also discussed the rifle fundraiser. After reviewing and discussing previous attendance and lunch sales with Russ and the Butlers, the council increased the dinner ticket limit to 550.

Outstanding Business

Water project: Todd and Jake have made significant progress with approximately five meters and the two-inch water line remaining to be completed. Russ reported that the water project report is complete; Ashlee will submit it to the CIB Thursday, Aug. 13th.

Town Hall remodel: Bob Chew is expected to complete the electrical work by Sept. 1st. Richard Strickland has completed the plumbing work. Landscaping and roadbase remain to be completed.

Maintenance building: Once Todd has completed the gas line for the water heater and expenses are received, the CIB grant can be closed out. Additional gravel will also be placed around the building's exterior.

Juniper Heights Drive Road Maintenance: Russ noted that road repairs are needed prior to chip and seal where previous water line work crossed the roadway. Mayor Lovell and Tyler will coordinate the project to ensure the road repairs and chip sealing are completed.

Adjournment: Drey motioned to adjourn, Marcia seconded, all in favor; motion passed.
Meeting adjourned at 7:50 PM