

Town of Leeds

Agenda - **amended** Town of Leeds Town Council Wednesday, October 26, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, October 26, 2022, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of September 14, 2022
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Leeds Halloween Chili Cook-Off, Saturday October 29, 3pm-6pm
 - b. Trunk or Treat, Monday, October 31, 5pm alone Babylon Mills Road
 - c. Election Day November 8, 2022. Ballots mailed Oct. 18; Ballot box located at Townhall
 - d. Resignation of Councilmember Hunsaker due to health concerns
 - e. Candidate interviews and selection November 9, 2022 Town Council Meeting
 - f. Petition for Annexation Public Hearing date set for November 9, 2022
7. Public Hearings: None
8. Action Items:
 - a. Action regarding appointing Angela Rohr as Leeds representative for DTAC Meetings
 - b. Action regarding request for Silver Eagle extension in behalf of Mountain West Development
 - c. Action regarding Ordinance 2022-06, Petition for Annexation
9. Discussion Items:
 - a. Fiscal Year 2023 first quarter budget review
 - b. Discussion regarding potential CIB grant Project
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports:
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting:

The undersigned Clerk/Recorder does hereby certify that the above notice was posted October 25, 2022 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leadstown.org.**


Aseneth Steed, Clerk/Recorder

Municipal Ballot Drop Box - Delivery for November 8, 2022 General Election

Logo



From Melanie Abplanalp <Melanie.Abplanalp@washco.utah.gov>
Date 11.10.2022 12:46
Priority Highest

Good afternoon

I wanted to reach out to you and let you know that a county staff member will be delivering the, now required, Ballot Box to your municipality tomorrow. Ballots will mail on October 18th for this election. The election day is Tuesday, November 8, 2022.

I have updated paperwork with the current seals that are on your ballot box. Unfortunately our office will not be coming out halfway through the voting period and collecting and replacing the ballot box. I will ask that if you notice that your box is full, that you contact me and I will schedule a pick up time. I fully expect to be much busier this election.

Also, I will still beg that on Election Day, November 8th after your office closes, that you and another person, will still deliver the ballot box to our office after you close but BEFORE 8pm. If you cannot drop the ballot box off on Election day, November 8th after you close, please contact me and I will schedule 2 staff members to pick up your box, before your office closes.

Let me know if you have any questions or concerns.

Best Regards

Melanie



Melanie Abplanalp
ELECTIONS SUPERVISOR

☎ 435.652.5891 ☎ 435.634.5763
✉ melaniea@washco.utah.gov
197 East Tabernacle St. George, UT 84770

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Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

REMEMBER: Never give out your account information, password, or other personal information over e-mail.

Letter of Resignation

10/11/2022

It has been my honor to serve our amazing Town of Leeds for almost 3 years.

Due to recent Health issues, it has become apparent that I will not be able to represent our citizens at the level they deserve. With so many big decisions coming to Town Council soon, I feel stepping down so that a replacement may be chosen will allow them an opportunity to get up to speed and hopefully aid in the continuity of the Leeds General Plan.

Again, I appreciate all of the support I have received over the years but must submit my resignation effective immediately.

Best Regards,

Lorrie Hunsaker

From: Devin Anderson <anderson@mtnwestdevelopment.com>

Date: Saturday, October 15, 2022 at 10:37 AM

To: Mayor <mayor@leedstown.org>

Cc: Steve Laski <laski@mtnwestdevelopment.com>, Tracie Housel <tracie@withacumen.com>, Joanna Anderson <ajoanna.anderson@gmail.com>

Subject: Request for Silver Eagle extension in behalf of Mountain West Development

Mayor Holster, City Council and Planning Commission,

Mountain West Development would like to request a 1 year extension to our final plat approval from January of this year as we work through the final steps needed to cooperatively design the water system updates with LDWA and the septic/sewer design. We still want to move forward as soon as possible on the project but would appreciate the extension. A few updates on the project:

1) Water: We have successfully found water that has been accepted by LDWA, but now we need some extra time to work with LDWA on the construction drawings and details around system updates and changes in order to record.

2) Sewer/Septic: With the potential movement on sewer in the area, we would prefer to work with those pulling that system together, but in the meantime we have been working with Karl Rasmussen in designing our solution to septic. This process is taking considerably longer than we expected.

We appreciate your patience and that of the city and look forward to being your neighbors.

Thank you,

Devin

Devin

*Motion: Stirling
2nd: Cundick*

**TOWN OF LEEDS
ORDINANCE 2022-06**

Petition for Annexation, Zions Landing Development L.L.C. & Wright Direction L.L.C

AN ORDINANCE OF THE LEEDS TOWN COUNCIL

WHEREAS, on October 24, 2022, Zions Landing Development Group, LLC, and Wright Direction, LLC filed an Annexation Petition (“Annexation Petition” or “Petition”) with the Town of Leeds, Utah (“Town”), proposing the annexation of Parcel 3151-A-HV approximately 419.16 acres and Parcel 3151-A-1-HV approximately 200 acres of land (“Property” or “Annexation Area”) into the Town. Notice is further given as follows:

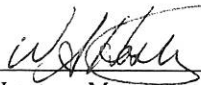
1. On June 22, 2022, the Town Council and Planning Commission of the Town in a Joint Session discussed the Voluntary Annexation Request for further consideration.
2. On October 24, 2022, the Town Council received from the Town Recorder, a notice of the Petition for Annexation, in satisfaction of UCA 10-2-403(3)-(7)) of the Utah Code.
3. The Annexation Area consists generally of 200 acres, all of which is owned by Zions Landing Development , L.L.C., and 419.16 acers owned by Wright Direction L.L.C. The Annexation area as shown is described on the attached annexation map.

WHEREAS the Town Council of the Town of Leeds ___ the Petition for Annexation on the 26th day of October 2022.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
COUNCILMEMBER: UNASSIGNED	<u> </u>	<u> </u>	<u> </u>	<u> X </u>

ORDINANCE 2012-06 WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, WASHINGTON COUNTY, STATE OF UTAH, ON THE 26TH DAY OF OCTOBER 2022.

Signed: 
Bill Hoster, Mayor

Attest: 
Aseneth Steed, Clerk/Recorder

Town of Leeds
Profit & Loss Budget vs. Actual
July through September 2022

Ordinary Income/Expense	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Income					
CHARGES FOR SERVICES					
Charges for Services Other	0.00	0.00	25.00	-25.00	0.0%
Charges for Copies and Fax	0.00	0.00	50.00	-50.00	0.0%
GRAMA Request	0.00	0.00	25.00	-25.00	0.0%
Charges for Services Other - Oit	0.00	0.00	100.00	-100.00	0.0%
Total Charges for Services Other	0.00	0.00	100.00	-100.00	0.0%
Cemetery Revenue	0.00	550.00	1,000.00	-450.00	55.0%
Burial Fees	1,200.00	0.00	800.00	-800.00	0.0%
Lot Sales	1,200.00	550.00	1,800.00	-1,250.00	30.56%
Total Cemetery Revenue	2,400.00	550.00	1,800.00	-6,885.26	27.52%
Sanitation Revenue	14,222.94	15,446.30	63,000.00	-47,553.70	24.52%
Curbside Recycling	16,232.24	18,061.04	72,500.00	-54,438.96	24.91%
Sanitation Revenue - Other	17,432.24	18,611.04	74,400.00	-55,788.96	25.02%
Total CHARGES FOR SERVICES	17,432.24	18,611.04	74,400.00	-55,788.96	25.02%
CONTRIBUTIONS & TRANSFERS					
Princess fund raiser	0.00	0.00	0.00	0.00	0.0%
Contributions	0.00	0.00	0.00	0.00	0.0%
Debt Service	0.00	0.00	0.00	0.00	0.0%
Donations/Grants	0.00	0.00	0.00	0.00	0.0%
WCSSD RECYCLE CONTRIBUTI					
Cemetery Donations	0.00	1,000.00	0.00	1,000.00	100.0%
Donations	0.00	50.00	0.00	50.00	100.0%
Historical	0.00	0.00	0.00	0.00	0.0%
Titling House	0.00	0.00	0.00	0.00	0.0%
CLG GRANT	0.00	0.00	0.00	0.00	0.0%
Historical - Other	0.00	0.00	0.00	0.00	0.0%
Total Historical	0.00	0.00	0.00	0.00	0.0%
Total Donations/Grants	0.00	1,050.00	0.00	1,050.00	100.0%
General Fund	0.00	0.00	4,688.47	-4,688.47	0.0%

Town of Leeds Profit & Loss Budget vs. Actual

July through September 2022

	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Total CONTRIBUTIONS & TRANSFERS	0.00	1,050.00	4,688.47	-3,638.47	22.4%
IMPACT FEES INCOME					
Impact Fee Public Safety Income	0.00	0.00	0.00	0.00	0.0%
Impact Fee Roads Income	3,295.00	0.00	13,180.00	-13,180.00	0.0%
Impact Fees Park Income	1,300.00	0.00	5,200.00	-5,200.00	0.0%
Total IMPACT FEES INCOME	4,595.00	0.00	18,380.00	-18,380.00	0.0%
INTERGOVERNMENTAL REVENUE					
Class C Road Funds	22,654.96	23,082.85	314,059.11	-290,976.26	7.35%
Court Fines	2,041.93	2,389.49	18,000.00	-15,610.51	13.28%
Federal Grants	51,660.00	51,660.00			
Leeds Area SSD 911 Fees	0.00	0.00	3,801.00	-3,801.00	0.0%
Leeds Area SSD payment	0.00	0.00	0.00	0.00	0.0%
State Grants					
1a0000 - CARES	0.00	0.00	0.00	0.00	0.0%
State Grants - Other	0.00	0.00	357,291.00	-357,291.00	0.0%
Total State Grants	0.00	0.00	357,291.00	-357,291.00	0.0%
Total INTERGOVERNMENTAL REVENUE	76,356.89	77,132.34	693,151.11	-616,018.77	11.13%
LICENSES & PERMITS					
Liquor	0.00	0.00	400.00	-400.00	0.0%
Encroachment Permits	422.50	125.00	125.00	0.00	100.0%
Animal Licenses	5.00	5.00	300.00	-295.00	1.67%
Annexation Fees	0.00	0.00	0.00	0.00	0.0%
Building Inspection Fees	700.00	200.00	900.00	-700.00	22.22%
Building Permits	7,688.41	1,813.30	12,000.00	-10,186.70	15.11%
Business Licenses	0.00	50.00	600.00	-550.00	8.33%
Conditional Use Permits	0.00	0.00	100.00	-100.00	0.0%
Developments Fees	0.00	0.00	0.00	0.00	0.0%
Application Amendment	0.00	0.00	0.00	0.00	0.0%
Misc. Licenses, Permits & Fees	210.00	105.00	0.00	105.00	100.0%
Professional Services Revenues					
Engineering Fees	0.00	0.00	0.00	0.00	0.0%
Legal Fees	0.00	0.00	0.00	0.00	0.0%

ARPA

Town of Leeds Profit & Loss Budget vs. Actual July through September 2022

	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Professional Services Revenues	0.00	0.00	0.00	0.00	0.0%
Total Professional Services Revenue	0.00	0.00	0.00	0.00	0.0%
Subdivision Applications	1,550.00	0.00	0.00	0.00	0.0%
Zone Change Applications	0.00	0.00	0.00	0.00	0.0%
Total LICENSES & PERMITS	10,575.91	2,298.30	14,425.00	-12,126.70	15.93%
MISC. REVENUE					
Miscellaneous Revenue Other					
Returned Check Fees	0.00	0.00	0.00	0.00	0.0%
Developer Expense Reimbursers	0.00	0.00	0.00	0.00	0.0%
MISC REVENUE uncategorized i	0.00	0.00	0.00	0.00	0.0%
Miscellaneous Revenue Other - 1	0.00	0.00	0.00	0.00	0.0%
Total Miscellaneous Revenue Other	0.00	0.00	0.00	0.00	0.0%
Appropriation of Gen Fund Bal	0.00	0.00	82,080.00	-82,080.00	0.0%
Interest Earnings on accounts					
Interest Income Parks Fund	55.49	346.28	300.00	46.28	115.43%
Interest Income Roads Fund	74.48	464.59	400.00	64.59	116.15%
Interest Capital Imp Fund	58.97	2,813.89	600.00	2,213.89	468.98%
Interest Inc Public Safety Fund	3.70	23.50	17.00	6.50	138.24%
Interest Income General Fund	803.56	3,076.68	4,000.00	-923.32	76.92%
Interest Income Other	0.00	0.00	4.00	-4.00	0.0%
Interest Income Historical Fund	0.82	5.16	1,000.00	-994.84	0.52%
Interest Income Roads B&C Fun	178.97	1,489.26	100.00	1,389.26	1,489.26%
Interest Inc Sidewalks & Gutter	15.39	97.11	1,000.00	-902.89	9.71%
Interest Earnings on accounts -	190.56	313.05			
Total Interest Earnings on accounts	1,381.94	8,629.52	7,421.00	1,208.52	116.29%
Rents & Concessions					
Community Celebrations	0.00	1,694.98	1,000.00	694.98	169.5%
4th July Revenues	708.00	0.00	1,500.00	-1,500.00	0.0%
Princess Pageant Fund-Raiser	0.00	0.00	0.00	0.00	0.0%
Rent and Deposit on Pavilion	0.00	0.00	500.00	-500.00	0.0%
Wild West Days in Leeds	0.00	0.00	0.00	0.00	0.0%
Total Rents & Concessions	708.00	1,694.98	3,000.00	-1,305.02	56.5%

Town of Leeds
Profit & Loss Budget vs. Actual
July through September 2022

	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Total MISC. REVENUE	2,089.94	10,324.50	92,501.00	-82,176.50	11.16%
Tax Revenues					
Property and RAP Tax Revenues					
Prior Years' Taxes - Delinquent	238.95	23.06	2,800.00	-2,776.94	0.82%
Penalties	13.43	2.89	10.00	-7.11	28.9%
Interest on taxes	0.00	0.03	5.00	-4.97	0.6%
Gen. Sales & Use Taxes	44,919.89	45,582.95	125,000.00	-79,417.05	36.47%
Gen. Property Taxes - Current	536.01	114.58	67,490.00	-67,375.42	0.17%
Fee-in-Lieu of Property Taxes	2,196.96	1,477.09	4,400.00	-2,922.91	33.57%
RAP Taxes	4,771.18	4,899.05	18,000.00	-13,100.95	27.22%
Total Property and RAP Tax Revenue	52,676.42	52,099.65	217,705.00	-165,605.35	23.93%
Franchise Taxes					
Municipal Energy Tax	13,565.20	8,487.51	56,000.00	-47,512.49	15.16%
Municipal Telecom License Tax	372.98	1,016.59	6,200.00	-5,183.41	16.4%
Franchise Taxes - Other	0.00	1,207.37			
Total Franchise Taxes	13,938.18	10,711.47	62,200.00	-51,488.53	17.22%
Total Tax Revenues	66,614.60	62,811.12	279,905.00	-217,093.88	22.44%
Total Income	177,664.58	172,227.30	1,177,450.58	-1,005,223.28	14.63%
Gross Profit	177,664.58	172,227.30	1,177,450.58	-1,005,223.28	14.63%

Town of Leeds
Profit & Loss Budget vs. Actual
July through September 2022

Expense	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
CULTURE & RECREATION EXPENSE					
4th July fireworks	0.00	0.00	2,500.00	-2,500.00	0.0%
Beautification project	0.00	0.00	0.00	0.00	0.0%
Cemetery Expenses					
Cemetery Water Expense	120.00	160.00	480.00	-320.00	33.33%
Lot buy-back	0.00	0.00	250.00	-250.00	0.0%
Open/close grave	0.00	500.00	2,000.00	-1,500.00	25.0%
Cemetery Expenses - Other	0.00	0.00	0.00	0.00	0.0%
Total Cemetery Expenses	120.00	660.00	2,730.00	-2,070.00	24.18%
Culture & Recreation Costs					
Community Celebrations	523.70	1,410.65	0.00	1,410.65	100.0%
Refund back on Peach Pavilion	0.00	0.00	150.00	-150.00	0.0%
Wild West Days	0.00	0.00	0.00	0.00	0.0%
Arbor Day	0.00	0.00	0.00	0.00	0.0%
Easter	0.00	0.00	300.00	-300.00	0.0%
Princess Pageant	0.00	0.00	1,000.00	-1,000.00	0.0%
Washington Co Fair	0.00	0.00	1,300.00	-1,300.00	0.0%
Total Culture & Recreation Costs	523.70	1,410.65	2,750.00	-1,339.35	51.3%
Total CULTURE & RECREATION EXPENSES	643.70	2,070.65	7,980.00	-5,909.35	25.95%
GENERAL GOVERNMENT EXPENSES					
Administration					
Administration General					
CARES Act Funds	0.00	0.00	0.00	0.00	0.0%
LASSD BOND	102.31	0.00	0.00	0.00	0.0%
Liability Insurance & Bonds	0.00	11,181.83	20,000.00	-8,818.17	55.91%
Prisbrey Dispute	0.00	0.00	0.00	0.00	0.0%
Planning & Zoning	0.00	0.00	2,000.00	-2,000.00	0.0%
Materials					
CARES Act	0.00	0.00	0.00	0.00	0.0%
Materials - Other	0.00	0.00	0.00	0.00	0.0%
Total Materials	0.00	0.00	0.00	0.00	0.0%

Town of Leeds Profit & Loss Budget vs. Actual

July through September 2022

	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Meals	0.00	0.00	0.00	0.00	0.0%
Dues & Subscriptions	133.05	240.96	2,000.00	-1,759.04	12.05%
Building Maintenance	0.00	1,294.95	30,000.00	-28,705.05	4.32%
Bldg Permit Surcharge Fees	0.00	0.00	0.00	0.00	0.0%
Banking Fees	0.00	84.00	100.00	-16.00	84.0%
Power	973.87	835.61	3,600.00	-2,764.39	23.21%
Gas	21.48	21.48	750.00	-728.52	2.86%
Water-Admin	201.04	482.78	480.00	2.78	100.58%
Phone	769.88	874.96	3,000.00	-2,125.04	29.17%
Travel & Training	0.00	458.67	3,000.00	-2,541.33	15.29%
Administration General - Oth	0.00	0.00	3,801.00	-3,801.00	0.0%
Total Administration General	2,201.63	15,475.24	68,731.00	-53,255.76	22.52%
Admin Office Supplies					
Copier Lease	0.00	0.00	0.00	0.00	0.0%
Postage/Shipping	492.75	389.52	1,200.00	-810.48	32.46%
Admin Office Supplies - Oth	506.73	391.93	5,000.00	-4,608.07	7.84%
Total Admin Office Supplies	999.48	781.45	6,200.00	-5,418.55	12.6%
4142 - Admin Wages					
Unemployment Insurance	0.00	0.00	1,200.00	-1,200.00	0.0%
Admin Wages	0.00	0.00	71,713.47	-71,713.47	0.0%
Payroll Processing	386.00	606.00	1,000.00	-394.00	60.6%
Payroll taxes	1,336.84	1,550.13	8,413.47	-6,863.34	18.42%
4142 - Admin Wages - Other	6,669.00	9,499.87	61,100.00	-51,600.13	15.55%
Total 4142 - Admin Wages	8,391.84	11,656.00	143,426.94	-131,770.94	8.13%
Total Administration	11,592.95	27,912.69	218,357.94	-190,445.25	12.78%
Legislative					
Codification	0.00	0.00	1,500.00	-1,500.00	0.0%
Dues and Subscriptions	0.00	0.00	3,750.00	-3,750.00	0.0%
Total Legislative	0.00	0.00	5,250.00	-5,250.00	0.0%
Professional Services General					
Professional Services Admin					
Planner	1,560.00	1,800.00	14,000.00	-12,200.00	12.86%

Town of Leeds
Profit & Loss Budget vs. Actual
July through September 2022

	<u>Jul - Sep 21</u>	<u>Jul - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Computer Technology	227.68	2,399.42	4,500.00	-2,100.58	53.32%
Information Technology	113.85	212.96	4,000.00	-3,787.04	5.32%
Engineering	1,709.50	256.25	7,000.00	-6,743.75	3.66%
Building Inspections	1,150.00	1,700.00	9,000.00	-7,300.00	18.89%
Accounting	0.00	0.00	900.00	-900.00	0.0%
Total Professional Services Adm	4,761.03	6,368.63	39,400.00	-33,031.37	16.16%
Professional Services					
Public & Legal Notices-Gen	24.41	24.76	2,000.00	-1,975.24	1.24%
Legal					
Prosecutor-Public Defe	2,537.00	1,700.00	12,000.00	-10,300.00	14.17%
Legal - Other	2,487.50	6,630.04	30,000.00	-23,369.96	22.1%
Total Legal	5,024.50	8,330.04	42,000.00	-33,669.96	19.83%
Audit	0.00	0.00	5,000.00	-5,000.00	0.0%
Early Appeal	0.00	0.00	0.00	0.00	0.0%
Elections	0.00	0.00	0.00	0.00	0.0%
Independent Contractor	0.00	0.00	0.00	0.00	0.0%
Total Professional Services	5,048.91	8,354.80	49,000.00	-40,645.20	17.05%
Total Professional Services General	9,809.94	14,723.43	88,400.00	-73,676.57	16.66%
Total GENERAL GOVERNMENT EXPENSI	21,402.89	42,636.12	312,007.94	-269,371.82	13.67%
HIGHWAYS & STREETS					
Class B & C Road Funds	0.00	0.00	314,000.00	-314,000.00	0.0%
Equipment	0.00	0.00	6,000.00	-6,000.00	0.0%
Fuel for Truck	287.90	691.31	1,300.00	-608.69	53.18%
Main Street Project	0.00	0.00	342,000.00	-342,000.00	0.0%
Repair & Maintenance	879.30	1,881.10	15,000.00	-13,118.90	12.54%
Utilities Street Lights	1,146.57	1,434.01	5,000.00	-3,565.99	28.68%
4401 · Highway & Street Wages	4,510.87	3,290.00	14,000.00	-10,710.00	23.5%
Total HIGHWAYS & STREETS	6,824.64	7,296.42	697,300.00	-690,003.58	1.05%
Parks/Public Works					
TreeCityUSA	0.00	0.00	1,786.00	-1,786.00	0.0%
Building repairs/maintenance	144.14	0.00	1,700.00	-1,700.00	0.0%
Park Equipment	0.00	0.00	1,500.00	-1,500.00	0.0%

**TOWN OF LEEDS
ORDINANCE 2022-06**

Petition for Annexation, Zions Landing Development L.L.C. & Wright Direction L.L.C

AN ORDINANCE OF THE LEEDS TOWN COUNCIL

WHEREAS, on October 24, 2022, Zions Landing Development Group, LLC, and Wright Direction, LLC filed an Annexation Petition (“Annexation Petition” or “Petition”) with the Town of Leeds, Utah (“Town”), proposing the annexation of Parcel 3151-A-HV approximately 419.16 acres and Parcel 3151-A-1-HV approximately 200 acres of land (“Property” or “Annexation Area”) into the Town. Notice is further given as follows:

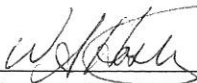
1. On June 22, 2022, the Town Council and Planning Commission of the Town in a Joint Session discussed the Voluntary Annexation Request for further consideration.
2. On October 24, 2022, the Town Council received from the Town Recorder, a notice of the Petition for Annexation, in satisfaction of UCA 10-2-403(3)-(7) of the Utah Code.
3. The Annexation Area consists generally of 200 acres, all of which is owned by Zions Landing Development, L.L.C., and 419.16 acers owned by Wright Direction L.L.C. The Annexation area as shown is described on the attached annexation map.

WHEREAS the Town Council of the Town of Leeds ___ the Petition for Annexation on the 26th day of October 2022.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	X
COUNCILMEMBER: UNASSIGNED	_____	_____	_____	X

ORDINANCE 2012-06 WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, WASHINGTON COUNTY, STATE OF UTAH, ON THE 26TH DAY OF OCTOBER 2022.

Signed: 
Bill Hoster, Mayor

Attest: 
Aseneth Steed, Clerk/Recorder

Town of Leeds Profit & Loss Budget vs. Actual

July through September 2022

	Jul - Sep 21	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Park Improvements	0.00	67.62	10,000.00	-9,932.38	0.68%
Park Maintenance	727.91	626.34	3,000.00	-2,373.66	20.88%
Shop Repairs/Maintenance	0.00	0.00	1,300.00	-1,300.00	0.0%
Silver Reef Highlands Park	0.00	0.00	97,871.00	-97,871.00	0.0%
Truck Fuel & Maintenance	0.00	21.33	1,500.00	-1,478.67	1.42%
Water & Utilities	40.00	160.00	900.00	-740.00	17.78%
4601 - Public Works Wages	6,516.13	7,473.00	34,880.00	-27,407.00	21.43%
Total Parks/Public Works	7,428.18	8,348.29	154,437.00	-146,088.71	5.41%
SANITATION EXPENSE					
Dumpster	279.96	1,482.27	2,000.00	-517.73	74.11%
BluCan- Recyclable	1,934.01	1,827.00	8,000.00	-6,173.00	22.84%
Garbage	12,041.30	8,381.73	49,000.00	-40,618.27	17.11%
Total SANITATION EXPENSE	14,255.27	11,691.00	59,000.00	-47,309.00	19.82%
Total Expense	50,554.68	72,042.48	1,230,724.94	-1,158,682.46	5.85%
Net Ordinary Income	127,109.90	100,184.82	-53,274.36	153,459.18	-188.05%
Net Income	127,109.90	100,184.82	-53,274.36	153,459.18	-188.05%

Town of Leeds
Transaction Detail By Account
July 1, 2021 through October 26, 2022

Type	Date	Num	Name	Memo	Cir	Amount	Balance
CONTRIBUTIONS & TRANSFERS							
Donations/Grants							
Cemetery Donations							
Deposit	08/19/2022	14001...	State of Utah	Contract #230148 UDS...		1,000.00	1,000.00
Deposit	10/12/2022	1621	Craig, Sullivan	2022 Cemetery Restora...		150.00	1,150.00
Deposit	10/12/2022	3352	Dyroff, Stephen	2022 Cemetery Restora...		100.00	1,250.00
Deposit	10/12/2022	199	Ayers, Phillip & Jami*	2022 Cemetery Restora...		100.00	1,350.00
Deposit	10/12/2022	2326	LoAnn Barnes	2022 Cemetery Restora...		500.00	1,850.00
Deposit	10/12/2022	1024	Dorothy Mauk	2022 Cemetery Restora...		5,000.00	6,850.00
Deposit	10/12/2022	6636	Stoker, Troy and Lori	2022 Cemetery Restora...		2,000.00	8,850.00
Deposit	10/12/2022	117	WAYNE PETERSON	2022 Cemetery Restora...		1,000.00	9,850.00
Deposit	10/12/2022	5354	Boyd, Joanna & Ric...	2022 Cemetery Restora...		1,000.00	10,850.00
Deposit	10/26/2022	233001	Raymond Jarres	2022 Cemetery Restora...		2,000.00	12,850.00
Total Cemetery Donations						12,850.00	12,850.00
Donations							
Deposit	06/07/2022	3782	Graham Marketing, ...	City Flags-Students		1,000.00	1,000.00
Deposit	06/28/2022	104	Stilson, Gary and De...	Donation for the Park R...		3,500.00	4,500.00
Deposit	08/31/2022		Bill Hoster	INITIAL DEPOSIT TO O...		50.00	4,550.00
Total Donations						4,550.00	4,550.00
Total Donations/Grants						17,400.00	17,400.00
Total CONTRIBUTIONS & TRANSFERS						17,400.00	17,400.00
TOTAL						17,400.00	17,400.00