



## Agenda Town of Leeds Town Council Wednesday, February 26, 2025

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, February 26, 2025, at 7:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 435-879-2447 or email the [clerk@leedstown.org](mailto:clerk@leedstown.org) for Zoom details.

### **Regular Meeting 7:00pm**

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes of February 12, 2025
  - c. Meeting Minutes of February 12, 2025 Work Session
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person.)*
7. Announcements:
8. Discussion and Possible Action Items:
  - a. Appointment of Planning Commissioner: David Rhoads
  - b. Res 2025-03: Council Decorum Resolution
  - c. Res 2025-02: Full Municipal Election Interlocal Agreement
9. Discussion Items:
  - a. Leeds Cemeteries Project
  - b. Proposed ORD 2025-04: Ch 23 Commercial/Residential (CRC) District
10. Staff Reports
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person)*
12. Adjournment

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 435-879-2447 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 on February 25, 2025, at these public places: **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** at <https://www.utah.gov/pmn/>, and the **Town of Leeds website** at <http://www.leedstown.org>.

  
Michelle Rutherford, Town Clerk/Recorder

# Town of Leeds

## Town Council Meeting for Wednesday, February 26, 2025

### 1. Call To Order/Roll Call: 7:01pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING	X	
COUNCILMEMBER: RON CUNDICK	X	
COUNCILMEMBER: MICHELLE PEOT	X	
COUNCILMEMBER: KOHL FURLEY	X	
TOWN PLANNER: SCOTT MESSEL	X	

2. **Invocation:** Councilmember Stirling
3. **Pledge of Allegiance**
4. **Declaration of Abstentions or Conflicts:** None
5. **Agenda:**
  - a. Tonight's Agenda of February 26, 2025

Mayor Hoster asked that we strike item 9b. from today's Agenda in consideration of some Work Sessions and meetings today.

Motion to approve made by Councilmember Stirling, 2<sup>nd</sup> by Councilmember Peot. Motion Carries.

ROLL CALL VOTE:	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

- b. Meeting Minutes of February 12, 2025  
Minutes were accidentally left out of the packet sent to Council Members' emails. Mayor asked to Table those to the next meeting.
- c. Meeting Minutes of February 12, 2025 Work Session  
Minutes were accidentally left out of the packet sent to Council Members' emails. Mayor asked to Table those to the next meeting.

### 6. Citizen Comments:

Wayne Peterson: I realize how difficult it is to get minutes ready, and I know I had appeals to get them ready sooner. I ended up finding was the most valuable was getting it back to where they were ready the Friday before the Wednesday of the meeting, allowing people the weekend and all. As I say, I know they're difficult to prepare and that it is sometimes a Herculean effort for the Clerk/Recorder, but if that was established as the target date for distribution, I think that would benefit everybody on the Council with respect to being able to do a real thorough review.

### 7. Announcements:

Mayor Hoster: Dumpster days are on March 14th and 15th. Try to be respectful of the contaminants that are placed in there, please do not put paint and batteries and large appliances in the dumpsters, if the dumpster gets full, please do not keep adding to the dumpster.

8. Discussions and Possible Action Items:

a. Appointment of Planning Commissioner: David Rhoads:

Mayor Hoster: Appointment of Planning Commissioner David Rhoads, he is here with us tonight. Apologies for the last Council session, it was left off the agenda, we were not officially allowed to vote on something that wasn't on the agenda. We will go ahead and move on that tonight, and I'll need a motion to approve the recommended appointment of David Rhodes to the Planning Commission.

Motion to approve made by Councilmember Cundick, 2<sup>nd</sup> by Councilmember Stirling. Motion Carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

Mayor Hoster: We're grateful to have you there. They do the swearing in at that Planning Commission and they'll have everything ready for you there. I'm grateful that you could come tonight. Do you have any other comments that you want to make about David at this time? Welcoming comments from the Town Council.

a. Res 2025-03: Council Decorum Resolution

Mayor Hoster: Next on the agenda is Resolution 2025-02 Council Decorum Resolution. So, as was noted prior, we do have and it's by state law that there's a decorum that has to occur. We have loosely had modified Robert's rules and in talking with Council, we need to have a little bit further identification of everything that needs to occur. Nonetheless, that has brought up some suggestions from the last Council session to include what State law is. The state requires for a special closed session, and so that was included. Counselors, you should have hopefully all received that so what we would need is a motion to approve that to become a resolution. We can have a motion and then discussion.

Councilmember Stirling: Stating that there are a couple of things that they wanted to add. Asking if there was a section added for the closed section part and who added the parts to the document.

Mayor Hoster: Stating that there was a combination of himself, League of Town and Cities Cameron and Craig.

Councilmember Stirling: Stating I think it looks incredible. I think that one of the most important things, especially for a new Council person or somebody that just needs to make sure and be educated, it needs to be spelled out for that closed session as well.

Councilmember Peot: Stating that I went through it for the fine-tooth comb. It seems like it's still missing some pieces from the state code. There needs to be something on public hearings and procedural notification rules. Some of the stuff in the authority section was sort of a mix of code, but then also discretionary stuff. I think we need to spell out what the UOPMA public notification rules are for where you post. I think maybe what Danielle was getting at is under the closed meeting sessions, there's actually explicit things that are prohibited from discussing in a closed session, and those were not in there. There were also some more requirements under emergency meetings that are missing state code requirements. I think we should be clear under amendments as well as at the end, where you can say suspension of rules that you can't suspend things that are state code. Under voting there's things that refer to conflict of interest, but that's more than just financial conflict of interest, as defined by state code. There needs to be language clean up.

Mayor Hoster: Stating, to productively assess this resolution we need to address them as we go.

Councilmember Peot: Stating when using state code language in general, we should call out what the state code is being used so that we know if we're going to make an amendment, for example, if they were going to suspend a portion of the rules, we know what is absolutely state code and what's not.

The conversation continues about all the details for the adoption of the codes and procedures.

Councilmember Stirling: Stating that she thinks what Councilmember Peot is saying is she just wants to make sure that the fidelity of this is called out with those state code and I don't think that it will impede the procedures in general. If she wanted to add the codes to the parts that are prevalent to that, I don't have a problem with that, I don't think that will change anything.

Mayor Hoster: Agrees with the codes being added not changing things.

Town Attorney: States, if that is the direction you are going in, I would like to make sure the references are applicable and correct in the document before we adopt a final draft.

Mayor Hoster: States that the attorney has already reviewed the document.

Town Attorney Craig goes over the sections in the documents with the council. Highlighting certain sections and explaining where they are in the code.

Councilmember Peot: Wanting the code language in the document so that all understand the rules and where code would be. So, it would be clearer to someone that is not a lawyer where the code is.

Councilmember Furley: Stating that he does not have a problem with sighting state code but going back to the topic of asking for permission when speaking, I have no problem with that I think it's a process, I think it shows respect.

Mayor Hoster: Speaking to Town Attorney about the language and not wanting to violate state code.

Town Attorney asks Council Member Peot to redraft the document then recirculate that document.

This item has been Tabled. Moved to the next council session.

a. Res 2025-02: Full Municipal Election Interlocal Agreement

Mayor Hoster: Moving on to this item asks for a vote on this.

Councilmember Stirling: Asks about the Leeds precinct, and district.

Mayor Hoster: Goes over the boundaries and what it covers.

Motion to approve made by Councilmember Cundick, 2<sup>nd</sup> by Councilmember Furley. Motion Carries

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

9. Discussion Items:

a. Leeds Cemeteries Project

Mayor Hoster asks Council Member Stirling to lead on this topic.

Councilmember Stirling: We have been working extensively for bids for the RFP of the scope of four different. The first one is a conceptual design for the Leed's cemetery entrance seating memorial area. The second is the conceptual design for the columbarium niche walls, and then the third is concept design for site and landscape improvement, and then the 4th is meetings and project coordination. Extensively what we're trying to do is get our conceptual design so that we're able to have the pricing for the engineering of updating our lead cemetery as well as in the near future, the other two cemeteries as well now at this point we did our review for the work session meeting and we will be getting, we will be starting the conceptual design for potentially one in and two with the funding that we have in the budget as of right now. You are welcome to all get in contact with our Sexton, which is Doris, if you would like to purchase a plot, we do have some available and we will have hopefully some columbarium available in the near future as well. Those are for those that would like to be in cremated, and then you put the cremations in our columbarium. We're looking forward to quite a few of the extensive projects that will happen in the near future to make sure that these cemeteries are things that we will be proud of and that we honor, those that are interred there.

b. Proposed ORD 2025-04: Ch 23 Commercial/Residential (CRC) District

Item was struck from the agenda.

10. Staff Reports

Councilmember Furley: I just wanted to say thanks to Mayor Hoster, he spoke with the city manager of Washington City, and secured the sealing machine at no cost to the town. We actually own that machine now, it does need a couple of repairs, which I'm working on. I've ordered parts from the dealership. We should have it up and running soon and we'll be doing a training with Bill Stone on how to run it and we'll see some improvements quickly. That machine, if we were to purchase that new, we'd be anywhere between 30 and \$50,000 depending on which model we chose. I'd say that's a huge success for our town. I have currently one bid on chip seal and crack sealing as well because unfortunately by the time we have the machine up and running and go through training it will be too warm to use. I'm waiting for two more others or two others for the crack ceiling. Chip Seal is only done by one company anyway. The subcontractors? It's not void. It's just hard getting people to do a bid because this is considered a small job. I'll continue to work on this.

Councilmember Peot: LDWA - Goes over the new officers of the LDWA, D. Fawson was re-elected as president and D. McNally is now our VP and Layna kindly agreed to act as treasure.

Councilmember Cundick: Waste Management - Just one reminder that there are ways to get your container repaired if they have issues. Just call in and they will arrange to send somebody out to look at it and sometimes they replace them.

Councilmember Stirling: Mosquito Abatement - The Southwest Mosquito Abatement and Control District had their meeting on February 13th, but unfortunately it didn't go out 24 hours in advance. This is just strictly a meeting for information only. The categories and topics of discussion, they just said that they have a lot that they are intending to do. The miscellaneous issues are continuing to work with every development and every municipality for this mosquito program and the next.

Their next meetings are May 8th August 14th, November 13th and December 11, and I will let you know when they have more information.

Mayor Hoster: Then we're working on volunteers for the Easter event of which we've got quite a list of people, by the way, who are excited to participate, but we always need more. Anybody who's willing to step into that, please let myself, Michelle or Councilwoman Sterling know about that.

Sales tax bill: There's a lot that's been happening, I spoke with Speaker Shultz also Commissioner Snow, and this is Senate bill 67, and with regard to the TRT funding, which was a pet project by Speaker Schultz that past and was considered a compromise for Senate Bill 67. We believe that we've resolved any of those concerns were Class 2 county. We really didn't have any applicability for the collateral damage that this could cause and last message I've got from Commissioner Snow, is that we've got the nod to move forward, so it'll leave Rules Committee tomorrow and they put on the agenda the calendar for house and revenue taxation. Our hope folks are that goes through if you have any spare time, and you want to e-mail your house representatives with favoritism toward or whatever towards Senate

they put on the agenda the calendar for house and revenue taxation. Our hope folks are that goes through if you have any spare time, and you want to e-mail your house representatives with favoritism toward or whatever towards Senate Bill 67 that would be. Again, we're trying to alleviate property tax on the residents here and put this on the 9 and a half million people who visit our county.

11. Citizen Comments:

Wayne Peterson: As I step up to this microphone, I see the rules for making public comment and I see it ends with be respectful and courteous, and two weeks ago I heard a lot of respectful and courteous comments from the public. Similarly respectful and courteous comments from the Council, on a variety of items and I'm going to lecture a little bit and I say it up front and I apologize for it as elected officials of this town all 5 of you are charged with listening, listening to each other, listening to the people of the community, listening to the experts, listening to the staff. Then you might be deciding whether to move forward in making a decision and putting something forward on the agenda. You might be actually voting on something. With that you are responsible for voting for what is in the best interests of the Town of Leeds, collectively. Not every vote is unanimous, and I realized that it is not the preferred position to be in the minority, but when 1 is in the minority, one has the right to say to the public, I did not vote for this, but one has the obligation to say, but the town council did decide to not put it to a vote, or decided to vote and voted in the opposite direction that I did more than welcome to make that known to everyone. It is not something that you can then try to represent that the Town of Leeds should be going in a totally different direction. When you speak as the town council, you speak on behalf of the town of Leeds. You are the Town of Leeds, you, voice of the town. Now when it comes to us, something was brought to my attention. It was a post on Facebook Leeds Family Fun and it made reference to an article about. "It is now times to recruit costs of backyard chickens" and the comment that was put forward was I tried. "I you need the millions of those who opposed it. Just DM me."

Mayor Hoster: That was me.

Wayne Peterson: That was from Mayor Hoster. I find that to be far less respectful and courteous than every other thing I heard on this topic at the meeting 2 weeks ago. I do not see as the proper way to go about. There's a term called Doxing dropping documents that are private so that people are going to be basically harassed on the Internet. This was a 2 step at that, as I see it, it was encouraging people who were upset about the direction that the town council collectively decided to go to take it upon themselves to find out who they should go and complain. That nothing positive was being called for by saying call me, I'll give you, their names. I think it is unfit behavior for an elected public official, and I think apology is in order and I think resignation should be considered.

12. Adjournment: 7:49pm

Approved this 26<sup>th</sup> Day of March, 2025.

  
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Bill Hoster, Mayor

ATTEST:

  
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Cari Bishop, Deputy Clerk