

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, December 8, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, December 8, 2021 at 7:00 PM at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email Clerk@LeedsTown.org for the Zoom details.

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 10/27/202, 11/10/2021 (including Town Election Canvass)
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Dumpster Days, December 10-12, Dumpsters located on Cherry Lane
 - b. Cemetery Cleanup December 11, 2021, at 9am
 - c. Town Tree Lighting, Tuesday, December 14 at 7pm outside the Church
 - d. Wreaths Across America, Saturday, December 18, 2021, 10am at Leeds Town Cemetery, Cemetery Road
7. Public Hearing:
 - a. Discussion and Possible Action Regarding Resolution 2021-07 Opening and amending 2021-2022 Budget for General Fund and Capital Improvement Fund
8. Action Items:
 - a. Discussion and Possible Action Regarding Final Plat Subdivision Application for Silver Eagle
 - b. Discussion and Possible Action Regarding Resolution 2021-07 Opening and amending 2021-2022 Budget for General Fund and Capital Improvement Fund
 - c. Discussion and Possible Action Regarding Ordinance 2021-06 Meeting Schedule for 2022
9. Discussion Items: None
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 December 6, 2021 at these public places: **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, Town Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, December 08, 2021

Regular Meeting 7 PM

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:01pm on Wednesday, December 8, 2021. This was an in-person meeting with an electronic option.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>
COUNCILMEMBER: ALAN ROBERTS	<u>x</u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	<u> </u>
COUNCILMEMBER: LORRIE HUNSAKER	<u>x</u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	<u> </u>

2. Pledge of Allegiance: Alan Roberts

3. Declaration of Abstentions or Conflicts: None

4. Approval of Consent Agenda

Councilmember Stirling moved to approve tonight’s agenda and meeting minutes of October 27, 2021. The meeting minutes of November 10, 2021 and the meeting minutes of the town election canvass of November 10, 2021. 2nd by Councilmember Wilson. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: ALAN ROBERTS	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: LORRIE HUNSAKER	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>

5. Citizen Comments: None

6. Announcements:

a. Dumpster Days, December 10-12, Dumpsters located on Cherry Lane

Mayor Peterson: Dumpster days, they begin this Friday through Sunday. I did not know it was going to be cold and rainy when we chose these dates a year ago. They will be located on Cherry Lane, east of Valley Road, and a bit to the south on Cherry.

b. Cemetery Cleanup December 11, 2021, at 9am

The cemetery cleanup is going to be December 11, 2021 at 9am. That will be done in advance of the Wreaths Across America, which I will come to shortly. Lorrie is there anything additional on where people should meet for that?

Councilmember Hunsaker: The Cleanup crew will be meeting at nine o'clock at the Leeds cemetery in the parking lot. It should only take about an hour and a half. Any help would be appreciated. Any trash we have will be put in the dumpsters.

c. Town Tree Lighting, Tuesday, December 14 at 7pm outside the Church

Mayor Peterson: Thank you for that. The Town Tree Lighting will take place on Tuesday, December 14 at 7pm outside the church and everybody in town is invited to that.

d. Wreaths Across America, Saturday, December 18, 2021, 10am at Leeds Town Cemetery, Cemetery Road

Mayor Peterson: Wreaths Across America will be on Saturday December 18 2021 at 10am at the Leeds town cemetery. It will involve the other two cemeteries as well. Ken Hadley, is there anything, as person heading up that effort, you would like to add at this time?

Ken Hadley: Yes, I am looking for prior servicemembers from all branches of service, Navy, Air Force, Coast Guard, Army, Marine Corps.

Mayor Peterson: Are you looking for Merchant Marine this year? Are they adding that? My dad was in there.

Ken Hadley: Yes. I have you down for your father. These servicemembers will be presenting a special wreath for the deceased servicemember. If I cannot find any prior servicemembers from that branch I could use a family member to represent a serviceman in that service?

Councilmember Hunsaker: Ken, do you need any help with the wreaths themselves?

Ken Hadley: Yes, I am inviting the whole town down there, and we will pass out all forty-three of them.

Mayor Peterson: Everybody who pays the trash bill, or at least gets one should have received a survey in the mail for the General Plan/Master Transportation Plan update. I just remind you that those surveys are due on December 13. They can be dropped off here at Town Hall between 9am and 2pm, Monday through Thursday, or right outside just next to that window, we have the payment dropbox, and you could put them in there as well, or if you wanted to, you could fill it in online and those details are provided with what was mailed out with those surveys.

7. Public Hearing:

a. Discussion and Possible Action Regarding Resolution 2021-07 Opening and amending 2021-2022 Budget for General Fund and Capital Improvement Fund

Councilmember Hunsaker moved to open the public hearing regarding Resolution 2021-07, Opening and amending 2021-2022 Budget for General Fund and Capital Improvement Fund. Councilmember Roberts 2nd.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

Mayor Peterson: As you will recall back in June, we approved a final budget for the Town of Leeds for our fiscal year beginning on July 1. Council had been notified and I mentioned at a Town Council meeting that we had been notified that we were the subject of a Utah Retirement Systems audit. With the Utah

Retirement System, their view is if an employee works for 20 or more hours in a week and gets paid any benefit, that they are required to be participants in the retirement system. When I had kids living at home, they referred to me as the heat miser, because of the way that I set the temperature during the winter. The State of Utah evidently thinks that I should be Ebenezer Scrooge as well, because paying employees for holidays such as Christmas qualifies as a benefit, and regrettably the Town, from the retirement standpoint, the accounting system, did consider those employees receiving benefits in the Town of Leeds. They asked for our payroll records going back to 2010 and they asked for our policy manuals going back to then as well. They ended up calculating those employees who had worked 20 or more hours in a week, and they calculated those at 18% contribution from January 1, 2013. They did not go back before then, as that is when that policy manual had come into effect, in January of that year. Their calculation went through September 30 of 2021. They determined the employer contributions due were \$104,314.51. The interest on it, at 7.5%, was \$42,157.38, bringing it to a total of \$146,471.89. I inquired of our Town Counsel, as in legal attorney, I spoke with other communities within the area and I also had direct experience with being on the board of the Hurricane Valley Fire Special Service District when one employee had some circumstances with them. Regrettably, the response from all was that there is no negotiating or arguing with the Utah Retirement Systems when it comes to these types of things. Now, on the plus side, for the last three years, we have set aside \$12,000 a year that was not utilized for employee benefits. We were looking to do that, but we will stop looking at this point. We passed a resolution back in October that said we would no longer pay our employees for the holidays. But what we did was increase their hourly rate of pay by about 5%, which equates to over the course of the year not being paid for those holidays, earning the same amount of money that they would have otherwise, and in the magic of the way that these rules are written, that eliminates our requirement for paying into the Utah Retirement System. In our case, as a Town, if somebody does not work for at least four years for the Utah Retirement System, they are not eligible to collect anything. As it worked out, we had two of our employees who have worked more than four years, and as a result, they will be eligible at some point of their lives to collect, and that accounts for not quite two thirds of the monies that they were saying we were needing to pay. There is about \$50,000, that was contributed for employees who are not at this point eligible for receiving any particular benefit. And that is why we chose back in October to eliminate it. At this point, what we are doing with the budget is opening it up transferring from our accrued retained earnings in effect, but our accrued balance the \$146,471.89, and making payment to Utah Retirement Systems for that. They offer to finance it for us at, again, that seven and a half

percent interest rate. But fortunately, we are in a situation, because we have run some surpluses that we will be able to make that payment. In addition, the State makes it a maximum that we can have in that accumulated surplus of 75% of revenues. As a result of that, we have exceeded that, even with this payment to the Utah retirement systems. Our accounting firm that is doing the review of our 2020-2021 financials will be getting back to us and letting us know what that number is. But what we are asking for is the approval to make that transfer from the accumulated surplus to the Capital Improvement Fund. This is permitted by the State. What would happen if we did not do it, is they do have the ability to reduce what we can collect in taxes, because they think we do not need the money. The problem that I see and I've been lobbying for quite some time during my time as Mayor with the Utah League of Cities and Towns representatives, is that as a small Town having a Town Hall as our one major assets here, the idea of 75% of our revenues, if we had a catastrophic event, is not really sufficient monies to take care of that. I do not think it is that we have too much of a rainy-day fund as some people might call it, but rather that we are trying to be prudent and be ready for the unexpected, even in the event of an audit by the Utah Retirement System. I have contacted the Utah Retirement System individual who oversaw the audit and confirmed with him that the Resolution we passed back in October combined with the fact that some people work more than 20 hours would not qualify. And he said that is correct. Having eliminated that holiday pay, we no longer are subject to having to make those contributions. With that rather long introduction, is there anybody in the public wishing to comment on these changes to our budget for 2021- 2022?

No questions.

Councilmember Wilson moved to close the Public Hearing regarding Resolution 2021-07 opening and amending 2021-2022 budget for General Fund and Capital Improvement Fund. Councilmember Hunsaker 2nd. Passed in a roll call vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

8. Action items:

a. Discussion and Possible Action Regarding Final Plat Subdivision Application for Silver Eagle

Scott Messel: Just as a little background, the Silver Eagle subdivision, received preliminary plat approval about a year ago. They proposed to develop 14 building lots and each of the lots would be approximately three acres in size. The lots would be accessed from a road, which would be an extension of Majestic Mountain Drive. Due to topography, it would loop up and around and into the cul de sac or turn around. There are amazing views from the property and with amazing views come challenging topographies. There have been some challenges in laying out the streets and meeting the Hillside Ordinance. There is a portion of the road cross section that was originally proposed in a location between lot eight and twelve that was steeper. There was concern it was over a wash and there will be a lot of cut and fills, the developers have decided to realign that portion of the road so that it is a little bit more uphill, and in a flatter area where there is less of natural slope. Staff is in favor of the relocation of that portion of the right of way. The Planning Commission reviewed this application for final plat in their meeting last week. They recommended approval of it subject to several findings and conditions. Some of those have been addressed with what I just mentioned happened with the realignment of the street.

The conditions were that:

No parking is permitted on the modified 50 foot right of way.

Each of the 14 lots must have advanced alternative waste septic systems.

The conditions of approval of the Preliminary Plat are met.

The proposed subdivision is subject to all applicable Leeds codes and ordinances.

The proposed lots meet the 20,000 square foot minimum lot size requirements of the R-1-20 zone

The road shown as the access to future development that goes between lots four and five must be fully improved.

The low-density residential development on this parcel is consistent with the general plan.

The development of the wash in the right of way between lots eight and twelve must be done in such a way to minimize scarring by using native material cuts and fills.

The actual applicable Leeds Land Use Ordinances and Standards are met.

Since those conditions were approved by the Planning Commission, those conditions, and findings, I stated that the road was adjusted. You can see on the plat the area labeled future road was determined by the Planning Commission that if the developers did not want to fully improve that access and wanted to, as they stated, have an area for lookout and trail access to the open space, they needed to either remove from the plat calling it out as future development or future lots. They could either attach that space to some of the other proposed lots so those lots would just be bigger or call that area out to the open space. The applicants have adjusted the plat and are now calling it open space and are calling what was previously the road to future development is now just the trailhead and trail access. Based upon that, Staff and the Planning Commission recommend approval of the Final Plat. I will be happy to answer any questions.

Mayor Peterson asked of the applicant and of Council if they had any questions. There were no questions.

Mayor Peterson: I do have up on the computer, a revised plat map with the new road alignment there and the labeling, as was described by Scott. It mentions that there is now a trail access to the parcels that are on the lower slope of the area. There is the realignment of the roads. The road previously had gone off in a straight direction there and now bends to the inside of that area.

Councilmember Hunsaker: What about the main access road?

Mayor Peterson: Our engineer was comfortable and Danielle was with me on it. That portion of the road with things that were being measured when they did the LiDAR were things that had fallen into the roadway that had been cut. That roadway was cut when this land was in unincorporated Washington County and before it was annexed into the Town of Leeds. They did cut that road. It would not have been permitted in the current environment, but it is not going to require any additional disturbance of 30% slope there.

Councilmember Stirling: I have questions. Mr. Messel, I would like to know what staff reviewed this updated map? When you said that the staff agreed with this, is this viewer just you or also our engineer?

Scott Messel: That would be me. I have not been able to talk with Sunrise Engineering since the new plans have come out.

Mayor Peterson: I did speak with Sunrise Engineering. They were unable to review them at this point. They will be going forward, but they do not have their review complete this evening.

Councilmember Stirling: For the applicant, did you update the road leading up so that it had the rock retention and that is on this as well? [Answer:yes, the catch basin] But our engineer has not had a chance to look at it? Mr. Messel, which map did you see the realigning of the road? Did you view the LIDAR map with that road of the updated map?

Scott Messel: I did not review it with the LIDAR, but I have had previous conversations with the applicant, an on site visit, also with some of the Planning Commissioners, about concerns where the lay out was. The applicant stated that the new alignment is in the area. I do not want to speak for Danny Swenson and Mark Rosenthal, I believe they felt comfortable with the area the road is going.

Councilmember Stirling: Okay, so my next question. Where in Chapter 20 did you get this statement that the Planning Commission and Town Council may grant approval to development of such slopes if they deem it appropriate? I have gone over Chapter 20 more times than I have ever wanted to in my entire life, and I have never seen anything that even remotely says anything like that. I was just trying to find if you had maybe a newer version of something than I have, because I have never seen that, nor have I heard that before. I can read the part that I have unless you have some type of documentation of where you see that.

Scott Messel: I am trying to follow along with what Danielle is asking.

Councilmember Stirling: In the staff report you said, "Chapter 20 hillside protection overlay zone states that the Planning Commission and Town Council may grant approval to development of such slopes if they deem it appropriate". I have read this chapter 20 over and over, and I cannot find anything like that at all. In fact, this is what I find. There shall be no development of any kind of

land having a slope of 30% or more. I am trying to find where you had that particular statement in our Ordinance?

Scott Messel: I can find where I came up with that statement. In a way, it is a moot point because of where it is believed that the new road layout will be, there will not be an issue with it being greater than a 30% slope.

Councilmember Stirling: Well, that is true if you would have looked, but at this point, we do not have our engineer's agreement, and we do not have yours. Yours with facts based on it.

Mayor Peterson: If I could just interject, I believe the ordinance says for slopes greater than 20, but less than 30%, they must submit a plan and that plan can be approved by the Town Council on recommendation from the Planning Commission. I think that is the difference, and maybe, perhaps, where there is a little bit of confusion here is to the 20% and more is permitted with that approval, whereas 30% and more is not.

Councilmember Stirling: I would agree. But it specifically says in his staff report that the Town Council and Planning Commission may grant approval to development of such slopes, and that is incorrect. I do not want anyone to feel like with the other two applicants that have come into our Town Council for the last three years to construe that we are now changing the laws or the rules, when we have stuck to our guns with two other applicants that did the exact same thing that this applicant is doing?

Mayor Peterson: If I could just read from the staff report though, the sentence before that.

Councilmember Roberts: Read what the two sentences before says.

Mayor Peterson: The two sentences before that it says, "there is an existing large tailing pile towards the top of the wash located mostly between lot eight and lot twelve and the right of way. There appears to be a portion of the wash on the downhill side of the tailing pile that is slopes 20% or greater. Chapter 20 Hillside Protection Overlay Zone states that the Planning Commission and Town Council may grant approval to development of such slopes if they deem it appropriate". That I believe is directly referring to the two sentences leading up to that.

Scott Messel: Yes.

Councilmember Roberts: Yes. That is a moot point now, Scott, as you mentioned, because the road alignment now does not come into that specific portion.

Councilmember Stirling: But has anybody seen that? Has anybody looked at that map with the LiDAR under that?

Devin Anderson: Just to help you remember. We were there yesterday and where the cars were parked, I pointed to Joe and to yourself, and I said, if we move the road over here, we would be okay. That is the location we are talking about.

Councilmember Stirling: I understand that. But the engineer needs to verify that, not us. Right now, we have a black and white piece of paper that everyone is speculating on. They moved it out of the way. But my concern is, we had two other gentlemen, and I did not mean that you are trying to do something, I am saying we had two other gentlemen that came in to try and do the exact same thing with the hillside ordinance. Reading that, saying that they are able to do that threw up a huge red flag, because otherwise, we have two other individuals that are going to look at it that we were not fair to them.

Devin Anderson: That is fair. That is nothing that we submitted.

Councilmember Stirling: No, you are right.

Devin Anderson: On the road, where we moved it. Joe was there, your Engineer, and he did see where we are moving it to. He felt very comfortable.

Councilmember Stirling: But he never saw it and we do not have verification.

Devin Anderson: Joe was standing there.

Councilmember Stirling: No, he has never seen this with the LiDAR overlay. That is the only thing I am concerned about because of the preexisting conditions of the other people. I would like to be fair.

Devin Anderson: I totally understand. Fair enough. The Town should have it reviewed.

Mayor Peterson: I would just recall that those two other gentlemen who came looking to develop it were looking at 30% and greater, not 20% to 30%. I do not want to leave on the record that they have been treated differently. In what

we were talking about is something that is under 30% here, as opposed to over 30% in those other circumstances.

Councilmember Stirling: I completely agree, but I did see on that LiDAR that our town engineer showed that there was a considerable amount of red. That is the only portion that I am in concern with. Because I would like to be just as fair with you as everyone else in the Town, and that is my biggest concern with this project, is not that you are not doing everything absolutely perfectly, because I commend you for doing this and I appreciate the open space part that you put in, but I'm very, very concerned about just that Hillside Ordinance. I want to make sure that we get it right.

Mayor Peterson: Okay, do you have anything further?

Councilmember Stirling: Did you ask for the waiver for the hillside ordinance tonight or are you going to wait?

Devin Anderson: No, not a waiver. No, we are not asking for a waiver on hillside ordinance, because we feel like we are in compliance with it. What we would like to do is put forward an approval contingent on your city engineer approving it.

Councilmember Stirling: Are you saying that the parcel that you moved over, the actual road that you moved over, is in between what percent of that hillside? Do you by chance have a copy of that LiDAR that you can share? That would be beneficial for the entire Town Council to be able to see what I am talking about.

Devin Anderson: Yes. But it is our LiDAR versus the one that your engineer was using? They are close.

Councilmember Stirling: And similar to the other applicants that we have for a couple years like this, I think what we decided to do is basically use our engineer's LIDAR instead of the other situations of what applicants had come in and said, well, if you use one, and we just use our LiDAR from our engineering, and go from there on that aspect. There was one recommendation that you as well as...Will you please say your name? [Danny Swenson] Thank you. Danny Swenson also recommended that maybe the Town Council as well as the Planning Commission do either a special meeting or special session where the entire Town can come. Then it is a meeting that we are all legal to go to and walk this so that we are all on the same page. If that LiDAR is not necessarily correct, we are all on the same page and know that nobody was

able to do something under the radar. Is that correct, Danny? [Danny: somewhat]

Devin Anderson. In context with that, the reason was because of where the road was previously, and we were trying to get that taken care of because we felt like this is something, but realizing that it was a concern because of the LiDAR, we moved the road. I do not believe that that is necessary, because it is by the LiDAR, which is what you told us, you have to go by, that it is okay.

Councilmember Stirling: Right.

Devin Anderson: And to quote your city engineer, he said, the only place I am concerned about on this road is right here where you have it here. I believe that when he looks at the LiDAR tomorrow or whenever, he will actually agree.

Councilmember Stirling: And I would agree once he has an opportunity to look at it and give us his recommendation, I would be completely 100% for you, but I do not believe that at this point we have that basis.

Devin Anderson: So, to contingency. I see.

Mayor Peterson: Anything further, Danielle? I am just trying to keep it orderly.

Councilmember Stirling: I wanted to ask him and put it on the record, it says that every home has an approved fire sprinkler system, the road will need to be marked no parking on both sides of the road on anything narrower than 32 feet. Leeds or the County standard may require wider streets than the fire code allows. My question is for the fire sprinkler systems. Did you speak directly with the Hurricane Valley Special Service District and LDWA to allow them?

Devin Anderson: That is in an email in the packet, that the Mayor met with the Fire Department. As far as LDWA, yes, we have met with LDWA and the pressure is sufficient for those systems, as we discussed.

Councilmember Stirling: Perfect. Thank you. I wanted to make sure that as on the record as well. And then your future access road. So, you have decided to go ahead, and do it as open space on your new plat, correct? Because nobody else has that printed out. Is that correct? Okay. It says in here, it appears that the future access road would be in violation of the Leeds Hillside ordinance and so, you have chosen to make that particular trail only an open space and it will never have access down because of the fact that it's the hillside ordinance. Is that correct?

Devin Anderson: Good question. There are a couple parts to talk about and provide clarity there, [referencing the map] this is what she is referring to. This is Majestic Mountain Road here. All the blocks are on top. And as this is where the road wraps around. This is the secondary issue. There is a gullie right here. That is what we are avoiding with another portion of this property. There was property of about 10 to 12 acres that is down below that, my business partner and I actually plan to move here, so we are your future neighbors. Nice to meet you, but we actually plan to just retain that because it is in our backyards. We have no intention of developing it and look forward to planting grapes or whatever. To get access to it, because it is controlled by the Hillside, we have opted to put in this open road. What we want to do is make it for the community because you guys have gone up there so many times to see its views, we made it along where you walked to have benches along the side hill to walk through a meandering path, along this walk out here are some benches so you can still enjoy the views. What she is referring to is there is a preexisting road that was cut down here and that road is in violation of the Leeds hillside ordinance. As the Mayor explained, when that road was cut in it was not in violation because it was part of the County before it came into Leeds. That road we can never develop into an official road. We have no intention of doing that. But we do want to have access just so that we can be able to go down ourselves. Instead of jumping off a cliff, we can drive an ATV down. This land here is what we were going to donate or marked as being part of the HOA open space. Then this land down here will still be retained by my business partner. That is the intention.

Councilmember Stirling: I just want to make sure and verify that everything past that circle is private property. Correct. So that trail goes to this circle and stops and no other access. Just for the record, that the rest is private property. It is not a trail access. It is only an open space trail availability to the homeowner's association.

Councilmember Roberts: So that portion you are talking about here is not public right of way.

Councilmember Stirling: It is open space for the homeowner's association.

Councilmember Roberts: The public right of way responsibility ends at the pavement.

Devin Anderson: Yes, we would maintain it. Is that what you are asking for? We would maintain it.

Councilmember Roberts: That is exactly what I am asking.

Devin Anderson: We would maintain it. That is our plan. We have included maintaining a 15-foot landscaping portion on either side of the road as well. Just to clarify it.

Councilmember Robert addressing Scott Messel: What would be the standard for that right of way?

Scott Messel: I believe it is 50 feet of right of way.

Councilmember Roberts: Is that the way it is described on the entire access? 50 Feet?

Scott Messel: Yes.

Councilmember Roberts: 50 feet of right of way or 50 feet of pavement?

Scott Messel: 50 feet of right of way. Your pavement is closer.

Councilmember Roberts: Where I am going with this is, if that is a standard right of way, why are we looking at generating a road in the Town of Leeds that does not allow on street parking?

Scott Messel: It is my understanding that because there is only one access from the lots that it was a request from Hurricane Valley Fire Department.

Councilmember Roberts: I see it becoming problematic. The reason being number one is this Town's not going to enforce that. Number two people are going to park alongside the road. That is just a fact. What happens when the paving gives way? I know that they have a strip of an area that's part of that right of way that is not paved. You can have no parking signs all you want, but that pavement will take a beating over a period of time because people will pull off. No different than what happens on Silver Reef Road.

Scott Messel: You are right. The asphalt will break away on the edges.

Councilmember Roberts: If the developers wanted to make that a HOA road, then we would look at it from a different approach. But I will tell you it will be a maintenance issue for the town and an enforcement issue that I see being a problem. We've looked at no on road parking before in other areas. I do not know.

Devin Anderson: There will be parking on that open trail space, it is wide enough to allow parking for people that want to go to the trail. The lots being three acres, I believe that on the street parking would be very, very negligible. We are fine with posting it. I do not think we will see that. We have it enforceable in our CC&Rs that you are not allowed to park on the street, if so then you will be fined. We will enforce that.

Councilmember Roberts: I find it difficult for a CC&R to enforce something on a right of way that they do not own. That is where somebody would challenge it.

Devin Anderson: If it is what the city would want, we are open to taking on maintaining ownership on the roads.

Mayor Peterson: I believe our ordinances discourage, but do not prohibit, private roads.

Councilmember Roberts: Correct.

Councilmember Stirling: When we went up yesterday, Danny Swenson was talking about the fact that in the area that he lives, they never have anybody on the road because their lots are so large. Is there anything that you can do to maintain the similarity of where Danny lives to prohibit that? Danny, are you in a homeowner's association? What did that area do to prohibit people from potentially parking?

Danny Swenson: I do not think the area did anything. There are no signs of no parking. It is just that our lots are five acres or larger, and our driveways are about, mine is over 400 feet. I have never seen anybody park on the road other than temporary looking. I have never seen in approximately 10 years I have been there, on the whole stretch coming off of Silver Reef Road, I have never seen anybody once. What would they park there for? If they are looking around they might slow down. As for the residents there, I could park 50 cars on my driveway So, there is no need for me to park five acres away. I think it is just logistics.

Councilmember Stirling: Knowing that you are on the Planning Commission, when you guys approved that they wouldn't allow the parking on there but potentially ruin the streets. Did you ever ask them to do curb and gutter?

Danny Swenson: No. When they said that they were going to put no parking signs up there, the width of the road, the distance of the lots themselves, the locations where the homes would have to be, the homes on the west side of the

road would be a little closer than the ones on the east side; just because of the 30 degree slope behind their homes, and looking at what happens in my neighborhood I could not see any reason. Why would anybody that lived there park on the street? It does not make sense to park on the street and walk down the road to your house. Like I said just from experience it has never happened on my road. I was asking a gentleman down there that lives on the corner, he said we have never seen a car park on the street. Sure, somebody will stop, stay in the car and look, but parking? I do not know why they would.

Councilmember Stirling: Thank you.

Mayor Peterson: Okay, any other questions or comments from Council?

Councilmember Wilson: One quick question I have is in relation to what Danny was saying about people parking there; Do you have additional setbacks you are requiring for homes so there would be more driveway?

Devin Anderson: We do have setbacks for the roads, and we are really trying to get the homes so they are back further. We have setbacks in between the lots, etc. And those are all detailed out in the architectural and CC&Rs. The Mayor has those, but we can get them to everybody. There are lots that, like Danny said, the driveway is, unfortunately for them, going to be 400 feet long. I do not know how you guys take your garbage out every week, but they will soon learn, I guess.

Mayor Peterson: If I could just mention the CC&Rs were forwarded to our attorney. The purpose that we require CC&Rs is to make sure they are consistent with town ordinances and resolutions, and laws that apply. That is the review being done there with the CC&Rs.

Danny Swenson: Commissioner Roberts made a good point though. Our road is different than Silver Reef Road. I cycle every day. And so, as you go up Silver Reef Road, there are lots of areas where they pull off, make u turns and the road is breaking down. Our stretch is landscaped by every homeowner. I do not know of one lot that is natural. It is landscaped with color gravel, plants, whatever the case may be. So, we really do not have a location that somebody would want to turn off, either. You are talking about maybe some benches and stuff, which might be a factor. Silver Reef Road is breaking down more and more, to validate your comment. Perhaps it is the landscape. We are in the residential area with the homes, as opposed to an access to the forest. It could be because of larger and bigger traffic delivery trucks, pulling off and on and

turning etc. Silver Reef is breaking down on the side, but not Bonanza. I think it is because everything's landscaped. I think that makes a difference.

Councilmember Stirling: Thank you.

Mayor Peterson: Okay, any other questions or comments from Council?

Councilmember Stirling: The only thing that I can see that could be a problem is if the right of way is, 50 feet. Your roads are 32 feet. Is that correct? Legally, we are not supposed to allow landscaping on the Town property.

Councilmember Roberts: Correct. It is an encroachment.

Councilmember Stirling: So that could potentially be a large problem, because we have that problem on Valley and other places. I agree with you on that.

Devin Anderson: Just to restate, we are open to retaining and maintaining ownership, so it is not a problem.

Mayor Peterson: Other questions, comments, thoughts from Council?

Councilmember Hunsaker I was just going to ask about the right of way. And that got answered.

Mayor Peterson: Alan, any further questions?

Councilmember Roberts: What I want to throw out there for the public is an understanding of that cut that was done when it was in the unincorporated area, because it is important for people to understand your ability to cause a landowner to make some kind of a change or modification through an annexation process. When you annex properties into a municipality, unless you have conditions with that, the condition that it is annexed in at the time is what you will have to deal with. I know that individuals and town members in Leeds at the time the road cut was made were not extremely pleased with that. During the annexation, instead of making any type of a requirement on that; we annexed it the way it was. When we look at this project, it truly has a roadway that is contrary to Leeds hillside ordinance. As the previous owners that came before the Town, and a development was approved on that same property. I want to make it very clear to citizens of the Town and to the developer, and the developers described in language here on that entrance to be cleaned up. The engineers have agreed in a specific way of how to mitigate that the best they can for that access. But what will go out in the future is there will be individuals

who will make a claim that the Town Council, if this gets approved or not talking about tonight, whenever this gets approved, there will be individuals who will make a claim, oh they approved it and they allowed that cut that was there which was against the Hillside Ordinance. You cannot force them to modify that once you annex them in and you need to keep that in mind for future properties that may be annexed into the Town. If there is something you do not like about it, if they truly want to come in and they are willing to make a change of whatever their infraction is, then you have that ability. Once you pull that trigger and make the annexation happen, you are going to live with whatever conditions they bring in with it. I just wanted to clarify that because there will be individuals that will say, oh, yeah, the city or the Town approved that, contrary to their hillside ordinance.

Councilmember Hunsaker: Would that make it historically non-conforming road, like what has happened in the county where they call it a historical non-conforming road?

Councilmember Roberts: It is not historical; it has not always been there.

Councilmember Hunsaker: I mean like the county saying that they are not conforming. They were non-conforming then and now we annex them in. Like out at Silver Reef. What you see is what you get, and you brought it in when you took it on.

Councilmember Roberts: On that specific road that I am talking about that is exactly what the Town has done.

Mayor Peterson: Okay, any further questions, comments, or discussion? Okay, there would seem to me a few directions, we could go. Is there somebody on Council who would like to make a motion regarding either the approval with conditions or to reschedule the review of this?

Councilmember Roberts: I suggest we reschedule the review of this based on an updated designation for the roadway until it has been reviewed by our town engineers. I think that is the most significant thing that we have here. Because if there are questions on a couple of areas of where that roadway is, it has the potential of access to a couple of those lots and that may have changed with the realignment of the roadway. But there are a couple of lots that would be affected from the percentages of slopes; the way this original roadway sits right here in our packet.

Mayor Peterson: Any other thoughts with respect to that, or any other different thoughts from Council?

Councilmember Hunsaker: I do not have a problem with approving it with the contingencies that the engineer completely signs off on the new location of the roadways, just to get it moved through since they have been cooperative since the beginning. No, we cannot go against the hillside ordinance. I do not want to. I think we have been fair to the others and looking at the new updated one, definitely need to see the new LiDAR. That is above my paygrade. So definitely need the review from the engineer, but I would vote yes to putting it through with the contingencies.

Mayor Peterson: Okay, so there are a couple different opinions, would somebody like to make a motion so that we can vote here?

Councilmember Stirling: I feel one other aspect to be addressed about that road, if we continue this, is whether you would like to take that road in as your own homeowners association. We would also be able to speak to our attorney on whether that would be advantageous for the Town to allow to have done. I think with those two aspects, it would probably be something that we would need to table instead of continuing, because those are huge aspects of an agreement that I do not want to just have it contingent upon.

Devin Anderson: We will officially state that we will maintain ownership on the road to remove any concern on that.

Councilmember Stirling: Well, unfortunately, I think that I agree with you. But I think that to handle that in a responsible manner for the Town, we really need to speak with our attorney in order to look at the ordinances and know if we actually have that in our Town. Do you know what it states specifically?

Mayor Peterson: Alan, I think you would agree that it is discouraged but it is not prohibited.

Councilmember Roberts: That's the way the language reads. Yes, it is not prohibited. It is that vague. There are pros and cons both ways. As a general statement. I am not generally in favor of private roads unless it is behind a gate. Now, I am not encouraging a gate. Actually, I can tell you I would be opposed to a gated roadway there.

Devin Anderson: And we are not asking for that.

Councilmember Roberts: But when a development comes in, and they are looking at a gated type of community, when it is presented that way, and that is the way that development goes; when you look at the overall traffic patterns that potentially could be in the future, if it makes sense, it is doable at that point. Their access goes to nowhere. So that you can argue that it truly could be a gated area. But it cannot be a gated area, if you have an area that you want the public to come in and have access to some type of trail. It is still private lands that you are allowing individuals to come in.

Devin Anderson: It is HOA owned, open land. The HOA has allowed public people to come on, and it is going to be fine. That is the intent.

Councilmember Roberts: That could change. I mean, that is the thing people need to understand, that could change because it is private lands.

Devin Anderson: I would just say, once again, that we are fine with taking ownership on the roads, which would off burden the maintenance for the city, which would be a huge thing for you, for us.

Mayor Peterson: One other item that I would want to make sure is properly addressed, and to me, is the open space not available for development. I think that would just require a review by our attorney to make sure that it is phrased in such a way that should there be an interest in any future development, it would need to come through a future Town Council. As a Town Council, we are allowed to pass things basis our existing ordinances, we can approve agreements, and there have been some for 50 years that have been approved by the Town about 11 years ago, 12 years ago at this point, but they are agreements that are in place by that Council and the future Councils are bound by that. But something like the no development on this particular land, I don't believe, and I'd want to check with the attorney that we could bind future Councils, but it could be set up in such a way that it would be very clear that it was not intended for future development, and that it would require an act of Town Council in order to change that. That is just to make it clear so that there is no decade or two down the road question about it if ownership changes hands one or more times.

Councilmember Roberts: Well, the existing owners now, if they are good with the language, I would place the language in a document of the final plat that says there shall not be any future development on that open space. Now, they may or may not be willing to do that. I would lock it in hard basis what an attorney would tell them. Now their legal counsel might say something different from that.

Devin Anderson: We are pretty close to that. I mean, what we would say is this is no development is allowed until approved by the city and I do not want my kids down the road, not to be able to do whatever they want with it. But I mean, the intent is not to build on it. We are fine with it being a situation that further development is not even considered and would require the city to approve it.

Councilmember Stirling: Did you increase or decrease the open space to 15 feet?

Devin Anderson: We left it the same?

Councilmember Stirling: You left it at 20.

Devin Anderson: It is 50, I believe, total.

Councilmember Stirling Wow. Was there a particular reason you wanted it 50 or was that because of the Town?

Devin Anderson: It was because of the Town asking and then also to allow sufficient space for people to park in the area, parallel parking.

Mayor Peterson: Okay, before we go with the motion, I would just like to try to make sure we are summarizing for future consideration here, as two of the five of us will not be part of anything after January 3, 2022. We are looking for the Engineer to provide confirmation of the slope. We are looking for either an unqualified opinion or one that he would come and explain to us what he sees as the decisions that are being made if it is not in complete conformance. There is the language related to the open space not available for development. I would also add that our attorney completes a CC&R review, just to make sure that everything is consistent. We do that at the start of a development. The CC&Rs may be amended as time goes forward. The Town does not enforce CC&Rs, but this initial review is making certain that none of the initial CC&Rs are contra to what our existing ordinances are for the Town. And then the other item that I have heard is the homeownership association ownership of the road, which we would want to speak with the attorney about and understand the pros and cons of that. Are there any other topics, just to try to get this as focused as possible as it moves forward through the process?

Councilmember Stirling: I heard you say open space the road, hillside, CC&R reviews, is that correct?

Mayor Peterson: Yes. Okay. Is that everything for your thoughts right now?

Councilmember Stirling: Yes

Councilmember Wilson: I do have one question that I just want to clarify, as far as timelines go, what would the difference be approving it with contingencies or tabling it? For the developers what is the difference?

Councilmember Stirling: Basically, as fast as the individuals that were asking to review, the LiDAR, the attorney, and then also the road, and the CC&R review. So, however long it takes the individuals we are asking to review it. It would be basically our next meeting.

Mayor Peterson: I believe I am hearing I think a little bit different question and that is that if we approved it with contingencies, the developer would not be able to move forward until those contingencies were satisfied. If they could be satisfied prior to the next meeting that could accelerate the timetable. If it took until the next meeting, then it would be moved and would not be an issue.

Councilmember Wilson: Okay.

Devin Anderson: If we go to the next meeting, I feel like we are going to have to start over a little bit. There is going to be a lot of new players that aren't familiar with the project. You all are familiar and have been working with us for the last year. It would be advantageous for us, and I think the city because you're more familiar with the project, than if we wait.

Councilmember Hunsaker: What if we did it with contingencies and say, our engineer was able to get this done in the next holiday week and they met those contingencies; would they be able to move forward prior to the next Town Council meeting or would they still have to wait until the next Town Council meeting,

Councilmember Roberts: They would be able to move forward as soon as they met, whatever the contingencies are, that you put on the motion. Whether that was next council meeting or next spring, the ball would be in their court to provide what you are asking the contingencies to be.

Devin Anderson: One benefit to that is then we can go start rounding up all signatures, LDWA, etc. between now and the next Council as well.

Councilmember Stirling: I personally think if it were one thing, I would probably be okay with that, but because there are four things, we should table it. I think that you also need to understand that the entire Town has elected two amazing

people that they know are going to be fair. And I sincerely believe that the two that are coming on to this are not going to make us start over by any means. I believe both are in this meeting right now. They are hearing, they're understanding. They have been part of this community. We have done our homework. They have heard us do our homework, and I really do not believe that your fear of starting over would be realized. So I believe if there was one thing we were dealing with, I would be completely open to motioning it, but I believe I'm going to make a motion to table this for our next meeting with the four aspects of placing some type of written language for open space that shall not be developed, more definite information for the road, and have our attorney look into whether it would be advantageous for our Town to either have a homeowner's association owned road or keep it in the Town, have our engineer do his review on the LiDAR with that particular new plan that you provided and also our attorney to get back with this on the CC&R review.

Mayor Peterson: You have made a motion then.

Councilmember Stirling moved to table the approval of the final plat subdivision application for Silver Eagle until next meeting. Councilmember Roberts 2nd.

Motion passed in roll call vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

b. Discussion and Possible Action Regarding Resolution 2021-07 Opening and amending 2021- 2022 Budget for General Fund and Capital Improvement Fund

Mayor Peterson: We move on to action item 8.b. discussion and possible action regarding resolution to 2021-07, Opening and amending 2021 -22 budget for General Fund and Capital Improvement Fund, on which we held the public hearing this evening. And there was no public comment. Any questions from Council before a Motion is made regarding resolution 2021-07.

Councilmember Stirling: This to pay for the \$146,000? It said in the paperwork we would be able to do an installment plan. Are we going to do the installment plan?

Mayor Peterson: That installment would be at seven and a half percent interest, yes. I would wonder if we could find out with our additional money, if we could put it with them at 7.5% interest and have it back in a year.

Councilmember Stirling: That'd be nice. All right.

Mayor Peterson: I do not think that is available to us. But that is the situation. Is there a motion to approve resolution 2021-07 Opening and amending the 2021 22 budgets for the general funding Capital Improvement Fund?

Councilmember Roberts: Let me throw this out there first. This is my last night, so open the door. I cannot call the whole thing extortion. But I can call 1/3 of it extortion because only two thirds of it have the potential to come back to individuals that were/are employees of the Town. Municipalities do need to take responsibility for the personnel that work for them. A lot of times in the smaller communities, we run off a lot of volunteerism, but there must be for continuity there has to be paid individuals. I would much rather see individuals that were compensated. If you are looking for longer term individuals without a lot of turnovers, which turnovers costs you immensely in business, that investment for retirement, so, things like that at some point, the Town of Leeds has to decide whether they want to be professional about how they provide for the employees, especially the benefit part of it. This is an extremely large amount of money. I wish you would give me the opportunity, Mayor, after you write that check out to that auditor that did the audit, I would like to take that check to him personally.

Councilmember Stirling: I second that.

Councilmember Hunsaker: I second that.

Mayor Peterson: It does not specify how it is delivered. I will have to get beyond the P O Box, but he is in Salt Lake City. Okay, and I appreciate that, and I think that is a consideration for future Councils and they certainly would not prohibit us from choosing to decide to include some benefits and include these people back into retirement system if that is what a future Council decides to do. But as I too will not be here after tonight, I do not know that it is appropriate for 40% of the council to be on their way out the door and voting on something I think

has long standing effects, because once you provide it is difficult to take it back. And the only thing I would share is I do not believe we would have been paying the same hourly wages we were if we knew that they were going to benefit from participation in a retirement system. That is the unfortunate part and where we have that situation with this payment.

Councilmember Hunsaker: I think that we should work with the Utah League of Cities and Towns to try to change this. It is extortion, I feel free saying that about the entire process. I think we should compensate our employees, but the turnover on that. We do not get the money back if we are paying, that is the most insane, that makes absolutely no sense to me. I would like to see if they have a committee at Utah League of Towns and Cities and see about getting on that to try and get a voice in there because that needs to be changed. They should not be putting people in that position to choose your employees that may or may not stay. If they do not stay you do not get the money back that is a really good system and either that or we should buy into it with them and reap some of those benefits.

Councilmember Roberts moved to approve the amended 2021- 2022 Budget for General Fund and Capital Improvement Fund. Councilmember Stirling 2nd. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

Discussion and Possible Action Regarding Ordinance 2021-06 Meeting Schedule for 2022

Mayor Peterson: Discussion and possible action regarding ordinance 2021-06. Meeting schedule for 2022. In your packets, you have the meeting schedule, which very much follows this year's meeting schedule. Quite conveniently 2022 did not throw any holidays on a particular meeting day. What it shows is the Planning Commission meeting the first Wednesday of all 12 months, the Town council meeting the second and fourth Wednesdays, which would include the 12th of January, January through June and then September and October, with

July and August being taken off for summer, not having that second meeting on the fourth Wednesday in November because of Thanksgiving being the day after the fourth Wednesday, and December being that it would be the 28th of December between Christmas and New Year's. So those are the proposed meeting days. The holidays are there. That would still be when the Town Hall would be closed, however basis our current policies, we would not be paying employees on those days, but every other day that is not a holiday we are adjusting the pay to make them whole for that. So is there a motion to approve Ordinance 2021-06. The 2022 meeting schedule for the town of Leeds?

Councilmember Hunsaker motioned to approve and Councilmember Wilson 2nd.

Motion passed in a Roll Call Vote:

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

9. Discussion Items: None

10. Citizen Comments:

Ron Cundick: I want to take this time to thank everybody here and especially those who are leaving after this meeting. There are many years here that the Mayor and Alan have put in and I appreciate the work you have done. [applause].

Georgia Tanner: Good evening. For the benefit of the Council and the Silver Eagle developer, on that 50-foot section we call open space access roadway, you can ask the developer to put in a three-foot-wide concrete strip at the edge of that road that will protect erosion of the pavement for which the Town may end up responsible for. And I would think it is amenable to everybody and would solve one of those issues. The Utah Retirement System is, in my estimation, we seem to have the same thoughts on it. But do our employees of the Town pay Social Security?

Councilmember Roberts: Yes, they do.

Georgia Tanner: I was asking the question because my husband as a State employee does not pay. The state system we are involved with is Nevada. But we have a retirement system because state employees do not pay Social Security, and I did not know if it was the same.

Mayor Peterson: They pay, and the Town contributes as well.

Georgia Tanner: Mr. Roberts, and you, Wayne. Thank you very much for your time serving all our community. The work is very well appreciated.

Angela Rohr: I want to say thanks for Wayne's almost nine years of service on the Town Council, and the great job that he's done. And Alan Roberts these past four years, which is just an addition to the many years you have put in, in the past. And thank you, Danielle, for running again.

Mayor Peterson: Okay, anyone else from the public?

11. Staff Reports:

Councilmember Wilson: I would like to thank you, Mayor, for all you have done for the Town, and it has been a pleasure to work with you. I have learned a lot of things, lessons I did not know. And, Alan, we are going to miss your wisdom here. Both of you put a lot of time and service in. I think a lot more than we realize. Thanks for all you do.

Councilmember Hunsaker: I would like to thank both of you. Alan, you have served in so many different capacities and you get on me, but it is not, it has never been, in a demeaning way and your knowledge of the Town and past occurrences have just, they've been so helpful and stuff in doing this and working into this position. I greatly appreciate that you guys have put this time in. For Mayor Peterson it was just, wow. You have earned some time off. The community is grateful for the things that you have done. You have mentored me as well in this political role and I value our friendship. The community has put together a signed card for you and there are some gift cards too. Y'all should not be hungry. The Utah food bank may come to you soon. Casa Tequilana has given you a gift card. Leeds Outpost gift card, so now you can have ice cream, you do not have to worry about your slim figure, so you just go dive in. We have the Cliffside from the Barnes. We have Hive 4 Three 5 for your microbrews, and we have Wood Ash Rye for some more fine dining because y'all have not been able to go out in public and have some nice nights. It is so well deserved. Appreciate, you keeping us in line budget-wise so that we could afford to pay off the extortionists without taking too severe of a hit, and just being fair to

everybody, and staying calm. I appreciate that because that is not my forte. Calm is not my thing. Sitting next to you has been good. It has been an absolute pleasure. Thank you very much. We will have cake. I think I saw Utah truffles there. We just wanted to say a heartfelt thank you. Everybody just expects the things like electricity, power poles, streetlights things like that to just happen and I do not think they realize just how much time this role has sucked from your life. Thank you for that.

Councilmember Stirling: I have always felt it an honor sitting in between two amazingly, great responsible people. I cannot even think of the correct term with how much humility I feel I have felt with Alan and Wayne, which are my friends, that in this particular Town Council, we've been able to have a rapport with each other that I feel like has been instrumental in the wisdom of both of these great men. I can't thank you enough for all of the things that you have taught me and I will never forget because they always say that in a city it takes volunteerism to be able to create, an amicable relationship with all involved and I can't think of two greater men to be able to sit in the middle of to be able to learn from. Thank you so much for allowing me to participate.

Councilman Roberts: I am not even going to talk trash tonight. Like the elected officials and the appointed officials to push this very hard with citizens within Leeds. I applaud Wayne and previous mayors who have allowed citizen comments in public meetings. And I would hope that that would continue, I would hope individuals would be disciplined even though there's times when some issues are very personal. It is important for the public to understand. You need to have open dialogue with your elected and appointed officials, even beyond public meetings. I know a number of times that individuals think, well, I am going to carry more weight, or you know, in front of the public, engage in dialogue with your public officials on whatever issues are bothering you. I am not going to lie to you, there are some issues that people talk to you about that you just go, well I really do not want to hear this, but as an elected or appointed official that is part of your obligation. Listen to it. The more dialogue that you have, the better prepared, the elected and appointed officials will be with their duties as they collectively meet in public meetings. That much I do know. There has not been enough dialogue with individuals on their concerns of items on the agenda or upcoming. Usually, it is something to do with land use. That is usually what gets people fired up. I can say I agree with everything that they have said about you, Mayor. It is amazing the amount of time that you have put forth for the Town of Leeds. Because you like living in the Town of Leeds and wanting to be part of it, that is very admirable. I will publicly say I admire anyone who does public service for whatever little amount of time or however large amount

of time that works in your schedule. With that, I remind individuals, a Town cannot survive only off volunteerism. The continuity is extremely important with the town, and you will lose continuity if you base everything solely off volunteerism. Thank you.

Councilmember Stirling: One more thing before I end, I would really like to thank the Mayor's wife. [Applause] I am sure you have put up with more than we could ever imagine. I want you to know that there is not a day that has gone by that I have not prayed for you. I believe you have not been appreciated as much as you should. You should just be right here with us because you put up with a lot. Thank you. Thank you very much.

Mayor Peterson: Okay, first on business, there will be a public hearing. It is posted out on the bulletin board and at the post office, by the solid waste district regarding changes in fees, which Alan you had reported on.


Councilmember Roberts: That was the trash that I was going to talk tonight.

Mayor Peterson: Yes. Mulch is going to \$40 from far below that. You were right. They are having a public hearing on that on December 13. I would like to add thanks to my wife, not only as she put up with my time here as Mayor, but before that, I got myself elected to a Board of Education in New Jersey, where before my first meeting, I was told by one phone caller that I was an idiot if I voted yes on Item five, and another phone caller who told me I was an idiot if I voted no on Item five. So, I started being a public official knowing that somebody was going to think I was an idiot. I appreciate that my wife has put up with the idiocy that comes with that kind of a situation and the many hours where I spend time away from the house and the like, so I greatly appreciate that, love you and thank you for it. The other thing I would share tonight is we have some residents who need thoughts and prayers. I do not want to betray confidences, but we have residents in the hospital now, and they need our help. Regarding the eight years as Mayor, it is a terrific town. Well, over 90% of the people in this Town were a joy to work with. They bring the enthusiasm; they bring the volunteerism to make things happen here. I hate to comment on the small minority, but I feel obliged to. A small minority seems to think that the more they can complain, the more they can spread a little bit of hate around, the better they feel. That does not make for a good community, that does not make for a good town. For the well over 90%, who have provided the support that I have so appreciated, please, I know you are going to continue to do it. I said to both candidates who ran for Mayor that regardless of what people thought of the job I did, I wanted them to do a better job and have people think that, because that is going to make us a better Town. The Town of Leeds is a terrific town. I hope to be part

of this community for the rest of my life. I am available to try to help any folks with some of the history on it, but I will not answer the phone in the middle of dinner anymore. And I will not be thinking of the Town of Leeds before I go to bed and when I wake up in the morning, I will be part of this town as will my wife and we are happy to be here and as I say the vast majority of this town is terrific and thank you for being there. Thank you for being part of it. And I understand right now that if I do not shut up, we are not going to get to the cake and everything. So let me just end with one last thank you all. It is 8:38pm and we are adjourned.


13. Adjournment at 8:38

Approved this 12th day of January, 2022.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder