

The following are the approved minutes of the Centerfield City Council meeting held November 18, 2025 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Brittney Fisher, Jon Hansen, Jonah Christensen, Bart Hammond, and Ryan Stewart arrived at 6:05 PM.

Other employees in attendance: Lacey Belnap
Meeting is being conducted by Mayor Travis Leatherwood
Meeting opened at 6:00 PM.

- 1- Roll Call
- 2- Pledge of Allegiance - Councilman Hansen
- 3- Invocation - Councilwoman Fisher

Minutes of November 12, 2025

Councilman Christensen moved to approve the minutes from November 12, 2025. Seconded by Councilwoman Fisher. Carries 4-0.

Canvass of 2025 Municipal General Election

Recorder Belnap went over the statistics for the 2025 Municipal General Election Canvass.

Ryan Stewart arrived at 6:05 PM.

Councilwoman Fisher made a motion to accept the 2025 canvass of the 2025 Municipal General Election. Seconded by Councilman Hansen. Carries 5-0.

369 Storage- Landscape Plan

Mike Crane is in attendance to discuss the landscape plan for 369 storage.

1. Driveway & Site Layout

The developer met onsite with Jonah and Stewart to walk the project, take measurements, and determine workable layout options.

- Original plan was to bring the driveway in from the northeast corner, but due to safety and city property concerns, the City asked that access points and landscaping be kept inside the property line.
The driveway must curve inward so vehicles can still maneuver around the building.
- Sidewalk location: The existing sidewalk alignment is offset/jogged and is not ADA compliant, but the City prefers the landscaping and fencing stay inside the sidewalk for safety and visibility.
Entry Points:
 - Two total entryways: main entrance at the Northeast corner; secondary gated entrance further south.
 - Developers will thicken approaches with 6" reinforced concrete (at their cost).

2. Fence Placement

- Fence must be 8 inches off the sidewalk (per Public Works request) to provide room for snowplow operations and avoid damage.
- Fence will be inside the property line.
- Height: See-through (wrought iron): up to 6 ft

3. Landscaping Requirements

- Centerfield City requires 2 plants per 100 ft of frontage.
- Height restriction: Shrubs must remain under 42 inches due to intersection visibility.
- Landscaping area measured at approximately 12 ft x 12 ft, with a curved interior line to allow vehicle clearance.
- Decorative rock is acceptable; color must be coordinated with the building for consistent aesthetics.
- Developers may bring proposed rock samples and preferred boulder & rockscape

4. Artificial vs Live Landscaping

- Council did not vote on artificial plants previously—discussion only.
- Developers may propose both live and artificial options
- The final decision will be made after viewing landscape plan

5. Water Meter Requirement

- The main unresolved question from the developer: Is a water meter required for such a small landscaped area with low water needs?
- The developer expressed serious budget concerns; the cost estimate for the water connection is high.
- Council discussion:
 - Some members felt the City had already compromised significantly and a water connection should still be required.
 - Xeriscape requirements in the ordinance imply water access is expected.
 - Some members noted benefits of having water onsite for cleaning and long-term maintenance.
- Council consensus: A water meter is required.
 - Location will be near the existing utility box in the landscaping area and inside the fence.

6. Next Steps & Expectations

- Developer will return with:
 - A full landscape plan including dimensions, plant choices, rock colors, artificial vs live options, and layout.
 - Proposed color samples to ensure landscaping matches the building.
- Centerfield City will evaluate and vote on the final landscaping proposal at that meeting.
- The developer confirmed this gives needed direction to proceed with asphalt, fencing, and utility planning.

Unfinished Business/Report of Council Members

Brittney Fisher-

Councilwoman Fisher mentioned that she had thought of a name for council, Sage Lund has moved back. Candidacy requirements need to be met.

Jon Hansen-

Councilman Hansen excused himself at 6:30 PM

Recorder Belnap mentioned she met with Cade Penney from R6 today regarding the LMI survey for the CDBG application process. Recorder Belnap asked if the council and mayor would each be willing to go around and get 4-5 of the surveys completed within the next week. They agreed to do so.

Councilman Christensen made a motion to go into an executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property at 6:40 PM. Seconded by Councilman Hammond. Carries 4-0. Yay- Councilwoman Fisher, Councilman Hammond, Councilman Christensen and Councilman Stewart.

Councilman Stewart made a motion to go out of an executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property at 6:59 PM. Seconded by Councilman Christensen. Carries 4-0. Yay- Councilwoman Fisher, Councilman Hammond, Councilman Christensen and Councilman Stewart.

Back to the regularly scheduled meeting at 6:59 PM. Discussion was had about potential litigation, talked to our attorney Kevin Daniels and he gave direction on where to go from here.

Councilman Stewart made a motion to adjourn the meeting. Seconded by Councilwoman Fisher. Carries 4-0. Meeting adjourned at 7:00 PM.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
December 3, 2025 Approval Date