

CLINTON CITY COUNCIL MEETING MINUTES

Date: November 18, 2025

Time: 6:00 PM

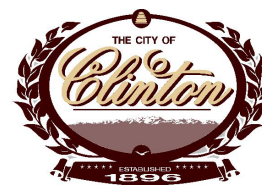
Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Brandon Stanger

City Council: Spencer Arave, Marie Dougherty, Dane Searle, and Gary Tyler

Staff: Police Chief Shawn Stoker, Public Works Director David Williams, Fire Chief Jason Poulsen, Recreation Director Brooke Mitchell, Treasure Steve Hubbard, Finance Director Corey Christensen, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Attendees: Dereck Bauer, David Dean, Hanna Klebe, Trent Williams, Erin Williams, Chandra Weisbecker, Ty Moore, Sierra Coombs, Carol Hoffman, David Hoffman, Tony Thompson, Richard Lee, Greg Allen, Nathan Canova, Susan Canova, Kirby Crowley, Bev Lambdin, Chris Danson, Jennifer Christensen, Deanna Larsen, Terry Tremea, Walter Vielman, Brandi McFarland



CALL TO ORDER

Mayor Brandon Stanger called the meeting to order at 6:00 p.m. He welcomed all attendees, including those participating electronically, noting that some participants were connecting remotely.

Mayor Stanger led the Pledge of Allegiance and provided an invocation.

ROLL CALL

Mayor Stanger, Councilmember Arave, Dougherty and Tyler were present. Councilmember Searle attended electronically.

PUBLIC INPUT

There were none.

BUSINESS ITEMS

POLICE DEPARTMENT BADGE PINNING CEREMONY

Police Chief Shawn Stoker conducted the swearing in and badge pinning for his newest police officers:

Micayla Waddoups

Garret McLaughlin

CANVASS OF THE CLINTON CITY 2025 MUNICIPAL GENERAL ELECTION

Recorder Lisa Titensor reported on the official canvass report provided by Davis County Elections as included below:

CLINTON CITY – 2025 MUNICIPAL GENERAL ELECTION OFFICIAL CANVASS REPORT

Election Summary

- | | |
|--|---|
| • Election Date: November 4, 2025 | Ballots Cast by Type |
| • Active Registered Voters: 12,202 | • By-Mail Ballots: 5,372 |
| • Ballots Cast: 5,627 | • Early Voting (In-Person): 1 |
| • Turnout: 46.12% | • Election Day (In-Person): 237 |
| • Voting Precincts Reported: 22 | • Provisional Ballots: 17 issued (1 rejected) |
| • Uncounted Votes: 40 Official Results | |

Mayor

- ****Marie Dougherty – 4,038 (Winner)****
- Brandon Stanger – 1,577

City Council

- ****Adam B. Larsen – 3,241 (Winner)****
- ****Chris Danson – 2,533 (Winner)****
- Jennifer Steele Christensen – 2,459
- Zackery M. Hatch – 1,649

NOTICE IS HERBY GIVEN THAT the Board of Canvassers for Clinton City has prepared a report of the election results for the 2025 General Election, held on Tuesday, November 4, 2025. A full report is available at www.clintoncity.com or in the Recorder's office at 2267 N 1500 W Clinton UT 84015; 801-614-0720.

Councilmember Tyler moved to adopt the Canvass results of the 2025 General Election. Councilmember Arave seconded the motion. All councilmembers voted in favor.

Mayor Stanger congratulated the newly elected officials and noted this appeared to be the highest turnout in Clinton City history.

INTERVIEWS FOR THE VACANT CLINTON CITY COUNCIL SEAT

Explanation of the Legal & Procedural Requirements

City Manager Trevor Cahoon explained Utah Code §20A-1-510, which governs appointments to fill legislative vacancies. A vacancy occurs upon submission of an **irrevocable letter of resignation**.

- The resigning member **is allowed to vote** on their replacement *as long as the vacancy was created by resignation*, not by statutory removal.
- Former Councilmember **Austin Gray**, who resigned while still a resident, was therefore allowed to return for the interview and voting process.

How the Voting Would Work

The mayor reviewed the rules:

- He only votes in case of a tie.
- A first-round vote of 2-1-1 is *not* considered a tie—it triggers a coin toss.
- Uniform procedural approaches would be used, including obtaining a coin from the audience if needed.

Determining the Interview Order

Each candidate was asked to draw a number from a hat to establish the order in which they will address the council.

Zackery Hatch was not present and attempts to contact him were unsuccessful. He was eliminated from consideration.

The order of the candidates is as follows:

1. David Dean
2. Sam Macias (remote)
3. Jennifer Christensen
4. Chandra Weisbecker
5. Ty Moore
6. Tony Thompson
7. Trent Williams

Interview Structure

Each applicant was given the opportunity to address two questions with the council.

First Question – 3 minutes

“Please introduce yourself and any qualifications; share your thoughts on where Clinton succeeds and where it needs improvement; what laws/programs/activities should be revised or enhanced.”

Second Question – 2 minutes (reverse order)

*“What part should Clinton play in addressing the housing shortage and affordability?
What specific budget cuts would you suggest?
What is your perspective on timing and process of tax increases?”*

Summary of Each Applicant’s Presentation

Below is a detailed summary of each candidate’s presentation:

David Dean (#1)

Background & Qualifications

- 20-year Clinton resident
- Degrees in *criminal justice, psychology*, and work experience at Weber State University
- Veteran; extensive travel and perspective

Areas Where Clinton Succeeds

- Strong fiscal management
- Unlike other cities, Clinton has avoided large tax increases

Areas for Improvement

- Reduce or pause beautification projects (flowers along construction corridors)
- Redirect resources to code enforcement
- Address abandoned homes, vehicles, nuisance properties

Policy Perspectives

- Advocates for replacing subjective, emotional debates with objective standards
- Emphasizes preserving green space while acknowledging growth is inevitable

Sam Macias (#2) (Attended electronically)

Background & Qualifications

- Chair, Davis County Library Board
- Member, Clinton RAP Tax Committee

- Former Clinton Elementary Community Council member
- Passion for representation and bridging cultural gaps

Areas Where Clinton Succeeds

- Transparency of elected officials
- Strong parks, public safety, and community cohesion

Areas for Improvement

- Housing pressures & fear of tax increases
- Advocates turning fear into understanding through communication

Policy Perspectives

- Growth is necessary for maintaining manageable tax rates
- Better public education on benefits and impacts of growth

Jennifer Christensen (#3)

Background & Qualifications

- BA in Political Science
- Worked at Utah State Capitol
- Experience with congressional campaigns, delegates
- Clinton Planning Commission member
- Member of the city's General Plan Update Committee
- Licensed Clinical Social Worker

Areas Where Clinton Succeeds

- Improved internal administration
- Strong parks and recreation, RAP Tax programming

Areas for Improvement

- Major financial strain due to past decisions
- Need for additional commercial retail to expand tax base

Policy Perspectives

- Voters want less discord and more unity
- Dedicated to transparency, public listening, and fiscal integrity

Chandra Weisbecker (#4)

Background & Qualifications

- Clinton resident 10.5 years
- Nurse, charge nurse in critical care
- Background in family practice, EMS, surgery, dermatology

Areas Where Clinton Succeeds

- Strong sense of community
- Excellent recreation and parks programming

Areas for Improvement

- Public wants stronger communication and unity
- Code enforcement, especially:
 - graffiti
 - abandoned vehicles
 - unsafe structures
 - vandalism

Policy Perspectives

- Supports *responsible* growth that respects neighborhood character
- Advocates for financial planning to reduce surprises
- Supports competitive pay for first responders
- Uses nursing principles: preparation, evidence-based decision-making, de-escalation

Ty Moore (#5)

Background & Qualifications

- Master's degree in accountancy
- Certified Public Accountant
- Experience in leadership roles managing multi-billion-dollar budgets

Areas Where Clinton Succeeds

- Strong staff dedication
- Maintenance of small-town feel amid growth

Areas for Improvement

- Need for strategic, long-term planning
- Support for public safety resources

- Better upkeep of public works infrastructure

Policy Perspectives

- Property tax increases should be the last resort
- Supports transparency and citizen-first decision making

Tony Thompson (#6)

Background & Qualifications

- 32-year Clinton resident
- 34-year Davis County employee – property management
- 21 years on Clinton Planning Commission (8 years as Chair)
- Licensed realtor, mortgage lender, and title agent

Areas Where Clinton Succeeds

- Acknowledges contributions of Wright Development for commercial buildout

Areas for Improvement

- The general plan must be updated more frequently
 - Last update: 2013
 - Prior update: 1985
- The general plan should serve as a blueprint, not be ignored

Policy Perspectives

- Housing affordability issues are influenced by locked-in low mortgage rates
- State mandates attempt to fix a state-level problem through cities

Trent Williams (#7)

Background & Qualifications

- Professional land surveyor
- Extensive experience interpreting boundary law, plats, and historical records

Areas Where Clinton Succeeds

- Community appeal resulting in high demand to stay in the city

Areas for Improvement

- Need to be proactive with zoning to preserve local control as state mandates increase
- Must balance citizen input with legal and planning constraints

Policy Perspectives

- Davis County projected to run out of developable green space by 2035
- Advocates for:
 - 5-year financial planning
 - Protection of critical services (fire, EMS, police)
 - Cutting non-essential budget items when needed
- Growth planning should be balanced, transparent, and data-driven

For the second round each applicant responded to the same multi-part question focusing on:

- Housing affordability
- Budget cuts
- Tax increase philosophy

Trent Williams

Housing

- State is mandating affordable/attainable housing requirements.
- Clinton is growing because families want to stay here.
- A 2035 study projects Davis County will run out of developable land.
- Clinton contains much of the remaining open space.
- City must be proactive, plan ahead, and maintain local control by updating the general plan.

Budget

- If the city does not receive expected revenue (e.g., tax increase), cuts must be evaluated.
- Some cuts will “hurt for a little bit.”
- Must plan for 5 years, not year by year.

Taxes

- Inflation requires the city to “move in lockstep.”
- Tax increases: perhaps.
- Budget cuts to non-critical services: perhaps.
- Public safety (fire, EMS, police) must not be cut.

Tony Thompson

Housing

- MLS data for Clinton:
 - 45 active listings
 - 23 under contract
 - 243 sold last year
- “Affordable/attainable housing is not necessarily an inventory issue.” Issue is interest rates, not lack of homes. Residents with low mortgage rates are equity-rich and staying put. This reduces turnover.

Budget

- Housing/affordability pressures are tied to macroeconomic conditions, not local budgeting.

Taxes

- Notes the state is mandating cities to fix a statewide housing/tax issue.
- Concerned that local governments are forced to absorb a state-created problem.

Ty Moore

Housing

- Focused more heavily on taxation philosophy.

Budget

- Strategic planning is critical to address deficits.
- Supports creative ways to bridge budget gaps without harming residents.

Taxes

- Property tax increases should be the LAST lever, not the first.
- Permanent property tax increases should only be used to fund long-term items like:
 - EMS
 - First responders
- Temporary shortfalls should NOT be solved with permanent tax hikes.
- Decisions must be citizen-driven and avoid overburdening young families and retirees.

Chandra Weisbecker

Housing

- Acknowledges Utah's housing shortage.
- Supports participating in meeting state needs, but:
 - "Poor planning on a state level does not constitute an emergency for Clinton City."
- Clinton has already made progress (e.g., ADUs).
- Supports responsible growth, ensuring alignment with:
 - parks
 - roads
 - schools
- Warns against population oversaturation and loss of valued green space.

Budget

- Clinton is "stable today," but must plan ahead.
- Suggests code enforcement as a revenue area.
- Believing meaningful enforcement can protect green space and improve community quality.
- Suggests increasing code enforcement fines for serious issues:
 - graffiti
 - abandoned vehicles
 - junk accumulation
 - unsafe structures
 - illegal dumping
- Not meant as punishment, but to address repeat violators and protect safety/health/property values.
- Notes:
 - Code enforcement revenue currently $\approx 0.87\%$ of general fund.
 - Increasing to 1.0% would bring in approx. \$145,000.
 - Increasing to $1.5\% \approx \$217,000$, depending on state limits.

Jennifer Steele Christensen

Housing

- Clinton must comply with state moderate-income housing laws.
 - Noncompliance risks state overreach.
 - Public opposes high-density projects.
 - Community wants:
 - first-time homebuyer options
 - downsizing/twilight options
 - Clinton cannot solve Utah's housing crisis alone but must still contribute.

Budget

- She reviewed the entire 119-page proposed budget.
- Believes the city is running lean.
- City needs more money for:
 - emergency services
 - capital improvements
 - maintenance

Taxes

- Notes that decisions must reflect community values and fiscal responsibility.

Sam Macias

Housing

- Clinton does not need to solve the statewide housing crisis immediately.
- Planning is “super important.”

Budget

- Shared a personal story of growing up very poor.
- Emphasized that many residents cannot afford tax increases.

Taxes

- Tax increases must be the last measure.
- When necessary, they should be done carefully and with proper planning.
- Housing growth can help distribute tax burdens more fairly.
- Supports increases only when truly justified.

David Dean

Housing

- Believes Clinton does not have a housing problem.
 - The issue is unrealistic expectations for large homes.
 - Advocates for smaller, more affordable houses (1,500–1,800 sq ft).
- Suggested higher-density small-lot development (“10 houses per acre”).
 - This approach: allows younger generations to buy
 - preserves green space
 - supports small neighborhood parks

Budget

- Mr. Dean stated he does not believe Clinton has a budget problem.” The City must “think outside the box.”
- Suggested reducing “niceties and pleasantries.”

Taxes

- Proposes cutting Christmas decorations due to:
 - electric cost
 - bulb cost
 - staff time
- Suggested money should instead go to:
 - Firefighters
 - EMS
 - Police
 - code enforcement
- Says the city must prioritize essentials over charm due to growth.

Mayor Stanger asked the Council for a vote for their choice of the applicants.

Councilmember Arave	Sam Macias
Councilmember Dougherty	Chandra Weisbecker
Councilmember Gray	Ty Moore
Councilmember Searle	Jennifer Steele Christensen
Councilmember Tyler	Jennifer Steele Christensen

The city recorder over saw a coin toss to narrow the candidates down between Sam Macias, Chandra Weisbecker and Ty Moore.

Sam Macias decided he would not be interested in serving on the Council.

The City Council took a recess at 7:42 pm for City Manager Cahoon to consult with the City Attorney on moving forward with the decision. The City Attorney recommended conducting the coin toss between Ty Moore and Chandra Weisbecker.

At 7:50 pm Mayor Stager called the meeting back to order.

The city recorder oversaw another coin toss between Chandra Weisbecker and Ty Moore. Ty Moore won the coin toss.

Mayor Stanger called for a 2nd Vote:

Clinton City Council Meeting Minutes November 18, 2025

Councilmember Arave	Jennifer Steele Christensen
Councilmember Dougherty	Jennifer Steele Christensen
Councilmember Gray	Jennifer Steele Christensen
Councilmember Searle	Ty Moore
Councilmember Tyler	Jennifer Steele Christensen

Councilmember Dougherty moved to appoint Jennifer Steele Christensen to the vacant City Council seat for a term ending December 31, 2027. Councilmember Gray seconded the motion. All voted in favor.

ADJOURNMENT

The Cit Council Adjourned at 8:08 pm.