

The following are the approved minutes of the Centerfield City Council meeting held March 4, 2026 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Sherry Frasier, Ryan Smith and Jon Hansen. Absent Brittney Fisher and Bart Hammond.

Other employees in attendance: Jonah Christensen, Lacey Belnap & Randi Hunt
Meeting is being conducted by Mayor Travis Leatherwood
Meeting opened at 7:00 PM.

- 1- Roll Call
- 2- Pledge of Allegiance - Councilwoman Frasier
- 3- Invocation - Councilman Smith

Minutes of February 18, 2026

Councilman Smith moved to approve the minutes from February 18, 2026. Seconded by Councilwoman Frasier. Carries 3-0.

PUBLIC HEARING- To receive input from the public with respect to the issuance of the bonds and any potential economic impact to the private sector from the construction of culinary water system improvements, including improvements to the chlorination building, overflow pipelines and transmission and distribution pipelines, together with all related work and improvements (the 'Project') to be funded by the Bonds.

Mayor Leatherwood explained the background of the Culinary Infrastructure Upgrade project, which involves improving the city's water system by expanding and upgrading infrastructure connected to the spring in Mayfield. The city recently purchased the remaining half of the spring shares, giving the city control of nearly the entire water source.

The loan terms were clarified during the meeting: Loan amount being bonded: \$1,097,000 at 1% interest rate (not to exceed 2%), 32-year loan term. Total repayment cost: \$1,275,320. Total interest paid: \$178,320.

The city has already completed much of the preparation for the project: Construction contracts have been finalized with contractor Mike Madsen. City officials met with the contractor the day before this meeting to finalize details. The project is ready to begin.

Lacey confirmed the purpose of the public hearing was to allow the public to ask questions or express concerns.

Councilman Hansen made a motion to go into a public hearing to receive input on bonds related to the culinary water infrastructure project. Seconded by Councilman Smith at 7:08 PM. Carries 3-0. Roll call vote Yea- Councilman Hansen, Councilwoman Frasier and Councilman Smith.

Val Jean Hansen, asked about right-of-way issues for installing the new pipeline. He wanted to know whether the route of the new water line would change and whether it would cross private property differently than previous plans.

The mayor explained that: A right-of-way agreement with Rocky Mountain Power is being finalized for power lines. The pipeline will follow similar routes to the original plan, but adjustments were made to avoid crossing certain private properties. In particular, the line Val Jean is concerned about was moved onto city property and along the other side of a fence rather than through the landowner's property.

Val Jean explained that in the past a pipeline route had been changed without their knowledge, which caused problems when they later installed their own pipeline and accidentally struck the city line. He emphasized the importance of keeping landowners informed if routes change.

To address the concern, the mayor asked Jonah and Stewart to meet with the landowners and show them the exact pipeline route to avoid future conflicts. The mayor also agreed that Kirk should be included in those discussions since he had previously been involved.

Sean Nielsen asked whether the city had conducted a cost-of-service study to determine how the project might affect water rates.

The mayor responded that: A rate increase for culinary water was implemented about a year to a year and a half ago because the system was financially deficient. This specific project will largely be funded through impact fees, which are charged to new development to mitigate current residents' need to pay for new infrastructure. An impact fee analysis determined how much new growth should contribute.

Sean expressed concern that if future development does not occur as projected, the city may not collect enough impact fees to cover the project costs, potentially forcing the city to raise rates later.

The mayor acknowledged that uncertainty but explained that: The city followed the impact fee analysis recommendations, though they implemented only about 75% of the recommended increase, keeping fees on the lower side. The city tried to balance fairness by not charging existing residents too much while still planning for growth.

Jonah Christensen, from Centerfield City Public Works, explained the technical need for the project. He said the current water system has a bottleneck between the storage tanks and the city, which causes: Low water flow and low fire hydrant pressure, particularly in the northwest corner of town

The new infrastructure will: Upsize the water line, Improve water flow from the tanks into town and Increase fire hydrant pressure and safety. He emphasized that while the project will support future growth, it also addresses current safety issues, particularly fire protection.

The mayor added that fire flow testing had revealed deficiencies in the system, and this upgrade would improve public health and safety.

Another resident asked about where the new pipeline would run, specifically referencing the route near the city pivot and Center Street. The discussion confirmed that the pipeline would connect from the tanks down toward Center Street, an area where future growth is expected, especially on the south side of town.

Councilwoman Frasier made a motion to go out of a public hearing to receive input on bonds related to the culinary water infrastructure project. Seconded by Councilman Smith at 7:24 PM. Carries 3-0. Roll call vote Yea- Councilman Hansen, Councilwoman Frasier and Councilman Smith.

PUBLIC HEARING- RESOLUTION 2026-3 Resolution Consolidated Fee Schedule

Amendment

Mayor Leatherwood went over the changes to be made. Animal Control/Public Works employee would like to add to the amendment.

Councilman Smith made a motion to go into a public hearing to discuss Resolution 2026-3 Consolidated Fee Schedule Amendment. Seconded by Councilwoman Frasier at 7:38 PM. Carries 3-0. Roll call vote Yea- Councilman Hansen, Councilwoman Frasier and Councilman Smith.

The council discussed adding a \$200 penalty related to dogs running loose, largely due to increasing issues with intact (unneutered) male dogs. The goal of the proposed fee is to encourage more responsible pet ownership.

Key points discussed: The \$200 fee would apply when a dog is found running loose. However, the owner could receive the \$200 back if they provide proof that the dog has been neutered, which costs about \$155 at the local veterinarian. Another option discussed was allowing the owner to improve their dog enclosure instead of paying the fee, as long as the enclosure is secure enough to prevent the dog from escaping. To verify enclosure improvements, Animal Control/Public Works (Jonah) would inspect the enclosure in person and take photos.

The council also discussed repeat offenses: First offense: Owner could either pay the \$200 fee or potentially avoid it by neutering the dog or improving the enclosure. Second offense: Owner

could pay the \$200 fee or potentially avoid it by neutering the dog. Jonah will need to document offenses to track repeat violations.

Councilman Hansen made a motion to go out of a public hearing to discuss Resolution 2026-3 Consolidated Fee Schedule Amendment. Seconded by Councilman Smith at 7:39 PM. Carries 3-0. Roll call vote Yea- Councilman Hansen, Councilwoman Frasier and Councilman Smith.

Councilman Hansen made a motion to accept Resolution 2026-3 with the change of adding in First Offense option of \$200 fee, improving the enclosure with animal control officer sign off, or proof of neutering. Second offense \$200 fee or proof of neutering. Seconded by councilman Smith. Carries 3-0.

Cutler Frandsen- Easter Egg Hunt Donation

Cutler Frandsen is in attendance to ask for a donation for the city Easter Egg Hunt. In the past the city has donated \$500. The Gunnison Valley Jaycees no longer exist, so Cutler has been in discussion with Gunnison's mayor to see what they might do.

Councilman Hansen made a motion to donate \$500 to the Centerfield City Easter egg hunt. Seconded by Councilwoman Frasier. Carries 3-0.

Gunnison Valley Police Department Report- Chief Adamson

Chief Adamson is out of town, he rescheduled for the March 18 meeting.

Arnulfo Duran Building Permit- Home

Saul Duran son of Arnulfo Duran is in attendance for a building permit for a home at 270 North Main. They are wanting to tear the current house down and put in a new double wide trailer. No setbacks are affected, utility hookups will stay the same.

Councilwoman Frasier made a motion to approve a building permit for a home at 270 North Main for Arnulfo Duran. Seconded by Councilman Smith. Carries 3-0.

Sean & Lori Nielsen- Building Permit- Home

The council discussed a building permit request from Sean Nielsen for a new home located at 105 North 400 East. Sean explained that he had already gone through Planning and Zoning, which approved the project and confirmed that the proposal meets setback requirements and city ordinances.

As part of the agreement to move forward with the permit: Sean agreed to install a sidewalk along the frontage of his property on 400 East. He also agreed to place a bond for a future

sidewalk on the south side of the property. The bond will cover the cost of the sidewalk if the property is developed within the next seven years. Sean has contacted contractors for bids to determine the bond amount, but he has not yet received final numbers. He will provide those to the city once available.

The council also discussed easements related to the property: The city will need an easement for a future road that could run along the property. Sean noted that this road does not currently exist on his property, and he asked whether filing the easement would be the city's responsibility. He also mentioned a possible pressurized irrigation line running near the property. There is a visible pipe or riser, but no recorded easement currently showing it.

Council members discussed ensuring easements are properly documented for future roads and utilities, including secondary irrigation and other utility infrastructure.

A significant portion of the discussion focused on water shares required for development. Sean owns nine water shares. His property is about 4.7 acres, and he believed nine shares should cover the acreage, especially considering a future road dedication would reduce the property size. Council members explained that if the road is eventually deeded to the city, the land area would decrease and therefore reduce the required water shares. Sean expressed concern about assigning the water shares before receiving final approval from the county for the building permit, since he did not want to risk losing those valuable shares if the county denied the permit.

Councilman Hansnen made a motion to grant a building permit to Sean Nielsen at 105 North 400 East. A sidewalk is required to be installed on the east frontage of 400 east. Sean must obtain bids and post a bond for the sidewalk on the south side of his property, 9 shares of irrigation water with the property address on the certificate, and an agreement for easements for future road and all necessary utilities. Seconded by Councilman Smith Carries 3-0.

Redline Sales Business License

Not in attendance. Concern on not being charged police and fire and if a new business license is approved, should they follow the xeriscape ordinance.

#27 Utility Account Adjustment

Residents are not in attendance so Mayor Leatherwood gave a background on the situation.

Councilwoman Frasier made a motion to table account #27. Motion died for a lack of a second.

Councilman Smith commented that he believes the individuals need to come in and plead their case.

Jensen Lane Easement Agreement

Mayor Leatherwood and City Council discussed final details of an easement agreement related to the Jensen Lane water line project, which is part of the broader culinary water infrastructure improvements. The easement would allow the city to run a water line through private property that leads to the city's water tank.

The mayor explained that the property owners requested a few minor adjustments to the agreement that council members had received via email. Instead of placing all of their water connections along Jensen Lane, they asked for permission to relocate some of their existing water meters to other properties they own outside the city limits.

Their proposal included: Moving one existing meter currently located on Jensen Lane. Relocating two existing meters already outside of town. Adding one additional new meter connection. The requirement of paying the required impact fees for the new meter and paying connection fees (not reconnection fees) for the meters that are moved.

The mayor noted that these fees would be the same fees the city would normally charge any property owner making similar changes within city limits. The only request from the property owners was that they not be required to give up an additional share of water in order to receive the extra meter connection.

The mayor emphasized that this request is part of a negotiation for granting the city the easement for the water line, and he personally felt it was a reasonable trade-off for allowing the city access across the property.

During the discussion, council members noticed a discrepancy between documents. The original email indicated two existing connections, but staff clarified that only one extra connection actually exists. The confusion occurred because the mayor was referencing the original email version, while the copy sent to council had been edited. Stewart confirmed the correct number of existing connections.

The council also discussed a clause in the agreement that sets a time limit for using the connections. The original proposal allowed 30 years. Several council members felt 30 years was too long. Council members discussed shortening the timeframe to 15 years instead. There was also discussion about whether they needed to consult Garrick, who had helped negotiate the agreement. Council members decided that if the council wanted to change the term to 15 years, they could simply amend it and then inform Garrick.

A council member raised a concern that during the previous council meeting, the assumption was that the connections would be on Jensen Lane. However, the property owners later requested flexibility to place them on other properties outside city limits.

The mayor confirmed that this was correct. The city's engineer had reviewed the situation and determined that the existing pipeline could support the additional connections, provided they met certain conditions.

The discussion also clarified that: These would still be connections outside city limits, which had already been part of the earlier discussion. The property owners would still be responsible for all installation costs and connection fees. The agreement explicitly states that any additional costs or infrastructure work required would be their responsibility.

Councilwoman Frasier made a motion to accept the Jensen Lane Easement Agreement as stated in the email received. Seconded by Councilman Smith. Carries 3-0.

This approval allows the city to move forward with the easement agreement and continue preparations for the water infrastructure project. Although the easement approval moves the project forward, several steps remain before construction can begin: The city still needs to collect signatures on four easement agreements. Some documents must be mailed to property owners for signatures and notarization, which could take about a week. The city must also complete the bond signing, which cannot be scheduled until after the public hearing held earlier in the meeting. Once the easements and bond paperwork are finalized, the city can proceed with submitting documentation to Rocky Mountain Power and beginning construction.

Unfinished Business/Report of Council Members

Sherry Frasier-

Councilman Frasier has done some research on different species of trees for the memorial for Mr. McCall as well as some costs on memorials.

Councilwoman Fraiser attended the Gunnison Valley Fire Department board meeting last night. The next meeting will be held on April 7. They are looking at adopting bylaws.

Ryan Smith

Councilman Smith was assigned to research an ordinance for no more storage units in city limits.

Recorder Belnap asked the council for guidance regarding a request about food trucks operating in the city at another business location. She explained that food trucks are required to have a valid business license, but it does not have to be issued by Centerfield City, they simply need to hold a business license somewhere. Council members agreed that allowing the truck was acceptable but asked Lacey to communicate safety expectations, particularly about parking location and traffic flow.

Jonah provided an update regarding water supply and potential drought conditions. He reported that: A new large valve had recently been installed in the water system. The city had started filling irrigation ponds earlier that morning. However, Jonah warned that secondary irrigation water supplies will likely be limited this year, meaning residents may rely more heavily on culinary (drinking) water for outdoor watering.

Because of this possibility, Stewart, who is directly responsible for the culinary water system, has the ability to activate drought water rates when necessary. Stewart would be the person who decides when the city must turn on pumps to supplement the water supply, which significantly increases operational costs.

The council discussed whether the drought rate could be implemented in the middle of a billing cycle. Staff explained that applying it mid-month could actually benefit residents, because they would only be charged the higher rate starting in the next billing cycle, rather than immediately. The drought rate structure includes: \$5 per 1,000 gallons over the allotment of 6,000 gallons, once emergency pumping begins.

The purpose of the drought rate is to recover the increased cost of running pumps when secondary water runs out. To prepare residents, the city plans to: Notify residents on the next utility bill, post information on the city website, send text message alerts and a second text notification when the drought rate is officially activated

Council members agreed communication will be important because some residents may still be surprised by the rate increase.

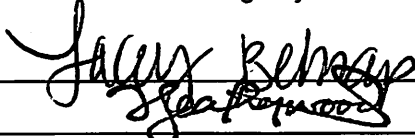
Councilman Hansen made a motion to go into an executive session for pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property at 8:43 PM. Seconded by Councilman Smith. Carries 3-0. Roll call vote Yea- Councilman Hansen, Councilwoman Frasier and Councilman Smith.

Councilman Hansen made a motion to go out of an executive session for pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property at 9:19 PM. Seconded by Councilman Smith. Carries 3-0. Roll call vote Yea- Councilman Hansen, Councilwoman Frasier and Councilman Smith.


Back in the regularly scheduled meeting at 9:19 PM.

Mayor Leatherwood asked to help remind public works to get Councilman Hammond up to date on all the happenings with the infrastructure upgrade project and the emergency rate.

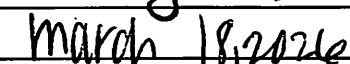
Councilwoman Frasier made a motion to adjourn the meeting. Seconded by Councilman Smith. Carries 3-0. Meeting adjourned at 9:21 PM.



Lacey Belnap, City Recorder



Travis Leatherwood, Mayor



Approval Date