

The following are the approved minutes of the Centerfield City Council meeting held June 3, 2026 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Brittney Fisher, Sherry Frasier, Ryan Smith, Jon Hansen, 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 - Councilman Hammond
- 3- Invocation - Mayor Leatherwood

### **Minutes of May 20, 2026**

Councilman Hammond moved to approve the minutes from May 20, 2026. Seconded by Councilwoman Fisher. Carries 5-0.

### **PUBLIC HEARING-Application to the Permanent Community Impact Fund Board for funding on a Drainage Study**

Councilwoman Frasier made a motion at 7:05 PM to go into a public hearing to discuss the application to the Community Impact Fund Board for a drainage study. Seconded by Councilman Hammond. Carries 5-0. Roll call vote yea Councilwoman Fisher, Councilman Hansen, Councilman Hammond, Councilwoman Frasier and Councilman Smith.

Susan Gubeli asked how a study is done in a drought year. Public works have pictures and made notes of areas in town to show where there are current issues. Engineers will do elevation shots to help determine problem areas. Good drainage keeps good roads and sidewalks. A study was done years ago.

Councilman Smith made a motion to go out of a public hearing at 7:10 PM to discuss the application to the Community Impact Fund Board for a drainage study. Seconded by Councilwoman Fraiser. Carries 5-0. Roll call vote yea Councilwoman Fisher, Councilman Hansen, Councilman Hammond, Councilwoman Frasier and Councilman Smith.

### **Staci Jackson- Youth Council Report**

Staci Jackson, advisor to the Youth Council, presented a report on the group's first year of operation. She reported that the program had a successful inaugural year, with strong participation from youth members and involvement in a variety of community activities. The Youth Council held regular monthly meetings or service activities and assisted with several city events throughout the year. Members also participated in a trip to the State Capitol, which was described as a valuable educational experience.

Staci expressed her willingness to continue serving as advisor for the upcoming year. She explained that recruitment for the next Youth Council would begin during the summer months, with activities resuming when school starts in August. Current members would be invited to reapply while also providing opportunities for new participants. The Council discussed continuing participation for students in grades 8 through 12 and noted the desire to increase membership in future years.

Council members expressed appreciation for the Youth Council's contributions to community events, particularly the Christmas Tree Lighting ceremony. Additional opportunities for involvement were discussed, including participation in the Fall Festival Parade and hosting a booth or activity at Community Night Out. Council members encouraged continued visibility and promotion of the Youth Council within the community.

The Council also discussed funding for the program. It was noted that the City had previously allocated \$1,000 to support Youth Council activities. A significant portion of those funds had been used for the State Capitol trip. Staci indicated that future Capitol visits may occur every other year rather than annually to better manage costs. Council members expressed support for maintaining the current funding level, with remaining funds available to support community events, parade participation, and other Youth Council activities throughout the year.

Mayor Leatherwood informed the Council of an upcoming county-sponsored town hall meeting regarding the proposed Rural Health Tax Initiative. The meeting is scheduled for 7:00 p.m. in Gunnison and is intended to provide information to residents about the proposal and its impact on county services.

The Mayor explained that increasing costs associated with county dispatch and communications services have created a significant funding challenge. The proposed solution under consideration is a 1% sales tax on certain taxable purchases. It was noted that a portion of the tax revenue would be generated by non-residents visiting or making purchases within the county, helping offset the financial burden on local taxpayers.

Additional informational meetings are planned in Mount Pleasant and Manti, with a public hearing scheduled as part of the process. Council members were encouraged to help share information about the meetings and encourage public participation so residents can become informed about the proposal and its potential impacts on county services and funding. Staff was directed to distribute meeting information and reminders to the public.

#### **Tyler Larrow- Multi-Family Housing Discussion**

Asked to be moved to the June 17, 2026 meeting

### **369 Storage Landscape Plan**

Representatives of My Storage Centerfield presented a revised landscaping plan for the storage facility. The proposal included the installation of six decorative artificial palm trees along the property frontage and additional landscaping features at the northeast corner of the site. The applicants explained that the selected materials would provide a unique appearance, remain attractive year-round, require minimal maintenance, and complement the overall design of the facility.

The proposed corner landscaping would include decorative rock, boulders, and a low-profile artificial sago palm designed to comply with visibility requirements at the intersection while also screening utility infrastructure. The applicants noted that the artificial landscaping elements are designed for long-term durability and can be replaced if needed.

Council members discussed the proposal, including whether the palm trees were compatible with the character of the community. Some members expressed appreciation for the unique appearance and maintenance benefits, while others raised concerns that the design was not representative of the area's natural landscape and would stand out from traditional landscaping found within the city.

Councilman Hammond made a motion to accept the landscape plan as presented. Seconded by Councilwoman Frasier. Carries 4-1. No Councilwoman Fisher.

### **Kelly Magleby- Business License- My Storage Centerfield**

Representatives of My Storage Center appeared before the Council to request approval of a business license for the new storage facility operating under the name My Storage Centerfield. The applicant provided the business information and discussed the anticipated timeline for opening the facility.

Councilman Hansen made a motion to approve a business license for My Storage Centerfield. Seconded by Councilwoman Fisher. Carries 5-0.

Following approval, staff advised the applicants that the remaining business license fees would need to be paid and that final inspections and approvals, including county sign-off and completion of required improvements, would be necessary before operations could begin. The applicants indicated that final ADA compliance items and fence installation were nearing completion and anticipated opening within approximately two weeks.

### **Site Improvements and Drainage Discussion**

The applicants discussed plans to improve the area along the north side of the property by installing decorative rock and completing additional site cleanup and grading. Council members

reviewed drainage concerns associated with the driveway approach and discussed the possibility of future ponding or runoff issues. Staff and the applicants agreed to continue evaluating drainage solutions and to meet on-site if necessary to determine whether additional improvements, such as culverts or grading adjustments, would be required.

### **Keypad Variance Request**

The applicants requested permission to install a gate access keypad within the landscaped strip between the sidewalk and the facility entrance. The proposed keypad would be located approximately five feet from the sidewalk and would serve as an access control point for customers entering the storage facility.

Council members discussed the request and noted that the keypad appeared necessary for operation of the facility and was not expected to interfere with pedestrian traffic, vehicle traffic, utilities, or public infrastructure. The Mayor emphasized that the installation must not obstruct access to city utilities located within the easement area and that coordination with city staff would be required.

Councilman Hammond made a motion to approve a variance allowing installation of the keypad as part of the My Storage Centerfield development, subject to coordination with city staff and ensuring that access to utilities and public infrastructure is maintained. Seconded by Councilwoman Frasier. Carries 5-0.

### **Todd Moosman- Building Permit- Shed**

Todd Moosman is in attendance for a building permit for a shop located at 475 East 100 South. Setbacks were gone over.

Councilman Hansen made a motion to approve Todd Moosman for a building permit for a shop at 475 East 100 South. Seconded by Councilwoman Fisher. Carries 5-0.

### **Garren Lund- Building Permit- Shed**

Asked to be moved to the June 17, 2026 meeting.

Chief Jed Hansen Gunnison Valley Fire Department commented that the new fire truck will be in Gunnison on June 17. Push into the department will be at 5 PM.

### **Chief Jason Adamson- Gunnison Valley Police Department Report**

No show

### **Out of town water Connection- White Hills Landfill**

Mayor Leatherwood reported on a recent visit to the White Hills Landfill while work was being completed on replacement of the facility's scale system. During discussions with landfill staff, concerns were raised regarding the lack of a permanent water source and restroom facilities at the site. Currently, employees rely on portable restroom facilities and limited sanitation options.

The Mayor explained that landfill representatives are exploring the possibility of connecting to Centerfield City's culinary water system rather than drilling a new well. Preliminary discussions indicated that the landfill would be responsible for all costs associated with the connection, including impact fees, engineering, installation, and any required infrastructure improvements. The proposed connection would be limited to domestic uses such as restroom facilities and employee sanitation and would not be used for dust control or other operational purposes.

Council members discussed the proposal and asked questions regarding water usage, system impacts, easements, fire suppression needs, and potential routing of the connection. Staff noted that dust control is currently supplied through a separate irrigation water source and that landfill fires are generally managed through burial methods rather than water suppression.

Several council members expressed support for exploring the request, citing the importance of providing appropriate working conditions for landfill employees. It was also noted that the landfill is jointly owned by Sanpete County municipalities, making the request different from a typical private out-of-town water connection.

No action was taken. The Mayor indicated that if the landfill decides to move forward, a representative from White Hills Landfill will attend a future meeting to formally present the proposal, including engineering plans, costs, and operational details for Council consideration.

### **Wyatt Scott- Fence slats**

Mayor Leatherwood informed the Council that Wyatt Scott, who owns property adjacent to a UDOT-owned fence and is planning future development on his property, had requested permission to install privacy slats in the existing fence. The request was intended to provide additional privacy for the property, which already contains a shop building and may see further development in the future.

The Mayor indicated that he had expressed preliminary support for the idea but wanted to inform the Council and verify that there were no concerns before proceeding. It was noted that the fence is owned by UDOT, and any approval would ultimately need to come from UDOT rather than the City.

The Council expressed no concerns with the request. The Mayor stated that he would contact UDOT representatives to determine whether privacy slats would be permitted and would report back to the Council with any updates. No formal action was taken.

### **Fee schedule discussion**

Council discussed multiple updates and proposed adjustments to the City's fee schedule, including sanitation, secondary water, and police service rates.

### **Garbage / Sanitation Fees**

Staff reported that the sanitation fund is currently experiencing a shortfall of approximately \$24,000 and is projected to require additional subsidy if no changes are made. It was clarified that garbage fees operate as a pass-through cost, with charges collected from residents based on landfill fees and hauler rates.

Due to increased landfill costs (noted at approximately \$32 per ton), staff indicated a need to increase sanitation charges by approximately \$5 per month per customer to prevent the City from subsidizing the service. It was emphasized that this increase reflects external cost increases and is not a City-imposed rate increase for revenue generation.

### **Secondary Water Rates (Rental & Maintenance)**

Council discussed secondary irrigation water rates, including both rental and maintenance fees.

Current rates were identified as:

- Rental rate: \$5 per share
- Maintenance fee: \$3.10 per first share, with reduced rates for additional shares (\$1.10 discussed for subsequent shares)

Proposed adjustments discussed:

- Rental rate increase to approximately \$6.50 per share
- Maintenance fee increase to approximately \$4.35 per share (standardized across shares was suggested for further review)

Council raised questions regarding the rationale for discounted rates on additional shares and requested staff review historical justification and evaluate whether a uniform per-share rate structure would be more appropriate.

It was noted that maintenance costs continue to rise and reserves must be maintained for system upkeep, including periodic pond maintenance and unexpected repairs. No final decision was made; Council requested additional financial analysis prior to the public hearing.

## **Police Service Fee**

Council reviewed the police service fee, currently approximately \$29.25 per month, with an estimated shortfall of roughly \$20,000 in the police fund.

A proposal was discussed to increase the police fee by \$1 per month for the upcoming budget cycle. The intent of the incremental approach is to avoid large, infrequent increases and better align revenues with rising operational costs. It was noted that the police department continues to pursue grant funding to offset expenses, and costs are shared among multiple jurisdictions.

Council expressed general agreement to further consider the proposed \$1 increase during the next budget meeting and public hearing process.

Council agreed that all proposed fee adjustments will be revisited in the upcoming meeting, followed by a public hearing prior to adoption of the final budget and fee schedule.

## **Unfinished Business/Report of Council Members**

### **Jon Hansen-**

Councilman Hansen reported that he had recently spoken with Zach regarding the irrigation water supply. Current water deliveries remain unchanged. Based on current conditions, it is anticipated that the available irrigation water could last approximately three more weeks, provided water users continue to adhere to their allotted shares and avoid exceeding their allocations.

Council members noted that recent rainfall had been beneficial, with reports indicating approximately one inch of precipitation from a recent storm. The additional moisture has helped improve conditions and slow the decline of available water supplies. The Council emphasized the importance of continued conservation and vigilance in water use as the season progresses.

### **Sherry Frasier-**

The Council revisited unfinished business regarding a memorial for former Police Chief Brett McCall, who passed away during the past year. Council members expressed a desire to move forward with the project so costs could be included in the upcoming budget.

Discussion focused on creating a memorial consisting of a tree and a commemorative marker. Several options were considered, including a memorial bench and a large decorative rock with a plaque. After reviewing costs and long-term durability, the Council favored installing an engraved 8-inch by 16-inch memorial stone set in concrete near the base of the tree. Members felt this option would provide a lasting tribute while minimizing maintenance concerns.

The Council discussed potential tree species for the memorial and considered a Bur Oak, an American Linden, and a Hawthorn. Members noted that all three species perform well locally, with the Hawthorn offering seasonal flowers and berries. Following discussion, the Council expressed a preference for an American Linden tree.

Potential locations within the city park were discussed, with members suggesting placement in a visible area near a sidewalk where visitors could easily see and appreciate the memorial.

As the Council had previously approved the memorial project, no formal vote was taken. Staff was directed to proceed with obtaining pricing and coordinating the purchase of an American Linden tree and an 8-inch by 16-inch memorial marker. Final costs will be presented during the budget.

### Ryan Smith

Information regarding storage unit regulations was presented for Council review as a starting point for developing a future storage unit ordinance. Research included examples from other communities and information gathered to assist in drafting potential regulations. It was noted that, based on Centerfield's population and the existence of six storage facilities within the city, the community appears to be adequately served by current storage unit capacity.

The Council was asked to review the materials prior to the next meeting. The Mayor suggested continuing the discussion at a future meeting, refining the proposed regulations, and then forwarding recommendations to the Planning and Zoning Commission for review before proceeding through the public hearing and ordinance adoption process.

Council members discussed the recently constructed storage facility, noting its appearance, cleanliness, security features, and improvements such as asphalt surfacing and upgraded fencing. It was also noted that storage facilities generate limited tax revenue compared to other types of commercial development.

## **Sewer Lagoon Update**

Staff reported that Sewer Lagoon Cell No. 1 has been largely dried out and work has begun on removing accumulated sludge. The primary challenge remains identifying an approved location for disposal of the material.

Discussion included potential options for relocating and storing the material on city-owned property, subject to environmental and regulatory approval. Staff noted that historical sludge contains plastic and other debris, which limits disposal options. Improvements made in recent years, including installation of screening equipment, have significantly reduced debris entering the lagoon system and should improve future sludge management efforts.

Staff is awaiting additional testing results to evaluate the effectiveness of ongoing treatment methods and determine future disposal options. The Council directed staff to continue working with consultants and regulatory agencies to develop a disposal plan and report back with recommendations.

## **Culinary Water Transmission Line Update**

Staff provided an update on the new culinary water transmission line project. Boring operations beneath the county road have been completed successfully. Engineering staff are now finalizing

the pipeline alignment from the crossing location toward the city water tanks and distribution system.

Updated plans would route the pipeline along future road alignments and existing easements, reducing overall line length and improving future accessibility. The proposed design includes a 10-inch pipeline transitioning to an 8-inch line through portions of the city before reducing to a smaller diameter near the end of the system.

The Council discussed the potential installation of an additional fire hydrant along the new line to improve fire protection in outlying areas of the city. Staff was directed to further evaluate the need and feasibility of the hydrant as part of the project.

## **Secondary Meter Update**

Staff provided an update regarding secondary water meter administration and compliance procedures. Discussion on the importance of ensuring required paperwork is submitted properly and directed staff to communicate the process and requirements to the affected individuals to avoid similar issues in the future.

Councilman Hansen made a motion to go into a closed session to discuss the character, professional competence, or physical or mental health of an individual and pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property at 8:40 PM. Seconded by Councilman Smith. Carries 5-0. Roll call vote yea- Councilwoman Fisher, Councilman Hansen, Councilman Hammond, Councilman Frasier and Councilman Smith.

Councilwoman Fisher made a motion to go out of a closed session to discuss the character, professional competence, or physical or mental health of an individual and pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property at 9:00 PM. Seconded by Councilman Smith. Carries 5-0. Roll call vote yea- Councilwoman Fisher, Councilman Hansen, Councilman Hammond, Councilman Frasier and Councilman Smith.

Back in the regularly scheduled meeting at 9:00 PM. The Mayor reported that during the closed session, the council discussed the potential purchase of land and received an update regarding a staff member previously discussed by the council.

## **Cemetery Water Hydrant Discussion**

Councilman Smith asked about a concern regarding a water hydrant that had been installed between two graves in the cemetery. The placement was unintentional; however, family members visiting during Memorial Day weekend found the location offensive.

After reviewing the site, it was determined that there is an existing utility easement nearby that contains water and sprinkler infrastructure. Jonah proposed relocating the hydrant approximately 12 feet into the easement area where it would not be adjacent to any graves. Council members agreed that this solution would be more respectful to visitors and families while still serving the cemetery's operational needs. Staff planned to contact the individual who raised the concern and explain the proposed relocation.

Councilman Hansen made a motion to adjourn the meeting. Seconded by Councilwoman Frasier. Carries 5-0. Meeting adjourned at 9:03 PM.

Lacey Belnap Lacey Belnap, City Recorder

Travis Leatherwood Travis Leatherwood, Mayor

June 11, 2021 Approval Date