CLINTON CITY COUNCIL MEETING MINUTES

Date: June 23, 2026

Time: 7:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Marie Dougherty

City Council: Spencer Arave, Jennifer Christensen, Adam Larsen, and Dane Searle. Councilmember Chris Danson was excused.

Staff: City Manager Trevor Cahoon attended electronically, Police Chief Shawn Stoker, Fire Chief Jason Poulsen, Public Works Director David Williams, Parks and Recreation Director Brooke Mitchell, Treasurer Steve Hubbard, Assistant Public Works Director Kasey Jensen, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Attendees: Dereck Bauer, James Moffett, LeeAnn Moffett, Jeffery Ellison, Bill Armstrong, Dona Gallegos, Phillip Hunt, Autumn Hill, Andy Hill, Russell Arave, Daniel Martinez, Michael Martinez, Scott Parke, Deanna Larsen

CALL TO ORDER

Mayor Dougherty called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was performed by all those in attendance.

Councilmember Dane Searle provided a thought.

ROLL CALL

Mayor Dougherty, Councilmembers Arave, Christensen, Larsen and Searle were all present. Councilmember Danson was excused.

PUBLIC INPUT

There was none.

BUSINESS ITEMS

PRESENTATION ON STREET QUALITY RATINGS AND FUNDING

Mayor Dougherty introduced the presentation, explaining that its purpose was to educate both the City Council and the public regarding the condition of Clinton City's roadway system, the

City's pavement preservation program, and the long-term financial challenges associated with maintaining transportation infrastructure.

She explained that although the Council would consider adoption of the Fiscal Year 2026–2027 Final Budget later in the meeting, the proposed budget did not include additional roadway funding or a property tax increase. State law would not permit the Council to implement a property tax increase for the upcoming fiscal year at this stage of the budget process. Consequently, the presentation was intended to begin a community discussion regarding future transportation funding options, including maintaining the current funding level, pursuing a future Truth-in-Taxation process, or evaluating implementation of a Transportation Utility Fee (TUF).

Pavement Preservation Program

Public Works Director David Williams reviewed Clinton City's roadway system, explaining that the City maintains approximately 86 miles of public roadway consisting primarily of residential streets and collector roads. He noted that roads owned by the Utah Department of Transportation, including portions of 2000 West and 1800 North, are maintained by UDOT, while certain private streets within townhome and apartment developments are maintained by homeowners' associations or private owners.

Mr. Williams explained that the City follows a comprehensive Pavement Preservation Plan that evaluates every roadway according to its stage within the pavement life cycle. Preventative maintenance allows the City to extend pavement life and maximize the value of previous investments while delaying significantly more expensive reconstruction projects.

Pavement Condition Evaluation

City Engineer Bryce Wilcox of JUB Engineers presented the City's updated pavement evaluation using the PACER (Pavement Condition Evaluation Rating) system.

Mr. Wilcox explained that each street receives a numerical rating based upon pavement condition, structural integrity, cracking, and overall deterioration. Every roadway is individually inspected and evaluated using standardized engineering criteria to establish maintenance priorities.

He reviewed the pavement life cycle, explaining that deterioration accelerates as asphalt ages due primarily to ultraviolet exposure and water infiltration. Preventative maintenance, including crack sealing and surface preservation treatments, significantly extends pavement life, while delaying maintenance results in substantially higher reconstruction costs.

Using examples from throughout the City, Mr. Wilcox illustrated the progression from newly constructed pavement through fair, poor, and failed conditions. He emphasized that preserving streets before major deterioration occurs provides the greatest long-term value.

Funding History and Future Needs

Mr. Wilcox reviewed the City's historical roadway funding, including the pavement preservation program initiated following the 2014 Truth-in-Taxation process. He explained that although roadway funding has increased substantially since that time, construction costs have risen at a significantly faster rate due to inflation.

He noted that reconstruction costs for residential streets have increased dramatically over the past decade, resulting in a substantial funding gap between current revenues and the amount required to maintain the City's roadway network at its desired service level.

Based upon the updated pavement management study, staff estimated that approximately $3.4 million annually would be required to fully implement the City's long-term preservation plan. Current funding levels provide approximately $1 million annually for roadway preservation projects, creating an annual shortfall exceeding $2 million.

Mr. Wilcox explained that continuing current funding levels would eventually result in a growing backlog of roadway reconstruction needs as additional streets reached the end of their useful life.

Potential Funding Options

Mr. Wilcox reviewed three potential funding options available for future Council consideration:

- A future Truth-in-Taxation property tax increase.
- Legislative authorization for an additional transportation sales tax.
- Implementation of a Transportation Utility Fee (TUF), as authorized under recently enacted state legislation.

He explained that a Transportation Utility Fee would dedicate revenues exclusively to transportation infrastructure, including roadway preservation, snow removal, striping, signage, and related transportation improvements. The fee structure would be based upon estimated trip generation for residential and commercial properties using nationally recognized engineering standards.

Staff recommended conducting a Transportation Utility Fee study to evaluate potential rates and provide additional information for future Council consideration.

Council Discussion

Councilmember Jennifer Christensen asked staff to explain how revenues generated under each potential funding option would compare and how a Transportation Utility Fee would be calculated.

Councilmember Dane Searle expressed concern regarding the City's growing backlog of deferred infrastructure needs, noting that roadway preservation represented only one of several significant long-term financial challenges facing the City, including buildings, fleet replacement, technology, equipment, and employee compensation. He emphasized the importance of establishing dedicated, sustainable funding sources before deferred maintenance became substantially more costly.

Mayor Dougherty noted that the City has historically managed its finances conservatively while maintaining healthy reserves and minimizing long-term debt. However, inflation and increasing construction costs have significantly outpaced traditional municipal revenue growth under Utah's certified tax rate system. She emphasized that a sustainable long-term funding strategy would ultimately be necessary to preserve City infrastructure.

Public Comment

Mayor Dougherty invited members of the public to comment following the presentation.

Several residents expressed appreciation for the information provided and offered comments regarding possible funding approaches.

- Bill Armstrong asked whether privatizing roadway maintenance had been evaluated.
- Jim and LeeAnn Moffett commented on inflation and funding challenges.
- Jeff Ellison encouraged pursuing every available funding option.
- Russell Arave expressed support for evaluating a Transportation Utility Fee.
- Andy Hill opposed a tax increase and suggested any fee include periodic review.
- Phil Hunt questioned construction cost assumptions and suggested evaluating additional annual road replacements.
- Daniel Martinez favored a combination of funding tools with strong public transparency.
- Scott Parke discussed using property taxes in combination with other revenue sources.
- Donna Gallegos supported a sunset review, so residents could see how revenues were being used.

In response to questions from the public, Mayor Dougherty and City Engineer Bryce Wilcox emphasized that the Council was not considering adoption of a Transportation Utility Fee during this meeting. Rather, the purpose of the discussion was to evaluate the City's long-term roadway funding needs and determine whether additional study should be conducted to provide the Council with information for future policy decisions. Councilmembers agreed that additional analysis would assist the Council in evaluating all available funding options before making any future decisions.

Mayor Dougherty provided additional historical context regarding the City's roadway funding program. She explained that Clinton City has previously approved Truth-in-Taxation property tax increases to address significant community needs, including the 2014 Truth-in-Taxation increase that established a dedicated roadway preservation program, the 2021 Truth-in-Taxation increase that funded the implementation of the City's paramedic program, the 2023 Truth-in-Taxation increase to address inflation, and the 2024 Truth-in-Taxation increase to support ongoing municipal operations. She noted that previous Councils have consistently worked to balance infrastructure needs with responsible fiscal management by maintaining healthy reserves, minimizing long-term debt, and making strategic investments as resources allowed. Despite those efforts, she explained that construction inflation has significantly outpaced the City's revenue growth under Utah's certified tax rate system, resulting in a growing gap between available roadway funding and the cost of preserving the City's transportation infrastructure. Mayor Dougherty emphasized that the Council's discussion was intended to begin evaluating long-term funding options to preserve the City's roadway system for future generations.

Council Direction

Following discussion, Councilmember Spencer Arave initially moved to postpone action. During discussion, Councilmembers expressed support for doing a study to obtain additional information before making any future funding decisions. The original motion was withdrawn.

Councilmembers emphasized that directing staff to complete a Transportation Utility Fee study was intended to gather information only and did not constitute approval of a Transportation Utility Fee or any future revenue increase.

MOTION: Councilmember Jennifer Christensen moved to direct staff to proceed with a Transportation Utility Fee study and return the results to the Council for future consideration. Councilmember Spencer Arave seconded the motion. The motion passed unanimously.

PUBLIC HEARING, EXECUTIVE SALARY INCREASES OR COLA'S FOR FISCAL YEAR 2026-27

Mayor Dougherty opened the public hearing regarding proposed executive salary increases and cost-of-living adjustments included in the Fiscal Year 2026–2027 Final Budget.

Finance Director Cory Christensen explained that Utah law requires a separate public hearing whenever compensation adjustments are proposed for executive municipal officers. He reviewed the certified tax rate process and noted that the proposed compensation adjustments had been discussed throughout the City's budget work sessions and were incorporated into the proposed final budget.

Mayor Dougherty opened the public hearing at 9:08 pm. With no public comment, Mayor Dougherty closed the public hearing at 9:13 pm.

RESOLUTION 18-26, ADOPTION OF FISCAL YEAR 2026-27 FINAL BUDGET

Mayor Dougherty introduced Resolution 18-26 adopting the Fiscal Year 2026–2027 Final Budget. She expressed appreciation to the City Council, City Manager, Finance Director, department directors, and staff for the significant amount of work devoted to developing the budget through numerous work sessions and public meetings.

Councilmember Dane Searle initially made a motion regarding the proposed budget to postpone adoption to a future meeting at a more reasonable hour, where more public could attend. Following Council discussion, the motion was withdrawn.

Mayor Dougherty noted that the required public hearing on the proposed Fiscal Year 2026–2027 Final Budget already had been held on June 16, 2026, following multiple budget work sessions conducted throughout the budget process. She explained that the budget now before the Council reflected the information presented during those meetings, public input received, and the Council's deliberations over several weeks before bringing the final budget forward for adoption. She also clarified that state law requires the budget to be adopted before June 30.

MOTION: Councilmember Adam Larsen moved to adopt Resolution 18-26 approving the Fiscal Year 2026–2027 Final Budget. Councilmember Spencer Arave seconded the motion.

Council Discussion

Councilmember Larsen stated that the Council had exercised considerable diligence throughout the budget process. He noted that staff and the Council had devoted many hours to reviewing departmental requests, evaluating available revenues, and balancing competing priorities. While acknowledging that not every request could be funded, he believed the proposed budget represented a responsible balance between maintaining essential City services and minimizing the financial impact on residents. He stated that the City should continue developing a structured long-term financial strategy to address future infrastructure needs.

Councilmember Searle expressed concern regarding what he viewed as years of deferred financial decisions affecting City infrastructure. He stated that roadway preservation represented only one component of a broader issue that also included buildings, fleet replacement, technology, equipment replacement, and employee compensation. He emphasized that delaying difficult financial decisions would continue to increase future costs and encouraged the City to adopt a more proactive long-term funding strategy. He said he believed the Council was negligent by not including a property tax increase in the budget.

Councilmember Larsen responded that he believed characterizing previous Councils as negligent was unfair. He observed that many of the City's financial challenges resulted from unprecedented inflation and dramatic increases in construction costs rather than a lack of effort by previous elected officials. He encouraged the Council to remain focused on developing prudent long-term financial solutions rather than assigning blame for circumstances that had developed over many years.

Councilmember Jennifer Christensen stated that the budget process had been thorough, challenging, and educational. She expressed appreciation for the work performed by City staff, department directors, and fellow Councilmembers throughout numerous budget work sessions and public meetings.

She stated that one of her greatest frustrations was the limited public participation despite the many opportunities available for residents to become involved throughout the budget process. She emphasized that the Council had worked diligently to maintain transparency and encourage public input.

Councilmember Christensen stated that although she personally would have preferred to begin addressing long-term infrastructure needs through a future property tax increase, she respected the differing opinions expressed by both Councilmembers and members of the public. She emphasized that maintaining police, fire, emergency medical services, and other essential municipal services remained among the City's highest priorities. She encouraged future Councils to continue taking a proactive approach toward long-range financial planning while seeking additional opportunities to educate and engage the public regarding significant financial decisions.

Councilmember Spencer Arave acknowledged the considerable public feedback received regarding taxes and government spending during the recent election cycle. He stated that residents expected the Council to carefully evaluate any proposal that would increase taxes or fees. While recognizing the City's growing infrastructure needs, he believed every reasonable alternative should be explored before increasing the tax burden on residents. He thanked staff for their work in preparing the budget and stated that he believed the proposed budget represented a thoughtful balance between fiscal responsibility and maintaining City services.

Mayor Dougherty concluded the discussion by observing that balancing community expectations with available financial resources is among the Council's most important responsibilities. She explained that inflation has significantly increased the cost of maintaining roads, utilities, facilities, equipment, and other municipal infrastructure while traditional municipal revenues have remained relatively constrained under Utah's certified tax rate system.

The Mayor noted that Clinton City has maintained strong financial reserves through conservative fiscal management while minimizing long-term debt. However, she explained that reserves alone cannot permanently resolve ongoing infrastructure funding challenges. She reiterated that roadway preservation will require a sustainable long-term funding solution and thanked the Council for its thoughtful discussion regarding the City's financial future.

Roll Call Vote: Voting was as follows: Councilmember Arave, aye; Councilmember Christensen, aye, Councilmember Larsen, aye; Councilmember Searle, nay. The motion passed 3-1, adopting Resolution 18-26 and approving the Fiscal Year 2026–2027 Final Budget.

PUBLIC HEARING, ORDINANCE 26-04, AMENDMENTS TO TITLE 18 AND TITLE 25 OF THE CLINTON CITY CODE REGARDING WEEDS

Mayor Dougherty introduced the public hearing regarding proposed amendments to Titles 18 and 25 of the Clinton City Code relating to weed regulations and nuisance abatement.

She explained the proposed ordinance clarified maintenance requirements for properties throughout the City while providing additional consistency in enforcement. The edits changed the maximum weed height for developed properties to 6 inches, while leaving the height for undeveloped properties at 10 inches.

Mayor Dougherty opened the public hearing at 9:43 pm.

Daniel Martinez commented that the City should consider establishing a uniform six-inch maximum weed height throughout the community to ensure consistent enforcement and clear expectations for property owners.

No additional comments were received.

Mayor Dougherty closed the public hearing.

Following the closure of the public hearing, Councilmembers briefly discussed the proposed amendments and acknowledged the public's comment regarding establishing a uniform six-inch weed height standard.

Staff explained that the ordinance was intended to clarify existing nuisance regulations and improve consistency in enforcement.

MOTION: Councilmember Larsen moved to suspend the rules to allow a vote on the same night as a public hearing given there was so little public comment. Councilmember Searle seconded the motion. All members voted in favor of the motion. The motion carried.

MOTION: Councilmember Larsen moved to adopt Ordinance 26-04 approving amendments to Title 18 and 25 of the Clinton City Code. Councilmember Searle seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Christensen, aye, Councilmember Larsen, aye; Councilmember Searle, aye. The motion passed unanimously.

RESOLUTION 19-26, BUDGET AMENDMENTS FOR FISCAL YEAR 2025-26

Finance Director Cory Christensen presented the proposed Fiscal Year 2025–2026 budget amendments. He reviewed the recommended adjustments, explaining that the amendments reflected year-end budget revisions, grant revenues, departmental expenditures, and other accounting adjustments necessary before the close of the fiscal year.

Councilmembers asked several clarifying questions regarding individual budget adjustments. Staff explained the purpose of the proposed amendments and confirmed that the revisions were consistent with previously authorized expenditures and accepted accounting practices.

MOTION: Councilmember Searle moved to adopt Resolution 19-26 approving the Fiscal Year 2025–2026 Budget Amendments. Councilmember Christensen seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Christensen, aye, Councilmember Larsen, aye; Councilmember Searle, aye. The motion passed unanimously.

CONSENT ITEMS

1. Appointment of Russell Arave to the Clinton City RAP Tax Committee for a term to expire December 31, 2027.
2. Approval of Minutes: June 16, 2026, City Council Work Session and City Council Meeting
3. Approval of Accounts Payable: N/A

MOTION: Councilmember Searle moved to approve the consent items. Councilmember Arave seconded the motion. All members voted in favor of the motion. The motion carried.

OTHER BUSINESS

City Manager/Department Head Reports

City Manager Cahoon attended electronically and had nothing to report.

COUNCIL REPORTS

Councilmember Christensen - nothing

Councilmember Larsen - nothing

Councilmember Arave - nothing

Councilmember Searle – Councilmember Dane Searle recognized Assistant Public Works Director Kasey Jensen for his years of dedicated service to Clinton City and congratulated him on accepting a new position with the South Davis Sewer District. Councilmembers expressed their appreciation for Mr. Jensen's professionalism, leadership, and contributions to numerous public works projects during his employment with the City and wished him success in his new position.

Councilmember Danson – was excused.

MAYOR'S REPORT

Mayor Dougherty reminded residents of upcoming **America 250** community events and encouraged public participation.

Councilmembers also requested that future work sessions continue discussions regarding long-term transportation funding options and Heritage Days planning.

ACTION ITEM

The Council requested a work session for a discussion on funding roads be added to the action item list.

ADJOURNMENT

The City Council meeting adjourned at approximately 9:55 p.m.

Dated this 14th day of July 2026
/s/Lisa Titensor, Clinton City Recorder