The following are the approved minutes of the Centerfield City Council meeting held February 18, 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: Stewart Jensen, 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 - Mayor Leatherwood
3- Invocation - Councilman Frasier

Minutes of February 4, 2026
Councilwoman Fisher moved to approve the minutes from February 4, 2026. Seconded by Councilwoman Frasier. Carries 5-0.

Minutes of February 11, 2026 Field Trip/Work Meeting
Councilman Hansen moved to approve the minutes from February 11, 2026 Field Trip/Work Meeting. Seconded by Councilman Smith. Carries 5-0.

Centerfield City Youth City Council Report
The Centerfield City youth council is in attendance to give a report on their attendance at the Local Officials Day at the Legislature 2026. The city youth council proposed a mock policy debate; they were one of eight youth councils chosen to present. They talked about funding for rural communities for rec centers. Emma Lambert enjoyed attending the session on de-escalating conflict.

Gunnison Valley Fire Department Report- Chief Hansen
Chief Jed Hansen and Zachary Jensen assistant chief from the Gunnison Valley Fire Department are in attendance to give a report. Every two years they vote positions. Jed has been voted as chief for the 7th time. Zachary has been voted as assistant chief for the 6th time. Captains are Ron Peterson over hazmat, Steven Saulter over wildland and Kelby Nay over structure fires and equipment. They presented a report on call outs and events throughout the past year, there were 87. Fire training will be held the first weekend of March at the fire station in Gunnison. Engine 1 should be here hopefully at the end of March.

#703- Billing Adjustment
Randi reported on January 26, to Jonah, after meter readings that it looked like they had a possible water leak. Upon inspection, Jonah found the water meter running rapidly, indicating a significant leak. After shutting off the valve, the meter continued spinning, confirming water was

flowing heavily on the residents side of the meter. Wet carpet was discovered in the basement area. A plumber was contacted immediately, and the water was shut off.

The resident later submitted documentation showing repair costs of nearly $2,000 from Peterson Plumbing, along with a city utility bill totaling $606.65 for January, significantly higher than prior months, which averaged around $139. Her January usage spiked to approximately 250,000 gallons, compared to typical monthly usage between 8,000–11,000 gallons. She requested partial forgiveness of the city bill, citing that the leak was outside her knowledge or control, that it was not visible, and that she is on a fixed income due to regular dialysis treatments.

Council discussion focused on handling the matter case-by-case, reviewing past situations, and balancing compassion with fiscal responsibility. It was noted that homeowners are generally responsible for water lines from the meter to the home. Council members expressed sympathy, recognizing the unexpected and substantial financial burden. Some emphasized the importance of consistency and avoiding setting unintended precedent, while others noted the resident's positive payment history and the difficulty in detecting the leak.

After reviewing the numbers, the Council determined the overage above her normal average bill and discussed splitting that amount. A motion was made and seconded to reduce the January bill to $300, forgiving $303.65. The motion was discussed further, including clarification that future cases would still be reviewed individually and not automatically guaranteed relief.

During public comment, a resident expressed concern about setting precedent and suggested community fundraising instead of city-funded forgiveness. Council responded that they are legally permitted to act in such cases and emphasized their responsibility to represent residents' best interests while maintaining audited financial accountability.

Councilman Hansen made a motion to adjust the bill down to $300, writing of $303.65. Seconded by Councilman Hammond. Carries 5-0.

Lindsey Wall/Tyrel Nielsen- Building Permit

Lindsay Wall addressed the Council regarding a building permit for Lot 3, Phase 2 (Prisbey Subdivision). She explained that at the January Planning and Zoning meeting, the committee determined they could not approve the building permit until subdivision requirements were completed. However, Lindsay clarified that they are only building one home on an already established lot and are not creating a new subdivision.

She noted that the lot was originally subdivided in 2007, prior to the adoption of the city's updated subdivision ordinance. She provided documentation, including Utah State Code and

local ordinances, indicating that subdivision requirements cannot be applied retroactively to an already-established lot.

The City Attorney reviewed the matter and explained: If no changes are made to the original subdivision plat, the subdivision regulations in place at the time the lot was created would apply. If any amendments are made to the plat (including certain boundary changes), the current subdivision ordinance would typically apply. A formal subdivision amendment process would be required if changes are made, including signatures from adjoining property owners and re-recording the plat.

Lindsay clarified that they had considered a minor boundary adjustment with adjoining family property but decided to leave the lot as originally platted to avoid triggering new subdivision requirements. They expressed a desire to move forward with the building permit under the existing lot configuration.

Additional discussion included: Concerns about frontage asphalt requirements and drainage planning. The possibility that future boundary changes or deeding property to the city (such as road frontage) could trigger new subdivision standards. Confirmation that their water share has been secured and registered, and that it will remain tied to the property (limited to up to 0.5 acres).

There was acknowledgment of frustration regarding the delay at Planning and Zoning, though Council members clarified that the committee had paused action because they believed a new plat amendment was being pursued.

The City Attorney confirmed that Planning and Zoning provides recommendations, but the City Council may proceed without a formal recommendation if comfortable doing so.

Council discussion concluded that, since no plat changes are being made and all setbacks, water shares, and compliance items appear in order, the matter could move forward.

Councilman Hansen made a motion to grant a building permit to Lindsey Wall and Tyrel Nielsen at 360 East 200 North. Seconded by Councilwoman Fisher. Carries 5-0.

Jennifer Willson- Contract Discussion

Lance Wilson addressed the City Council regarding allegations that he and Jennifer Wilson breached their utility agreement with the City due to a Facebook advertisement about their property.

Lance began by emphasizing that they have tried to act in good faith and be "city friendly." He explained that after initially being denied connection to city utilities, they returned to the Council to offer the City another opportunity to approve utility hookups. The Council ultimately voted 5–0 in favor of allowing the project to connect.

As part of the agreement, the Willsons: Agreed to provide underground water rights to the City, and 12 irrigation shares of water. The underground water rights have been modified to meet City requirements.

They disclosed the City utility agreement to their buyer. Required the buyer to comply with the agreement. Planned to record the agreement against the property to ensure future owners would also comply.

Lance stressed that they voluntarily returned to the City rather than proceeding independently with wells and septic systems.

The dispute centers around Facebook advertisements posted November 29 and December 1.

The November 29 post stated: The property was zoned for four units per acre. It referenced 6.11 acre-feet of underground water. It mentioned utility hookups with Centerfield City.

The City alleges this post may: Misrepresent what can actually be built under the City utility agreement (which allows only one home per acre). Potentially constitute misleading or fraudulent communication. Violate the terms of the contract.

The City Attorney referenced Utah's communications fraud statute, suggesting that advertising development potential inconsistent with the signed utility agreement could constitute a breach and possibly fraud if it misleads buyers.

Lance strongly disputed this characterization, arguing: County zoning does allow four units per acre, and that statement was factually true. The City agreement limits connections to one unit per acre, and that was disclosed. The December 1 post clarified the limitation. Full disclosure was made to the buyer during contract negotiations. The buyer received a copy of the City agreement. The agreement was included as an addendum and required compliance. The agreement was intended to be recorded against the property. Lance maintained that if they intended deception, they would not have disclosed the agreement so explicitly.

Lance stated they were accused of breaching the agreement but have not yet received a formal written notice specifying: The exact contract provision allegedly breached. The legal grounds. Supporting case law.

The City Attorney responded that: If the City chooses to pursue a formal breach claim, the Willsons will receive a detailed legal document outlining the basis. The November 29 post may have constituted the breach at the time it was posted. The December 1 clarification may or may not cure that breach, this would be up to the City to determine.

Lance argued: There was no intent to deceive. Full disclosure was made. The City appears to be objecting simply because it "doesn't like the Facebook post." The project itself remains unchanged and compliant with the agreement.

Lance raised concerns that: The City indicated it might honor the agreement if a new buyer were involved. He interpreted this as the City rejecting the project based on the presenter (him), not the merits of the project. He suggested this could raise equal protection concerns.

The City responded: This is distinguishable because there is a private contract involved. The City is not obligated to treat all developers identically when contractual relationships differ. No decisions were based on protected class status. The issue is contractual compliance, not personal dislike. Council members emphasized that: The contract was intended to protect both parties. The City sought legal advice because it believed there may have been a breach. The decision is about compliance with the agreement.

Council members also expressed concern about the 6.11 acre-feet water reference in the November 29 post. From their perspective: The water rights referenced were being surrendered to the City. Advertising them alongside development potential could appear misleading. The post did not clearly state that those water rights would not convey with the property.

Lance responded that: Disclosure was made during negotiations. Not all details can be included in a short social media post. The intent was never to mislead. Lance concluded by: Thanking the Council for allowing him to speak. Reiterating they acted in good faith. Emphasizing they voluntarily came back to be "city friendly." Stating they provided significant water value to the City. Asking that the project be judged on its merits, not personal feelings. Requesting clarity and fairness before any formal breach action is taken.

The City indicated it would deliberate further on the matter.

Unfinished Business/Report of Council Members

Mayor Leatherwood-

Mayor Leatherwood asked Councilwoman Fisher to reach out to 369 storage units on their landscape plan. Councilwoman Frasier was asked to work on a tree and plaque and present ideas to the council for Brett McCall.

Jon Hansen-
Councilman Hansen commented that the mountains and valley received a little more snow and water, hopefully we get more.

Ryan Smith
Councilman Smith would like to get with the individual on the roads that contacted the city. Councilman Smith commented that he loves living in a community where people are willing to work with residents.

Councilwoman Frazier 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 8:51 PM. Seconded by Councilman Hammond. Carries 5-0. Roll call Yea- Councilwoman Fisher, Councilman Hansen, Councilman Hammond, Councilwoman Frasier, and Councilman Smith.

Councilwoman Fisher 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 10:31 PM. Seconded by Councilwoman Frasier. Carries 5-0. Roll call Yea- Councilwoman Fisher, Councilman Hansen, Councilman Hammond, Councilwoman Frasier, and Councilman Smith.

Back into the regularly scheduled meeting at 10:31 PM. The Council discussed three water meters currently located outside city limits that may be relocated, as well as the possibility of allowing an additional water meter in a specific area outside of town. A new easement for a power line was also reviewed. Several options were developed and will be presented to the affected individuals, with a vote scheduled for the next Council meeting.

The Council also discussed potential and imminent litigation related to prior decisions and comments made at a previous meeting. The City has directed the City Attorney to draft a letter outlining stipulations to clarify and strengthen the current contract, as well as to address expectations moving forward regarding potential flyers. The letter will be presented to the Willsons on Monday.

Additionally, the Council considered a proposal from an individual interested in purchasing city-owned property. The matter was discussed, but no decision or offer was made.

Councilman Hansen made a motion to adjourn the meeting. Seconded by Councilwoman Fisher. Carries 5-0. Meeting adjourned at 10:34 PM.

Lacey Belnap, City Recorder

Travis Leatherwood, Mayor

March 4, 2026 Approval Date