The following are the approved minutes of the Centerfield City Council meeting held October 7, 2026 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Collin Edwards, 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 7:01 PM.

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

Minutes of September 2, 2026

Councilman Smith moved to approve the minutes from September 2, 2026. Seconded by Councilman Edwards. Carries 4-0.

GVHS Theater Sponsorship

Five members of the Gunnison Valley High School theater department are in attendance for a sponsorship to help cover the cost of licensing, props, equipment, etc.

Councilman Hansen made a motion to sponsor the Gunnison Valley High School theater department with a sponsorship of $200. Seconded by Councilman Smith. Carries 4-0.

Public Hearing- Resolution 2026-8 Amend Consolidated Fee Schedule

The Council reviewed Resolution 2026-8, amending the Consolidated Fee Schedule for Centerfield City services, licenses, applications, special requests, and associated costs. The amendment adds subdivision fees for both minor and major subdivisions. The proposed fees are $250 plus $25 per lot for the preliminary plat application and the same fee for the final plat application. The fees are intended to help cover the costs associated with reviewing and processing subdivision applications.

Councilman Hansen made a motion to go into a public hearing at 7:14 PM to discuss Resolution 2026-8 Amended fee schedule. Seconded by Councilman Hammond. Carries 4-0. Roll call vote yea Councilman Edwards, Councilman Hansen, Councilman Hammond and Councilman Smith.

There were no comments from the public on the proposed fee schedule.

Councilman Smith made a motion to go out of a public hearing at 7:16 PM to discuss Resolution 2026-8. Seconded by Councilman Edwards. Carries 4-0. Roll call vote yea Councilman Edwards, Councilman Hansen, Councilman Hammond and Councilman Smith.

Councilman Hansen made a motion to accept Resolution 2026-8 Amended fee schedule. Seconded by Councilman Smith. Carries 4-0.

Courtney Lund- 600 North road discussion

Courtney Lund is developing a new car wash; he is in attendance to discuss proposed road improvements along 600 North, including raising and paving the road, installing storm drains and dry wells, and adding curb, gutter, and sidewalk improvements to accommodate drainage and align with existing road elevations. The estimated cost for the dry wells, roadwork, and asphalt is approximately $65,000, with additional costs anticipated for curb and gutter. The property owner requested that Centerfield City consider sharing a portion of the expenses, noting that Gunnison City would cover certain infrastructure and paving work on their half of the road.

The Council discussed the road's location in relation to both cities, the division of costs, and whether the improvements should be considered the developer's responsibility or a shared public infrastructure expense. Council members raised questions about the City's responsibility for an existing road affected by the development and the need to coordinate with Gunnison City before determining any cost-sharing arrangement. The discussion also addressed the potential benefit of supporting local businesses. No final decision or formal action on the funding request was made.

The Council requested that the property owner work with the contractor to provide a detailed breakdown of the road improvement costs and identify what portion, if any, may be the City's responsibility. The Council emphasized the need to review the applicable ordinances, development requirements, and the location of the improvements in relation to the state highway before considering financial assistance. Members also cautioned that any decision to contribute beyond the City's established obligations could set a precedent for future development projects.

The property owner indicated that work could begin soon. The Council agreed to review the additional information and consider the request further, including the possibility of reimbursement for eligible expenses. The property owner was asked to provide cost estimates and supporting details to Recorder Belnap and return to the Council for further discussion at the October 21 meeting. Councilmembers expressed appreciation for the project and its anticipated benefits to the community.

Gunnison Valley Fire Department Report

Fire Chief Jed Hansen reported that the Gunnison Valley Fire Department has responded to 90 calls so far this year, exceeding last year's total of 87, with several months remaining. The

department has responded to approximately seven calls in Centerfield, with fewer backyard fires and roadside weed issues due to limited moisture and drought conditions.

Chief Hansen reported that the department's Insurance Services Office (ISO) audit was scheduled for the following Tuesday. The department has maintained a Class 5 rating, and he anticipated a similar rating following the audit. The rating evaluates fire department equipment, training, certifications, and the community's water system. Discussion included the need to establish a regular fire hydrant maintenance and testing schedule in coordination with City staff and the Fire Department. Recent hydrant flow testing showed improvements in most areas, although some hydrants near 300–400 North continued to have lower flow rates. Staff identified a valve issue that may have contributed to the problem.

Councilmembers expressed appreciation for the Fire Department's leadership, volunteers, training, and service to the community.

Chief Hansen also noted that a fireworks meeting would be scheduled for early November.

Account #298- Late fee write-off

The Council discussed a request to waive accumulated penalties on utility account #298 for a property under foreclosure. A granddaughter interested in purchasing the family home was willing to pay the outstanding monthly fees but requested that the late fees be forgiven, as she was not responsible for the previous charges. Councilmembers discussed the significant accumulation of penalties, particularly after services had been disconnected, and the potential need to establish a policy for similar situations in the future.

Councilman Hansen made a motion to waive the accumulated penalties totaling $871.66 on account #298, with no further penalties accruing. Seconded by Councilman Hammond. Carries 3-0.

Discussion on charging police and fire fees on metered or empty lots

The Council discussed whether police and fire fees should be assessed on vacant lots, including properties with secondary water meters. The issue arose during the City's secondary meter installation project, which identified vacant lots that were not currently being charged these fees. Discussion included the purpose of the fees as an alternative to increasing property taxes and the need to ensure costs are distributed fairly among property owners.

Council members expressed differing views on whether vacant lots should be charged the same fees as properties with structures or whether reduced fees would be more appropriate due to the lower likelihood of fire-related incidents. It was clarified that the fire fee would apply only to the City's fire budget and not the fire district, whose policies generally require a structure with

value for assessment. Members also discussed whether having a secondary water meter or other improvements on a vacant lot should affect the fee.

No decision was made. The Council agreed to allow additional time to review the potential effects on property owners and the City budget, gather information, and revisit the discussion at a future meeting in approximately two weeks.

Interviews for open council position

Current city council members interviewed two community members to fill the vacant council position. The two individuals interviewing are Craig Buelo and Kaeli Young. An open vote was taken; Councilman Edwards votes for Craig Buelo, Councilman Hansen votes for Kaeli Young, Councilman Hammond votes for Craig Buelo and Councilman Smith votes for Craig Buelo

Craig Buelo will fill the open city council position until December 31, 2027. Recorder Belnap performed the Oath of Office for Craig Buelo.

Planning and Zoning Board Member Interviews

Current city council members interviewed two community members to fill the vacant planning and zoning board member position. The two individuals interviewing are Becky Edwards and Holly Anderson. An open vote was taken; Councilman Hansen votes for Holly Anderson, Councilman Hammond votes for Becky Edwards, Councilman Buelo votes for Becky Edwards, Councilman Smith votes for Becky Edwards and Councilman Edwards recluses himself from voting.

Recorder Belnap performed the Oath of Office for Beck Edwards.

Unfinished Business/Report of Council Members

The Council discussed a landscaping requirement for a property with approximately 150 feet of frontage, including the requirement to plant one tree for every 100 feet of frontage. Concerns were raised about the placement of the required tree due to driveway access, corner visibility, and limited space. Councilmembers discussed the possibility of using shrubs or adjusting the tree's location. It was suggested that the property owner submit a landscape plan showing the proposed placement for review and approval.

Jonah reported that six irrigation meters remained to be completed, with approximately 20 days remaining before the October 31 deadline. It was confirmed that the irrigation water had been shut off and the related work completed.

Ryan Smith

Councilman Smith thanked City staff and others who helped organize and support the Harvest Festival. He noted the event was well attended and enjoyed by families, with positive feedback about the band and variety of food trucks. The Mayor also recognized Councilman Smith for

stepping in to assist with Harvest Festival coordination following Brittney's departure and thanked him for his efforts in ensuring the event ran smoothly.

The Council discussed plans to hold the City's annual Halloween Trunk-or-Treat event on Saturday, October 31. The proposed event time was changed from 6:00 p.m. to 5:00 p.m. to accommodate families and allow for an earlier start.

The Council also discussed training opportunities for newly elected or appointed officials, including a training in Richfield on October 22. Staff will provide registration information, and interested attendees were asked to respond by the end of the week. Staff offered to assist with registration and hotel arrangements as needed for the Utah League of Cities and Towns Conference in Salt Lake City on October 27-28.

Culinary Infrastructure Upgrade: Stewart reported that approximately 200 feet of pipe remained to complete the planned piping loops and connection to Sugar Factory Lane. Work on the chlorinator building was delayed after the original concrete pour failed to meet specifications. The concrete was removed and repoured, and crews were awaiting test results before proceeding with construction. No estimated completion date was available. The Council also discussed the City's current water supply operations and whether water was still being received from the spring.

Sewer System Update: Staff reported that they were awaiting a response from the state regarding the proposed land application of sewer-related material, as concerns had been raised about additional nitrates in the farmer's field. An alternative application site may be necessary. Garrick reportedly expressed satisfaction with the current temporary solution, although it was acknowledged that the solution was not intended to be permanent. The Council discussed the readiness of Cell 1 for operation, the cost and logistics of removing the existing material, and concerns about potential rainstorms affecting the site.

Mayor Leatherwood-
Mayor Leatherwood provided an update regarding recent immigration enforcement activity in the area. He reported that seven individuals had been detained, including two who reportedly chose to self-deport. The Mayor discussed the City's police department's cooperation with federal immigration authorities, noting that officers may exercise discretion based on individual circumstances. He expressed support for the Police Department and emphasized the importance of recognizing its professionalism and fair treatment of individuals.

The Mayor also reported that the county was seeking to renegotiate the Student Resource Officer (SRO) agreement to reduce its financial contribution. The county currently pays approximately 20% of the officer's salary. The issue was scheduled for discussion at an upcoming Police Board meeting, and the Mayor noted that any reduction could affect the City's police budget.

The Mayor discussed concerns raised by a local farmer regarding the recent irrigation share rate changes. The farmer reported that the annual cost had increased significantly, placing additional pressure on a narrow profit margin. The Mayor explained that the City had adjusted the rates to charge equally for each share based on the impact on the irrigation system. He expressed willingness to meet with farmers to hear suggestions and explore whether

adjustments could be made while maintaining fairness and equity. A future work meeting with farmers may be considered.

Finally, the Mayor asked Councilmembers to contact him individually over the following few days to discuss several matters he wished to explore further outside the public meeting.

Councilman Hansen made a motion to adjourn the meeting. Seconded by Councilman Edwards. Carries 5-0. Meeting adjourned at 9:36 PM.

Lacey Belnap, City Recorder

Travis Leatherwood, Mayor

October 21, 2026 Approval Date