



The Regular Meeting of the
**Brian Head Town Council Acting as the Governing Body for
Community Development Agency (RDA),**
Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
[www.Zoom.us \(Click Here\)](https://www.Zoom.us/Click Here)
Via Zoom Meeting ID# 893 2698 1913
TUESDAY, JUNE 24, 2025 @ 1:00 PM

Roll Call:

Members Present: Mayor Clayton Calloway; Council Member Martin Tidwell, Council Member Larry Freeberg, Council Member Mitch Ricks, Council Member Kelly Marshall (via Zoom Meetings)

Staff Present: Bret Howser, Town Manager; Nancy Leigh, Town Clerk; Greg Sant, Planning & Building Administrator; Ciera Claridge, Deputy Clerk; Jon Ficken, Public Works Director.

A. CALL TO ORDER

Mayor Calloway called the regular meeting of the Brian Head Town Council to order, noting they were also acting as the governing body for the community development agency at 1:00PM

B. PLEDGE ALLEGIANCE

Mayor Calloway led those present in the Pledge of Allegiance.

C. DISCLOSURES

Mayor Calloway stated that disclosures were on file and could be viewed during regular business hours with the town clerk. He asked if anyone had a potential conflict of interest with the day's agenda. No conflicts were disclosed.

**D. APPROVAL OF THE MINUTES:
June 10, 2025, Town Council Meeting**

Motion: Council Member Tidwell moved to approve the June 10, 2025 Town Council minutes. Council Member Freeberg seconded the motion.

Action: **Motion carried 5-0-0 (summary: Yes = 5 Vote:** Council Member Tidwell, Council Member Freeberg, Council Member Ricks. **Absent:** Council Member Marshall (audio difficulties).

E. REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS. Public input is limited to three (3) minutes on non-agenda items.

Mayor Calloway

1. Mayor Calloway reported that he was invited to attend an HOA meeting at Timberbrook Village where he gave an update on the town's activities. He mentioned receiving a standing ovation, which he found surprising. He also noted that there was a good turnout at the meeting.
2. Mayor Calloway shared that he had heard about major problems with generators at Timberbrook Village, causing clocks to lose time at a rate of 2-3 minutes per day. He mentioned that this issue was affecting various devices like oven clocks and microwave clocks.
3. Additionally, Mayor Calloway reported that the ski resort was experiencing problems with chair lifts, possibly related to power issues.

Council Member Freeberg

Council Member Freeberg inquired about updates on the service station project. Mayor Calloway responded that the project was currently on hold. Bret Howser added that they were still waiting for updated plats or preliminary plats, and there had been no recent developments.

Council Member Ricks commended on the public works team for their efforts in managing the road construction for the Huron steam engine project. He appreciated their work in keeping dust levels low and maintaining the bypass in good condition, making the process less disruptive for residents.

Bret Howser, Town Manager

1. The expanded parking area on Village Way might be paved within the next couple of days.
2. The Iron Wolf equipment was stationed on Brian Head Peak Road, ready to grind and improve the road condition before the Fourth of July.
3. Howser and Clayton attended a meeting with the Forest Service and the resort, receiving updates on ongoing projects. The target date for having the resort expansion project in the register was July 11th, which would start a two-year clock for approval or denial. Howser noted that the Forest Service representatives didn't seem overly concerned about potential major hang-ups in the process.
4. Regarding the resort's infrastructure plans, Howser mentioned that while Flint (presumably a resort representative) had intended to start building some infrastructure this year, negotiations with the resort were progressing slower than anticipated. As a result, they were not moving forward with the planned bases at this time.

Jon Ficken, Public Works Director

1. The observation deck project was delayed due to water line breaks at the park. Ficken stated that the project would not be completed before the Fourth of July but hoped it would be done before the fiftieth.
2. The pavilion project was nearing completion, with the frame 99% finished. Ficken anticipated placing it within the next two weeks on the platform nearest to the highway.

Duane Nyen, 480 Trail Road, commented that he has filed for candidacy for a council position and gave a brief background of himself.

F. AGENDA ITEMS

1. ADOPTION OF THE FISCAL YEAR 2025 AMENDED TOWN & REDEVELOPMENT AGENCY BUDGET(S). An ordinance/resolutions amending the FY2025 budget(s).

Shane Williamson, Administration Director, presented the final step of the budget process for the year, which involved amending the fiscal year 2025 budgets. Shane Williamson noted that a public hearing was held in the previous meeting, and no changes had been made since then. The amendments included changes to the general fund, the RDA fund, the capital fund, and the asset replacement fund. Shane Williamson explained that these changes had been discussed through the council and staff to ensure compliance for closing out the year.

Mayor Calloway asked if the council had any questions regarding the changes. No questions were raised.

Brian Head Town Budget

Motion: Council Member Tidwell moved to adopt ordinance No. 25-005 amending the FY2025 Town budget as presented. Council Member Ricks seconded the motion.

Action: **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes:** Council Member Tidwell, Council Member Ricks, Council Member Freeberg, Mayor Calloway. **Absent:** Council Member Marshall (audio difficulties).

Redevelopment Agency Budget

Motion: Board Member Tidwell moved to adopt resolution No. RDA-044 amending the FY2025 Redevelopment Agency Budget as present. Board Member Ricks seconded the motion.

Action: **Motion carried 4-0-0 (summary: Yes = 4 Vote:** Board Member Tidwell, Board Member Ricks, Board Member Freeberg, Chairperson Calloway. **Absent:** Board Member Marshall (audio difficulties).

2. SPECIAL ASSESSMENT AREA (SAA) BACKSTOP DISCUSSION. A discussion on SAA Backdrops.

Bret Howser, Town Manager, introduced the topic of Special Assessment Area (SAA) backstopping. Bret explained that the town's bond adviser was not seeing much market for straight-up SAA bonds, suggesting that the town consider backstopping. Bret noted that this

was not something the town had done in the past and wanted to ensure the council was willing to consider this option before moving forward with engineering projects.

Bret provided an overview of the potential risks involved with backstopping, explaining that if 25% of property owners defaulted on their payments in a given year, the town would need to pay 25% (approximately \$50,000) out of the debt service reserve fund. The town would then be required to replenish that amount over the next 12 months using its own resources.

Marcus Keller from Cruise and Associates joined the discussion via Zoom to provide additional information. Marcus explained that the town would be backstopping the debt service reserve fund, which is typically funded through the bond issuance. Marcus noted that in a worst-case scenario, if property owners defaulted and went through foreclosure, the town would eventually be made whole once the lots were sold, as the special assessment lien would have priority after tax liens and mortgages.

Council members discussed various scenarios and concerns:

- Council Member Tidwell calculated that with the current headroom of about \$1.5 million on SAAs, assuming a 25% default rate, the town's greatest exposure would be around \$87,000 in a year.
- Council Member Freeberg raised concerns about potential market downturns, citing a historical example where property values in Brian Head dropped significantly over a 5–6-year period.
- Mayor Calloway requested more information on scenarios with 25% and 50% default rates to better understand the long-term costs and the town's ability to absorb them.

After discussion, the council seemed open to the idea of backstopping. Bret mentioned that they would move forward with engineering on the projects, noting that an RFP for an engineer was already out. He anticipated having an engineer chosen by mid-July, with engineering work to be completed in July and August, and the project put out to bid in September or October.

Bret clarified that the projects in question were the Elk Drive special assessment project (waterline) and the Brian Head unit 3 project on the south end of town.

3. FUTURE AGENDA ITEMS. Discussion on potential items for future Council agendas.

Bret Howser mentioned two items for future agendas:

- A policy discussion on the Community Development Area (CDA), formerly known as RDA (Redevelopment Agency). The tax increment financing district is set to expire next year, and the council needs to decide whether to let it expire, extend it, or consider other options.
- Awarding a contract for a land use specific engineer to work with Greg on reviewing grading permits, plats, and similar items. Howser noted that an RFP had been issued for this position.

G. CLOSED SESSION OF THE TOWN COUNCIL.

- 1) A strategy session to discuss pending or imminent litigation.
- 2) To discuss the character, professional competence, or physical or mental health of an individual.

Motion: Council Member Freeberg moved to recess the regular meeting and enter into closed session to discuss pending or imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual. Council Member Tidwell seconded the motion.

Action: **Motion carried 4-0-0 (summary: Yes = 4 vote: Yes:** Council Member Freeberg, Council Member Tidwell, Council Member Ricks, Mayor Calloway. Absent: Council Member Marshall (lost connection thru Zoom).

The regular meeting of the Town Council was recessed at 1:39 PM The regular meeting of the Town Council was reconvened at 3:12 PM.

H. ADJOURNMENT

Motion: Council Member Tidwell moved to adjourn the regular meeting of the Town Council. Council Member Ricks seconded the motion.

Action: **Motion carried 5-0-0 (summary: Yes = 4 Vote: Yes:** Council Member Tidwell, Council Member Ricks, Council Member Marshall, Council Member Freeberg).

The regular meeting of the Town Council was adjourned at 3:13 pm on June 24, 2025.

July 8, 2025

Date Approved

Nancy Leigh

Nancy Leigh, Town Clerk