

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 PM POLICY SESSION
July 08, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Mayor Mark Shepherd

PRESENT: Mayor Mark Shepherd, Councilmember Nike Peterson (Via Teams), Councilmember Tim Roper, Councilmember Karece Thompson, Councilmember Megan Ratchford, Councilmember Dakota Wurth

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager & Economic Development Director Spencer Brimley, City Attorney Stuart Williams, Police Chief Kelly Bennett, Community Services Deputy Director Curtis Dickson, Community Development Director Stacy Millgate, Deputy City Recorder Chersty Titensor

VISITORS: Tony De Mille

Mayor Mark Shepherd called the meeting to order at 7:09 p.m.

Councilmember Ratchford led the opening ceremonies.

APPROVAL OF MINUTES

May 20, 2025 – work session
May 27, 2025 – policy session

Councilmember Wurth moved to approve the May 20, 2025 work session and May 27, 2025 policy session minutes, seconded by Councilmember Roper.

RESULT: Passed [5 TO 0]

YES: Councilmember Peterson, Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH CRUSH GOLF AND GRILL

Spencer Brimley, Assistant City Manager & Economic Development Director, reviewed the proposed incentive agreement with Crush Golf & Grill for a project that included a 32k square

foot building. He said it had been granted land use approval and the permit was ready to issue. He said the developer had started grading the site.

He said the total amount of the incentive was \$163,633. He explained that the incentive was more of a deferral that required the developer to complete the project and start generating revenues and at such time as the project was completed the incentive would be paid. He said if the developer did not get to operation they would be required to pay the fees. He explained that the State had created a limitation on incentives for retail uses and explained how the area qualified for an incentive under the exception in UCA §11-41-103(2). He reviewed the fees that would be included in the incentive.

Councilmember Roper moved to approve the Economic Development Incentive Agreement with Crush Golf and Grill and authorize the mayor's signature to any necessary documents, seconded by Councilmember Wurth.

RESULT: Passed [5 TO 0]

YES: Councilmember Peterson, Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

COMMUNICATION ITEMS

MAYOR'S REPORT

Mayor Mark Shepherd

- He reported that he had met the new Commander of the 388th
- He thanked Staff, and especially Curtis Dickson for all that was done to make the 4th of July Festival such a success. He said he received great feedback.
- He expressed his appreciation to the Council members for their efforts on the Council float and thanked Councilmember Wurth for his work on the Youth Commission float.
- He announced that a resolution would be brought before Council to declare that the City would organize a Utah250 committee.

CITY COUNCIL'S REPORTS

Councilmember Thompson

- Nothing to report.

Councilmember Ratchford

- She reminded all that the Citizen Police Academy started August 14, 2025. She encouraged participation.

Councilmember Wurth

- He expressed appreciation to Curtis Dickson for his help with the Youth Commission float. He thanked Councilmember Ratchford for her personal help and Mayor Shepherd and his family for all they do for the festivities. He thanked City Staff for all their hard work.
- He said members of the Youth Commission would moderate a City Council Debate, Wednesday, July 9, 2025 at the Library at 6:00 p.m. He encouraged residents to attend.

Councilmember Roper

- Nothing to report
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Councilmember Peterson

- She expressed appreciation for the 4th of July event. She has a new perspective this year.
- She thanked JJ Allen and Ricki Miller for their communication and help.

CITY MANAGER'S REPORT

JJ Allen, City Manager

- He added his expression of appreciation to all of the 4th of July festivities.
- He reminded the Council that the Retreat would be held on August 1, 2025 at Station 42 North Davis Fire District. He welcomed suggestions for agenda items from the Council.
- He reported that he and Mayor Shepherd had attended a lunch with UDOT leadership from Region 1 which allowed some coordination and catching up on the City's projects and needs. Mayor Shepherd said they had discussed 650 North during that meeting and it was on UDOT's radar. Once 1800 North was completed they would be able to turn their focus to 650 North for new designs.

STAFF REPORTS

Chersty Titensor, Deputy City Recorder

- July 15, 2025 – no meeting
- July 22, 2025 – work and policy sessions
- July 29, 2025 – no meeting scheduled yet.

Curtis Dickson, Deputy Community Services Director

- He thanked Mayor Shepherd and the Council on behalf of City Staff for their support and funding for 4th of July Festival. He was happy to see the turnout. He said making Clearfield City a place where people want to be was the motivating factor behind Staff's hard work. He said there would be a wrap-up meeting on Tuesday, July 15, 2025 and welcomed feedback to encourage any improvement. Once the meeting was held, Staff would present to Council at a work session.

Councilmember Thompson moved to adjourn as the City Council and reconvene as the Community Development & Renewal Agency at 7:24 p.m., seconded by Councilmember Wurth.

RESULT: Passed [5 TO 0]

YES: Councilmember Peterson, Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

APPROVED AND ADOPTED
This 22nd day of July 2025

/s/ Mark R. Shepherd, Mayor

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, July 08, 2025.

/s/ Nancy R. Dean, City Recorder