

The Regular Meeting of the
Brian Head Town Council
Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
www.Zoom.us ([Click Here](#))
Via Zoom Meeting ID# 833 1297 9743

TUESDAY, MARCH 24, 2026 @ 1:00 PM

MINUTES OF THE TOWN COUNCIL

Roll Call:

Members Present: Mayor Clayton Calloway, Council Member Larry Freeberg, Council Member Duane Nyen, Council Member Logan Cruz, Council Member Mitch Ricks.

Staff Present: Bret Howser, Town Manager; Nancy Leigh, Town Clerk; Shane Williamson, Admin. Service Director/Town Treasurer; Greg Sant, Building & Planning Administrator, Chief Dan Benson, Public Safety Director; Ciera Claridge, Deputy Clerk.

A. CALL TO ORDER

Mayor Calloway called the meeting to order at 1:00 PM and welcomed attendees to the regular meeting of the Brian Head Town Council for Tuesday, March 24, 2026.

B. PLEDGE ALLEGIANCE

Mayor Calloway led the Pledge of Allegiance.

C. DISCLOSURES

There were no conflicts of interest with today’s agenda items. Mayor Calloway stated that the disclosure statements are on file with the Town Clerk and are available for public inspection during normal business hours.

D. APPROVAL OF THE MINUTES:

March 10, 2026, Town Council Minutes

The council reviewed the minutes from March 10, 2026, with minor corrections noted.

Motion: Council Member Freeberg moved to approve the February 24, 2026, Town Council minutes. Council Member Cruz seconded the motion.

Action: **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Council Member Nyen, Council Member Freeberg, Council Member Cruz, Mayor Calloway, Council Member Ricks).**

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

Council Member Nyen expressed appreciation for public participation in the recent property tax forums, noting valuable community input and engagement.

1
2 Council Member Cruz echoed this sentiment and thanked residents who reached out via email
3 and text.
4

5 Bret Howser, Town Manager, reported that several projects were going out to bid, including the
6 Blue Jay Way waterline looping project, Ponderosa Sewer project, and Woodbridge subdivision
7 road pavement project.
8
9

10 **F. AGENDA ITEMS**

11
12 **1. UTAH PATCHWORK PARKWAY ANNUAL REPORT.** The Patchwork Parkway annual
13 report and contribution request .
14

15 Nancy Dalton, Director of Utah's Patchwork Parkway, presented the annual report. Nancy explained
16 that the Patchwork Parkway is a National Scenic Byway running from Kanab to Toquerville,
17 established in 2002 for tourism, recreation, and cultural purposes with restrictions on off-site signage.
18 Nancy provided updates on the byway grant project that began in 2022. After initial bids came in
19 significantly over budget (212% over UDOT's engineer's estimate), the project was restructured. UDOT
20 and FHWA covered the design and construction documents, and the committee is now applying for
21 outdoor recreation grants to fund construction.
22

23 The current grant application requests funding for interpretive kiosks, including a 6x8 foot three-panel
24 double-sided kiosk for Brian Head near the bridge parking area. Brian Head's contribution would be
25 \$16,120 in cash, split over two budget years: \$8,060 in the first year and the remainder in the second
26 year. The project timeline extends to completion by September 2027.
27

28 Nancy also presented the annual operating budget request of \$1,500 plus the grant match, totaling
29 \$9,560 for Brian Head's contribution.
30

31 Mayor Calloway inquired about potential DNR restrictions at Hidden Haven requiring hunting
32 licenses, which Nancy agreed to investigate.
33
34

35 **2. BID AWARD FOR THE TOWN HALL EXTERIOR AND SHUTTLE STOP**
36 **PROJECTS.** Contract award for the Town Hall Exterior Project and the Shuttle Stop Project

37 Town Manager Bret Howser presented bid results for two projects that came in higher than
38 estimated costs.

39 **Shuttle Stops and Crosswalks Project**

40 The project was bid at \$722,100 against a \$500,000 budget. The primary cost overrun
41 resulted from ADA compliance requirements for a trail ramp reconstruction. Initial
42 engineering called for expensive gabion baskets and switchback design, but subsequent
43 value engineering revealed the ramp reconstruction might not be required by UDOT.

44 After discussion about maintenance practicality, the council expressed preference for a
45 long continuous ramp rather than switchbacks to facilitate snow removal with equipment
46 rather than hand-held blowers. Additional cost savings were identified through material
47 substitutions, including changing some concrete sidewalks to asphalt and simplifying
48 shuttle stop roof designs.

1 The council discussed the balance between ADA compliance requirements and practical
2 maintenance needs, noting that the connecting trail itself is not ADA compliant. Bret
3 recommended approving the bid as submitted and handling modifications through change
4 orders to avoid re-bidding delays.

5 **Town Hall Exterior Project**

6 The project was bid at \$422,886 against a \$200,000 estimate, with an additional \$38,000 for
7 stone materials. The largest cost factor was heated walkways at approximately \$250,000.
8 Bret explained that heated walkways were intended to eliminate salt damage to cultured
9 stone, but the cost was deemed excessive. The project would proceed with natural stone
10 and traditional snow removal methods.

11 The exterior renovation includes replacing all exterior cladding with a mix of natural stone,
12 board, and batten, and Corten steel materials, along with permanent LED holiday lighting
13 and darker staining for existing logs.

14 **Shuttle Stops & Crosswalks:**

15 **Motion:** Council Member Nyen moved to award the contract to Larry H. Miller Building
16 for \$722,100 for shuttle stops and crosswalks construction. Council Member Cruz
17 seconded the motion.

18 **Action:** **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Council Member Nyen,**
19 **Council Member Freeberg, Council Member Cruz, Mayor Calloway, Council**
20 **Member Ricks).**

21 **Town Hall Exterior**

22 **Motion:** Council Member Freeberg moved to award the contract to Larry H. Miller
23 Building for \$422,886 for town hall exterior renovation. Council Member Cruz
24 seconded the motion.

25 **Action:** **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Council Member Nyen,**
26 **Council Member Freeberg, Council Member Cruz, Mayor Calloway, Council**
27 **Member Ricks).**

3. **TOWN COUNCIL VACANCY INTERVIEWS & APPOINTMENT.** Interviews for the 32 qualified candidates for the Town Council vacancy and make an appointment to fill the Town Council 33 position.

34 The council interviewed two candidates for the vacant council position: Zach Sigurd and
35 Martin Tidwell. Nancy Leigh, Town Clerk, reported that Tyler Bennett had withdrawn his
36 candidacy.
37

38 **Candidate Interviews**

39 Both candidates answered structured questions about their background, interest in serving,
40 qualifications, communication abilities, understanding of local government, views on town
41 direction, and positions on various issues.
42

43 Zach Sigurd presented himself as a technology consultant and small business owner who
44 moved to Brian Head in April 2021. He emphasized modernization opportunities, improved
45 customer communication, infrastructure development, and supporting business growth. His
46

1 priorities included transportation improvements, snow removal, and bringing the town up
2 to standards comparable to other ski towns.
3

4 Martin Tidwell brought extensive local government experience, having previously served
5 on the Town Council and Planning Commission. As a CPA with corporate finance
6 background from Apple and IBM, he emphasized fiscal responsibility, community
7 collaboration, and managed growth. He stressed the importance of treating all residents
8 respectfully and working cooperatively with development partners, particularly regarding
9 the Aspen Meadows project.
10

11 **Council Selection Process**

12 Council members discussed their preferences. Several members, including Council
13 Member Ricks and Council Member Freeberg, favored Tidwell's experience and
14 institutional knowledge, particularly regarding the complex Aspen Meadows development
15 agreement. Council Member Cruz supported Sigurd, appreciating fresh perspectives and
16 questions that could drive communication and change.
17

18
19 **Motion:** Council Member Freeberg moved to appoint Martin Tidwell to fulfill the
20 midterm vacancy from Council Member Rick's term ending December 31, 2027.
21 Council Member Nyen seconded the motion.

22 **Action:** **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Council Member Nyen,**
23 **Council Member Freeberg, Council Member Cruz, Council Member Ricks,**
24 **Mayor Calloway).**
25

26 Council Member Ricks was excused at 2:55pm.
27
28

- 29 **4. PUBLIC FORUM REVIEW.** A discussion on the Transportation Utility Fee (TUF) vs. Property
30 Tax Increase public forums that were held on March 20th and March 23rd and to give direction to staff.
31

32 Bret Howser, Town Manager, led discussion about the Transportation Utility Fee (TUF)
33 versus property tax increase public forums held on March 20th and March 23rd. He sought
34 council direction for budget preparation, emphasizing that no final decisions would be
35 made until the budget adoption process in June.
36

37 **Council Discussion and Direction**

38 The council engaged in extensive discussion about funding mechanisms for road
39 maintenance. Mayor Calloway expressed opposition to general obligation bonds as a "Band-
40 Aid" solution that would create future problems, and skepticism about toll road concepts
41 and resort-specific taxes.
42

43 **Philosophy of Cost Distribution:** Mayor Calloway framed a fundamental question about
44 whether to pursue an "equitable" approach where costs are distributed based on usage and
45 proximity to roads, or a "collective community" approach where all residents share costs
46 equally regardless of individual usage patterns.
47

48 **Council Member Preferences:** Council members generally indicated preference for the TUF
49 over property tax increases. Council Member Freeberg cited TUF advantages including
50 dedicated road funding, transparency, and flexibility for future adjustments. Council
51 Member Cruz noted that most feedback he received after the forums supported TUF.

1 Council Member Nyen emphasized TUF's flexibility and ability to adjust fees based on
2 changing needs.

3 Business Impact Concerns: Bret noted that businesses would face significantly higher fees
4 under TUF and recommended more direct communication with business owners before
5 proceeding. The council discussed potential discount structures and the need to balance
6 impacts on different user categories.

7
8 Public Input: Several community members provided additional perspectives, including
9 support for TUF over property taxes and suggestions for alternative funding sources such as
10 construction impact fees and dust control permits.

11
12 The council provided consensus direction to proceed with TUF development while
13 researching discount structures and conducting additional business outreach. Staff were
14 directed to examine other municipalities' TUF implementations and prepare detailed impact
15 analyses for the budget workshop.

16
17
18 **5. FISCAL YEAR 2027 STRATEGIC PLAN REVIEW.** A review the first draft of the FY2027
19 Strategic Plan for the Public Works Department.

20
21 Bret Howser, Town Manager, presented the first draft of the Strategic Plan (see attached)
22 with Public Works Director Jared Tubbs to review the Public Works Department section.

23
24 **Gravel Road Maintenance**

25 The discussion focused on mag chloride dust treatment policies. Currently budgeted for two
26 treatments annually, but typically only one is completed due to timing with monsoon
27 season. The council directed expanding road coverage with single treatments rather than
28 attempting multiple treatments on fewer roads. Priority would be given to collector loops
29 and roads experiencing heavy construction traffic.

30
31 Council Member Freeberg emphasized the importance of grading roads after rainfall or
32 watering for effectiveness and requested investigation of moving snowmobile trail zigzag
33 fencing away from roads for safety.

34
35 Jared Tubbs reported investigating black road base from Panguitch area quarries as a
36 potential dust reduction alternative to traditional red material.

37
38 **Paved Road Maintenance**

39 The plan includes standard chip sealing, crack sealing, and manhole adjustments. Safety
40 improvements include barriers on Steam Engine Road below Shady Dell, with Aspen
41 Meadows contributing to safety enhancements. The pavement preservation schedule
42 continues with Woodbridge subdivision as the primary focus.

43
44 **Parks and Recreation**

45 Plans include routine maintenance of recreation infrastructure, consideration of gas fire pits,
46 and development of a dog park at the old archery range location. The dog park discussion
47 revealed concerns about accessibility, cost-effectiveness, and usage patterns. The council
48 ultimately supported a phased approach: installing fencing this year and adding water
49 service next year when waterline extensions are completed.

50
51 **Cross-Country Skiing**

1 The plan proposes exploring cross-country ski trail development on Forest Service land near
2 the resort maintenance facility. This would provide separation from snowmobile trails and
3 expand winter recreation offerings.
4

5 **Utility Infrastructure**

6 Water system improvements include abandoning the dead-end line on Pine Tunnel and
7 continuing infrastructure maintenance schedules. Sewer capacity concerns have been
8 reduced through improved management practices and ongoing engineering work with DEQ
9 regarding discharge alternatives.
10

11
12 **6. FUTURE AGENDA ITEMS.** Discussion on potential items for future Council agendas.
13

14 Mayor Calloway requested adding discussion of camping regulations for unimproved lots to the
15 second meeting in April. Given Health Department restrictions that have limited development options,
16 the council agreed to revisit policies that might allow temporary camping during activities like fire
17 mitigation work.
18
19

20 **G. ADJOURNMENT**

21 **Motion:** Council Member Nyen moved to adjourn the meeting. Council Member Freeberg
22 seconded the motion.

23 **Action:** **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Council Member Nyen,**
24 **Council Member Freeberg, Council Member Cruz, Council Member Ricks,**
25 **Mayor Calloway).**
26
27

28 The regular meeting of the Brian Head Town Council was adjourned at 5:17pm.
29

30
31 April 28, 2026
32 Date Approved

33
34 
35
36 Nancy Leigh, Town Clerk
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