

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 PM WORK MEETING
July 14, 2026

City Building
55 South State Street
Clearfield City, Utah

These meeting minutes were created with the aid of an AI-powered transcription and summarization tool – Otter.ai and ChatGPT. The output was used as a draft and was subject to human review, editing, and fact-checking to ensure accuracy and compliance with city standards before publication. The City Clerk is responsible for the final content of these minutes.

PRESIDING: Mayor Pro Tem Megan Ratchford

PRESENT: Councilmember Karece Thompson, Councilmember Nike Peterson, Councilmember Megan Ratchford, Councilmember Dakota Wurth, Councilmember Danielle King

ABSENT: Mayor Mark Shepherd

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, Victim Advocate Teresa Vigil, Community Services Director Eric Howes, Community Services Deputy Director Curtis Dickson, Police Chief Kelly Bennett, Public Works Director Adam Favero, Finance Manager Rich Knapp, Community Development Director Stacy Millgate, Planner Tyson Stoddard, Community Relations Director Shaundra Rushton, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor, Officer Ginny Vance

VISITORS: Wayne Pyle – UTOPIA Fiber

Mayor Pro Tem Ratchford called the meeting to order at 6:03 p.m.

REPORT FROM THE UTAH TELECOMMUNICATION OPEN INFRASTRUCTURE AGENCY (“UTOPIA”)

Wayne Pyle, representing UTOPIA Fiber, provided an update on the network’s history, growth, and financial performance. Mr. Pyle explained that UTOPIA was the largest publicly owned open-access fiber network in the country and allowed customers to select from multiple internet service providers. He stated that a direct fiber-to-the-premises connection differed from services that used coaxial cable for the final connection to a home. In response to Councilmember Thompson’s comments regarding service limitations in multifamily developments, Mr. Pyle explained that extending fiber into apartments and homeowners’ associations involved additional technical and contractual challenges.

Mr. Pyle reported that UTOPIA had more than 80,000 subscribers system-wide and that

Clearfield had more than 2,000 subscribers among approximately 7,000 available addresses. He stated that Clearfield's subscription rate exceeded the approximate 22 to 23 percent break-even threshold and remained financially strong. Mr. Pyle reviewed Clearfield's revenues and debt-service obligations and indicated that the City was generally tracking with the original financial projections.

JJ Allen, City Manager, asked whether additional fiber providers entering the market presented a concern. Mr. Pyle stated that long-term contracts and lower introductory pricing from competitors could increase customer turnover, but UTOPIA's subscriber growth remained strong and its turnover rate remained below industry standards. Mr. Allen noted that Clearfield's substantial commercial subscriber base provided additional protection from competition, and Mr. Pyle agreed that Clearfield was particularly well positioned because of its commercial customers.

FOURTH OF JULY DEBRIEF

Deputy Community Services Director Curtis Dickson requested feedback regarding the City's Fourth of July events for consideration during staff's internal debrief and planning for 2027. Ginny Vance, Police Sergeant, reported that Cops and Cars included a record 151 vehicles and benefited the Jason Reed Foundation. Mr. Dickson stated that continued growth could require expanding the event into an additional grassy area.

Mr. Dickson reported that community feedback regarding the City's new infrastructure, murals, and public art displayed during Hearts of the City had been positive. Councilmember Ratchford confirmed that the murals and other public art had been well received. Mr. Dickson stated that the Movie in the Park had been canceled because of weather and that staff was considering rescheduling it in conjunction with the fall pumpkin distribution and pumpkin float event.

Mr. Dickson explained that Paint the Bridge had been limited to red, white, and blue paint for the America 250 celebration. Although the restricted colors did not reduce paint costs, staff found that the simplified selection improved the flow of participants. Councilmembers Wurth and Ratchford supported the patriotic color scheme and commented positively on the creativity of the participants.

Mr. Dickson reported that the Patriotic Concert was held at Clearfield High School and had typical attendance of approximately 280 people. Councilmember Wurth preferred the indoor venue and encouraged other councilmembers to attend in future years. Staff and councilmembers agreed that the high school provided improved comfort and acoustics, although the size of the auditorium made attendance appear smaller. Mr. Dickson stated that staff planned to continue using the high school for the event.

Mr. Dickson reported that the Pool Bash sold out and attracted approximately 270 to 280 attendees, with a capacity of approximately 300. Unused popcorn from the canceled movie was distributed at the Patriotic Concert and Pool Bash. He also reported that the Freedom Run attracted more than 400 participants and was near or above previous attendance records.

The Council discussed the parade and reported strong resident participation, including signs, coordinated clothing, and expressions of appreciation for the North Davis Fire District. Although the crowd appeared somewhat lighter than in previous years, Councilmember Peterson believed attendees were more evenly distributed along the route. Councilmember Peterson commended North Davis Fire District personnel, volunteers, and staff for quickly and safely leaving the parade route in response to an emergency call. The crowd remained orderly while the parade was temporarily delayed.

In response to questions regarding parade safety, Councilmember Peterson explained that two people were assigned to vehicles pulling City floats and that radios were used to improve communication with drivers. Councilmember Peterson also supported continued use of ropes as physical barriers in heavily attended portions of the route. Police Chief Kelly Bennett reported that late-arriving equestrian participants created a safety concern and disrupted the Clearfield High School band. Chief Bennett stated that staff would need to enforce parade deadlines and deny entry to late participants in the future. Staff also discussed receiving last-minute participation requests from other groups and emphasized that advance registration and compliance with safety procedures were necessary because of the parade's size and logistical requirements.

Councilmember Peterson suggested that the Council consider during a future budget discussion whether to provide incentives for substantial parade entries. Councilmember Peterson explained that neighboring cities offered financial incentives or reimbursements for large floats and that Clearfield had lost some significant entries as a result. Staff noted that the City already compensated marching bands and bagpipe organizations. Councilmember Peterson recommended that any future expenditure be tied to a defined purpose, such as community image, sponsorship, or broader economic-development objectives.

Councilmember Wurth praised the festival's headlining performer. Councilmember Thompson commended the Police Department for its security planning and visible presence. Chief Bennett reported that it had been one of the least eventful festivals from a public-safety perspective, with one lost child and only a few juveniles escorted from the event. Councilmembers also reported that traffic cleared relatively efficiently considering the number of attendees.

The Council discussed technical problems that prevented the fireworks music from being heard throughout the park and in surrounding viewing areas. Councilmember Peterson suggested that staff investigate Pyrocast or a similar application that would allow residents to hear the synchronized soundtrack from mobile devices regardless of their viewing location. Councilmember King noted that residents viewed the fireworks from locations such as the cemetery and would benefit from access to the soundtrack. Mr. Dickson agreed to investigate available options and associated costs.

Councilmembers praised the appearance and layout of the VIP dinner area, including the use of curtains, chair covers, decorations, gift baskets, and reusable materials to distinguish it from the remainder of the festival. Communications Manager Shaundra Rushton explained that approximately \$5,000 in sponsorship funding had been used for the VIP setup, separate from food costs, and that the same level of decoration might not be available without comparable

future funding. Councilmembers generally believed the picnic-style menu was appropriate for the Fourth of July, although some suggested that food quality or preparation could be improved. Councilmember Peterson recommended maintaining the existing shared location unless sponsorship participation and funding increased enough to justify a separate VIP venue and meal.

Mr. Dickson reported that the City's current fireworks contract had ended and that staff would seek proposals for future shows. He explained that the 2026 show cost approximately \$47,000, while the adopted budget returned to the customary \$42,000. The reduced amount would likely decrease the number of simultaneous aerial shells unless the duration or other show specifications were adjusted. Staff planned to solicit proposals based on the available budget and could later increase the amount if directed by the Council. Mr. Dickson stated that a contract should ideally be in place by October or November because fireworks companies began ordering inventory in the fall. Mr. Allen noted that staff could consider a shorter show while maintaining a similar level of visual impact.

Mr. Dickson advised that July 4 would fall on a Sunday in 2027 and asked the Council to consider whether events should be held Saturday, Sunday, or Monday. He explained that dividing events between Saturday and Sunday would increase staffing costs and create parking conflicts with the adjacent church. Councilmember Peterson supported holding the celebration on Saturday so employees would not be required to work on the holiday and would have Sunday and the observed Monday holiday to recover and spend time with their families. No final decision was made, and staff indicated that direction would be needed within the following months.

Councilmembers and staff expressed appreciation for the substantial staff commitment required to produce the celebration. Mr. Dickson estimated that employees worked approximately 1,300 hours on July 4 alone, in addition to the extensive preparation completed beforehand. Councilmember Peterson thanked employees and their families for the time and effort required to make the events successful.

The Council supported continuing the tradition of annual Fourth of July shirts. Councilmember Peterson suggested that future designs be more creative and proposed a beach or "Surfing USA" theme that could also be incorporated into the parade float. Councilmember Wurth supported considering the theme.

FISCAL YEAR 2027 BUDGET FOR CIVIC & TOWN CENTER VISION AND IMPLEMENTATION PLAN

Assistant City Manager Spencer Brimley reported that \$45,000 had previously been budgeted to update the City's 2015 economic-development study. Following prior Council discussions, staff redirected the proposed effort toward a Civic and Town Center implementation plan encompassing City Hall and approximately ten acres to the south. Staff received eight consultant proposals and estimated that the project would cost approximately \$95,000 and require six to eight months to complete. Mr. Brimley requested that an additional \$50,000 be added to the Fiscal Year 2027 (FY27) budget.

Mr. Brimley explained that the consultant would not simply repeat previous planning documents but would prepare an implementation plan identifying development opportunities, incentives, public spaces, market conditions, outreach strategies, and specific methods for achieving the City's vision. He stated that the plan was intended to give prospective developers clear direction rather than allowing a developer to establish the vision for the property. The entity considering the acquisition of the Clearfield Town Square property had indicated an interest in participating in the process.

Councilmember Peterson compared the proposal with the Lakeside development process and emphasized the importance of documenting the City's expectations beyond the minimum requirements of the Form Based Code. Councilmember Peterson stated that previous expectations had largely remained institutional knowledge and were not sufficiently reflected in the governing documents, which created conflict when a new developer proposed a substantially different project. Councilmember Peterson supported including market and feasibility analysis demonstrating that the desired development could be constructed profitably.

Councilmembers discussed the intended boundaries of the study, the need for significant public participation, redevelopment opportunities surrounding City Hall, potential commercial and residential components, infrastructure needs, placemaking, and the relationship between the plan and future development agreements. Staff indicated that the plan would provide the City with tools to negotiate with developers and determine what public investment or incentives might be appropriate.

The Council supported adding the additional funding to the budget and proceeding with consultant selection. Mr. Allen stated that because the expenditure was not yet formally included in the budget, the selected contract and funding approval would return to the Council during a policy session, potentially on July 28 2026, or August 11, 2026. Mr. Brimley stated that staff hoped to begin the project as soon as the selection and approval process was completed.

DISCUSSION ON A POTENTIAL TEMPORARY LAND USE REGULATION FOR THE UC ZONE.

Associate Planner Tyson Stoddard reviewed the possible use of a temporary land use regulation within the Urban Core Commerce Zone while the Civic and Town Center Plan was being prepared. He explained that a temporary regulation could prohibit or restrict development activities for no more than 180 days and required a finding of compelling countervailing public interest. He stated that neither a public hearing, public comment period, nor Planning Commission recommendation was required to enact the temporary regulation.

Mr. Stoddard explained that the Civic and Town Center Plan covered approximately 75 acres surrounding City Hall and included a portion of the Urban Core Commerce Zone. He recommended that any temporary regulation be carefully limited so properties outside the planning area were not unnecessarily affected. Staff believed the completed planning process would provide strong findings to support a temporary regulation and identify necessary code amendments. Mr. Stoddard requested direction regarding whether staff should begin drafting a

regulation immediately, coordinate it with execution of the planning contract, or wait until the plan was completed.

Mr. Allen reported that the potential purchaser of the Clearfield Town Square property had not indicated any intent to submit an imminent development application and had expressed interest in participating in and potentially helping fund the planning process. Mr. Brimley estimated that the plan would require at least six months, while the temporary regulation could remain in effect for only 180 days. Councilmembers discussed the risk of adopting the regulation too early and having it expire before the City completed related code amendments.

Councilmember Wurth supported preparing a draft regulation so it would be available if circumstances changed but did not believe it needed to be enacted immediately. City Recorder Nancy Dean stated that the regulation could be placed on an agenda and enacted quickly when needed.

Mr. Allen identified an existing provision that permitted residential-only projects on secondary streets within the Urban Core Commerce Zone as a particular concern previously raised by Mayor Shepherd. Councilmember Peterson suggested that the City address that issue immediately through a targeted zoning text amendment rather than relying solely on a temporary land use regulation. Councilmember Peterson recommended prohibiting residential-only projects on secondary streets while allowing the broader planning and code-update process to continue.

Mr. Allen suggested a short ordinance providing that, notwithstanding other Form Based Code provisions, residential-only projects were not permitted on secondary streets in the Urban Core Commerce Zone. City Attorney Stuart Williams and Mr. Stoddard agreed that a zoning text amendment could be prepared. Ms. Dean advised that the amendment would require Planning Commission review and would likely return to the Council near the end of September. The Council directed staff to pursue the targeted text amendment as a stopgap measure and to continue evaluating the appropriate timing for a temporary land use regulation in coordination with the Civic and Town Center planning process.

DEPARTMENT UPDATES

Mental Health Officer Program

Chief Bennett provided a financial update regarding the Police Department's mental health officer program. The Utah Legislature had appropriated \$350,000 for the program. Approximately \$204,000 had been expended during Fiscal Year 2026, leaving approximately \$146,000 available for Fiscal Year 2027. Chief Bennett stated that the City remained on schedule to expend the funding within the permitted two-year period and that the Department of Public Safety would distribute the remaining reimbursement after completion of the year-end report.

Detective Blake Whitehead reported that the mental health officer position had been operating since approximately October 2025 and had been highly successful. He stated that several other Utah law-enforcement agencies had begun developing similar programs. Detective Whitehead

described cooperation with patrol officers, Davis Behavioral Health, the Davis County Health Department, private clinicians, mental health court, and other service providers. He reported that the partnerships had improved referrals, reduced repeat calls involving some frequent contacts, and provided resources such as firearm lockboxes, medication boxes, and secure ammunition storage.

Detective Whitehead explained that mental health court served individuals whose criminal conduct involved a mental-health nexus and required participants to comply with treatment, medication, testing, and regular court reporting. Six Clearfield participants were enrolled in mental health court, and five were progressing toward successful completion. He stated that a more meaningful comparison of program growth and outcomes would be available after a full calendar year of operation.

Victim Housing Assistance Grant

Victim Advocate Teresa Vigil provided an update on the first year of the City's two-year Victims of Crime Act housing grant. She reported that the City received approximately \$43,000 after grant funding was reduced from prior years. Because of the reduction, eligibility was generally limited to Clearfield residents or victims relocating to Clearfield, although assistance was extended to residents of other Davis County communities in limited circumstances. At least 25 awards were connected to individuals residing in or relocating to Clearfield, and all but approximately \$76 of the available funding was expended.

Ms. Vigil stated that rent represented the majority of assistance provided, with some funds also used for moving and other housing-related expenses. The average rental assistance payment had increased from approximately \$900 when the program began to nearly \$1,700 during the most recent year. She explained that securing housing allowed victims to focus on safety and recovery during periods of significant personal disruption. Since the program began in 2019, the City had distributed nearly \$360,000 in housing assistance. The new grant year began with another \$43,000 available, and Ms. Vigil anticipated reapplying for future funding the following spring.

Ms. Vigil expressed concern that leadership changes within the Utah Office for Victims of Crime had resulted in less emphasis on housing-first assistance and that victim-services funding had continued to decline. Councilmember Peterson asked whether the City could work with advocacy groups, legislative partners, or other contacts to demonstrate the program's value and preserve the housing component. Ms. Vigil agreed to determine where sharing program information and outcomes might be effective. City Manager JJ Allen suggested coordinating with Steve Hiatt.

Ms. Vigil explained that obtaining testimonials was difficult because victims often did not wish to publicly revisit personal experiences. Councilmember Peterson stated that the program had prevented at least one known family from becoming homeless during a serious criminal matter. City Attorney Stuart Williams and Police Chief Kelly Bennett noted that funding reductions also affected other victim advocacy and Violence Against Women Act programs and that some area agencies had eliminated victim advocate positions.

Councilmember Thompson asked how the program affected demand for Safe Harbor and discussed the importance of preventing victims from becoming homeless or remaining financially dependent on an abuser. Ms. Vigil stated that Safe Harbor's previous housing program had changed and that she did not have sufficient information to quantify the impact. She noted that communication with other advocates had resulted in additional referrals near the end of the grant year. Councilmember King emphasized that the program had served 31 adults and 33 children and stated that providing children with a safe and stable home supported their education and long-term well-being. Ms. Vigil agreed to continue exploring advocacy options and invited the Council to identify any additional information it wished to receive.

Public Art Jet Vandalism

Communications Manager Shaundra Rushton reported that the Weber State University jet sculpture located near the Aquatic Center had been vandalized. She initially hoped the markings could be easily removed but learned that the sculpture had been scratched or keyed. An automobile body shop was evaluating whether the damage could be repaired without fully repainting the sculpture. Weber State University had been notified of the damage.

Ms. Rushton also reported that another jet sculpture that had been undergoing repairs for more than a year had been completed. Staff planned to retrieve the repaired sculpture and return it to public display as soon as personnel were available to assist with transportation.

Public Art Jet Program

Ms. Rushton updated the Council on proposals for an additional phase of the City's jet public-art program. She stated that the current budget was approximately \$55,000 and that larger aircraft sculptures from a more established vendor were more expensive than previous models. Staff was also seeking additional information from the original sculptor, who had experienced delays and communication problems during the previous project.

Mr. Allen asked whether the Council preferred several aircraft models or a larger number of one model. Councilmember Ratchford supported focusing on one or two aircraft, particularly the F-35, to remain within budget and create a larger visual focal point. Councilmember Ratchford noted that the program could be expanded during future budget years. Councilmember Peterson agreed that a larger F-35 was appropriate because of its connection to Hill Air Force Base and suggested that using one mold could reduce costs and allow the City to obtain additional sculptures. Councilmember King stated that different artwork applied to the same model could provide sufficient variety.

The Council generally supported concentrating the current phase on larger F-35 sculptures, while preserving the option to add other aircraft models in future phases. Staff agreed to obtain additional pricing and information before proceeding.

TextMyGov Rollout

Ms. Rushton provided an update on the City's TextMyGov service. Staff had introduced the

service in June by allowing Search the City participants to text the City's number for event clues, which familiarized approximately 300 participants with the system.

Ms. Rushton stated that approximately 17,000 to 18,000 Clearfield telephone numbers had been automatically added to the system using publicly available data. Coverage was less complete in portions of west Clearfield because fewer public records connected telephone numbers with addresses. The system would allow staff to send geographically targeted messages, such as notifications and updates to residents affected by a water shutoff.

Because residents were automatically enrolled, the City was legally required to send an initial notification explaining the service and providing instructions for opting out. TextMyGov had prepared the required notice and press-release language, but the City could determine when to begin the rollout. Ms. Rushton stated that staff hoped to begin public outreach in August so residents would recognize the initial message as legitimate and would not report it as spam.

Councilmember Peterson supported the service and stated that it would have been helpful during a recent extended water-service interruption by allowing staff to provide updated restoration estimates. Ms. Rushton agreed that the system could improve communication but stated that staff needed to coordinate with each department regarding who could send messages, how frequently updates could reasonably be provided, and how after-hours notifications would be handled. Staff was also creating a form that residents not included in the database could use to provide their address and telephone number.

City Manager JJ Allen noted that the service had been included in the City's property tax impact schedule. Ms. Rushton clarified that TextMyGov would not replace Everbridge, which would continue to be used by police, fire, emergency medical services, and Davis County for significant emergencies. TextMyGov would instead be used for localized, nonemergency information and service updates.

Councilmember Peterson moved to adjourn at 8:35 p.m., seconded by Councilmember Wurth.

RESULT: Passed [5 TO 0]

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

NO: None

ABSENT: Mayor Mark Shepherd

**APPROVED AND ADOPTED
This 11th day of August 2026**

/s/ Mark R. Shepherd, Mayor

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, July 14, 2026.

/s/ Nancy R. Dean, City Recorder