THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
June 25, 2024

Minutes of the Richfield City Council meeting held on Tuesday, June 25, 2024, at 7:00 p.m. in the Council Chambers of the Richfield City office building located at 75 East Center, Richfield, Utah. Mayor Bryan L. Burrows presiding.

1. CALL TO ORDER
2. OPENING REMARKS
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. MINUTES APPROVED –
6. EXPENDITURES APPROVED
7. BUSINESS
8. OTHER BUSINESS
9. CLOSED SESSION
10. RECONVENE
11. ADJOURNMENT

1. **CALL TO ORDER**
2. **OPENING REMARKS – Offered by Councilmember Kip Hansen**

3. **PLEDGE OF ALLEGIANCE** – Led by Mayor Bryan Burrows

4. **ROLL CALL Present:** Bryan Burrows (Not voting), Brayden Gardner, Kip Hansen, Elaine Street, Kendrick Thomas, Tanner Thompson Rob Jenson (not voting) and Michele Jolley (not voting). Also, in attendance: Jenna Draper, Kylee Boyter and Michelle Olsen.

5. **MINUTES APPROVED** - Consider a motion to approve the meeting minutes held on June 11, 2024 **Motion:** Approve the minutes of the June 11, 2024, meeting. **Action:** Approve, **Moved by** Brayden Gardner, **Seconded by** Kip Hansen. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson. **Excused:** Kendrick Thomas.

6. **EXPENDITURES APPROVED** – Consider a motion to approve the warrants and cash disbursements for May 2024. Councilmember Hansen asked about $600 spent on bookmarks. They are used by the library as promotional material. He also questioned two dental reimbursements that appear to be the same.

There was also a charge for $2,500 for badges, which are for the Fire Department. He also asked about $195 for bike shed rental from Turner Moving and Storage. The police department uses this for bikes that are turned in. Mayor Burrows asked to clarify that the Miss Sevier is part of the city's standard donations. Mayor Burrows asked what a dirt bike chainsaw holder is and why the city purchased one. It is being used by the trail committee on the bike trails west of town. **Motion:** Approved the warrants and cash disbursements for May 2024. **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Tanner Thompson.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.

7. **BUSINESS**

a. Discuss and consider approving a land exchange with SITLA for the water tank property and where the R will be located with City property on 100 East. **Motion**: Table the discussion and approval, **Action:** Table, **Moved by** Tanner Thompson, **Seconded by** Elaine Street.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.

8. **Later in the meeting (8:29 p.m.) the item was revisited. Motion:** Take the item off the table for discussion. **Action:** Discuss. **Moved by** Kip Hansen, **Seconded by** Elaine Street. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson, Kendrick Thomas.

Councilmember Thomas said there has been some negotiation with SITLA on the parcel they intend to purchase from the city, so that the value of it includes the future right of way for the road. This brings the acreage up to .33 acres. This increases the value of that property to $14,840. The 10-acre parcel the city is purchasing from SITLA is valued at $45,000. This leaves a net cost of $36,360, plus transaction costs of $1,362 for half of the archeological survey, $1,350 for half of the appraisal costs, and $100 for the advertising. The total would be $2,812 in transaction costs.
Mayor Burrows said the area has already been archeologically cleared, with the powerlines that were installed in the area by EC Source several years ago.
Councilmember Gardner said he doesn't understand why the city is paying for the remaining lease on the SITLA land where the water tank sits. When one purchases a rental, the lease payment goes to the new owner. Why is the city prepaying? It has to be a weird SITLA caveat, but the city needs to make sure it's not being gouged. If it has to be paid, fine, but it just seems incongruous with other land transactions. The city needs to clarity this issue. Gardner said he would reach out to Alexa about it.
The SITLA board will need to approve the sale, and that board meets in August.

Motion: Proceed with the land purchase/trade with SITLA for the price of $36,360 plus the transaction costs of $2,812.60 with caveat that the city negotiate the future lease money paid on the property. **Action**: Approve, **Moved** by Braden Gardner, **Seconded** by Elaine Street. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson, Kendrick Thomas.

a. Consider readopting Ordinance 2024-8 and Impending Boundary Adjustment for the Jeff Albrecht Annexation. This was previously adopted, but a mylar had to be signed and more than 10 days has passed, so it has to be readopted. **Motion:** Approve the re-adoption of Ordinance 2024-8 and Impounding Boundary Adjustment for the Jeff Albrecht Annexation **Action:** Approve, **Moved by** Tanner Thompson, **Seconded by** Elaine Street. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.

b. Consider approving the painting of 2 pickle ball courts at the Rotary Park. Mayor Burrows said this is being done in conjunction with the Nelson Warm Springs Park. The contractors provided a price to add paint to courts to the Rotary Park. Councilmember Thompson said he thinks its egregious to pay $30,000 to paint the lines. It would be able to be completed now rather than have to remobilize the painter at a later date. **Motion:** Approve the painting of the courts. **Action:** Approve the painting of the courts. **Moved by** Elaine Street, **Seconded by** Kip Hansen. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.

c. Consider opening and amending the 2023-24 budget for all funds and adopting Resolution 2024-11 to accept the fiscal year 2024-25 budget. The final proposed budget is higher than what was initially presented, but is still approximately $500,000 less than the previous year's budget. City Administrator Jolley said the estimates were kept low and conservative when compiling the budget. This will give the city a cushion at the end of the next fiscal year if something unforeseen happens. The increases for employee salaries have been included in this budget as previously discussed.
Mayor Burrows said the amount of grants that the city has had has helped, as much of the work in the city was focused on projects funded through grants. That lowered some of the cost. Councilmember Hansen said there was some pass-through money that also affected the budget numbers for the past year.
City Administrator Jolley said total change in net position on page 11 of the budget shows a change of $3,609,711. Some 25 percent of that can remain in the general fund. The budget needs to have $1.3 million of that set aside for the pool in order to fund the city's match for a grant that is pending. There is also potential for getting a grant at the golf course that will be applied for in October. This grant would be for helping to replace and upgrade the

watering infrastructure at the golf course in an effort to make water use more efficient. It's something that has been in the process for over a year now.
The city would be doubling its money with the Land Water and Conservation Fund grant, Mayor Burrows said. It would be a $2.5 million grant, matched by the city. If the city gets the grant, it would essentially be $5 million to take into the CIB for the pool project.
Capital improvement budgets in the various departments remains on solid footing. Mayor Burrows said he would like to keep money in the capital improvements for future needs.
The current budget proposal is lower that 2023-24 and 2022-23, Mayor Burrows said.
Councilmember Thompson asked about what kind of interest the city is getting back on money that is sitting there. He said there is other banks beside Zions that have killer rates right now. He said it is something that should be considered. **Motion:** Open and amend the 2023-24 budget, and also adopt Resolution 2024-11 to accept the fiscal year 2024-25 budget. **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Brayden Gardner.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.

d. Recess to convene a Municipal Building Authority meeting. **Motion:** Recess to convene a Municipal Building Authority meeting, **Action:** Adjourn, **Moved by** Tanner Thompson, **Seconded by** Elaine Street.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.

Reconvene 7:29 pm

9. **OTHER BUSINESS –** Councilmember Thompson said someone asked him why the water fountain near the playground was taken out and if a new one was going in. The fountain was broken and is in the process of being replaced.
Councilmember Gardner asked about the tree on 400 West. It is on the city crew's list to do, but they've not been able to do it yet.
Councilmember Street said in the Miss Richfield account, there is quite a bit of money from donations the program has received. She asked if the extra can be kept in the Miss Richfield account. However, with the scholarships, there will not likely be anything left.
The budget is $12,000.

10. **CLOSED SESSION Motion:** Move into a closed session to discuss purchase of property, sale of property and discussion of personnel to serve on the library board**, Action:** Adjourn**, Moved** by Brayden Gardner**, Seconded** by Elaine Street**. Vote**: Motion carried by unanimous roll call vote (summary: Yes = 4).
Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson.
Excused: Kendrick Thomas.
11. **RECONVENE** regular session. at 8:27 p.m.

e. Consider approving a ground lease for property located in the Richfield Business Park.

Action: Approve the lease of the property in the business park, **Moved by** Tanner Thompson, **Seconded** by Elaine Street.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson and Kendrick Thomas

12. **ADJOURNMENT**

Action: Adjourn the meeting, **Moved** by Elaine Street, **Seconded** by Tanner Thompson.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson and Kendrick Thomas