THE STATE OF UTAH COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council In and For Said City
March 11, 2025

Minutes of the Richfield City Council meeting held on Tuesday, March 11, 2025, 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. **OPENING REMARKS** Councilmember Thompson
2. **PLEDGE OF ALLEGIANCE** by invitation Councilmember Street
3. **ROLL CALL Roll Call.**
4. **Present:** Bryan Burrows (Not voting), Brayden Gardner, Kip Hansen, Elaine Street, Kendrick Thomas, Tanner Thompson, Michele Jolley (Not voting), Rob Jenson (Not voting).
Also, Terry Christensen, Kylie Boyter, Kort Mackay, Janet Siggins, George Siggins, Nathan Heyborne, Shellie Mackay, Chip Gleave, Etta Hagen, Russell Gomes-Perez, Carson DeMille, Marva Nelson, Linda Baum, Jenna Draper, Dough Hansen, Houston Holt, Elizabeth Steele, Trent Lloyd, Keith Mogan, Brady Edwards and David Anderson.

5. **MINUTES APPROVED** - Consider a motion to approve the minutes of the meeting held on August 19, 2024 and February 25, 2025. **Motion:** Approve the minutes of meetings held August 19, 2024 and February 25, 2025 **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Elaine Street.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

6. **EXPENDITURES APPROVED** – Consider a motion to approve the warrants and cash disbursements for February 2025. **Motion:** Approved the warrants and cash disbursements for February 2025, **Action:** Approve, **Moved by** Kendrick Thomas, **Seconded by** Brayden Gardner.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

a. VCBO to present an update on the pool project. Brent Tippets representing VCBO was present to discuss the pool project. Tippets showed several images showing where the design of the pool is currently at. The pool includes a high school swim meet standard six lanes that transition in depth from four feet to nine feet, an area with a zero-point beach-type entry where various play features can be implemented. Another area will feature water that would be approximately three feet in depth for different recreation uses. A climbing wall is included on the deep end of the lap pool. There is room for other features. There is a control entry area with a desk for admission to the pool.
A community use room that can be utilized for birthdays, training and other uses is included. The locker room area has several individual private changing rooms. Some of the private changing rooms have showers and toilets, while others are just for changing clothes. This is a modern design concept with enhanced safety and privacy as its focus. Since the changing areas are individual and

private, it also addresses any potential requirements concerning gender identity issues that may arise. The actual lockers are in a common area that can be monitored with cameras, another safety feature that can reduce theft.

Public restrooms are included, as well as a staff room, office area, storage area, mechanical area and a snack bar capable of serving people both in the facility and outside the facility on the patio.

The new pool will provide for safer water as it has more flow in and out through a filter and purification system, Tippets said. The goal is high water quality and clarity. The pool will be completely ADA accessible.

The Sprung structure that will cover the pool is a prefabricated building that will cover the entire pool area. There are also several roll up doors along one side of the structure, allowing for the area to be open to the outdoors when the weather permits. The roll up doors also help in moving equipment and bleachers in and out of the pool as needed.

The facility also has a separate entry point for spectators.

Mayor Burrows asked Tippets to show on the screen the location of the new pool as it relates to the location of the north pavilion on the Lions Park. It will be basically even with the north east corner of the pavilion. The north pavilion will be removed as part of the project. Once the new facility is completed, the old one will be razed and replaced with a parking area.

Councilmember Thompson asked if any changes have been made would put the CIB funding in jeopardy. City Administrator said no because it's the same project presented to the CIB, just with the configuration slightly modified to fit the available space.

Mayor Burrows asked when the Lion's Park's replacement basketball courts will start. Recreation Director Brady Edwards said they've surveyed the new location, near the skate park, and are preparing to install it soon. It will be similar in function to the one that was removed to make way for the pool project.

Tippets said the pool technology being used will be much more forgiving of the problems that older pools are susceptible to – such as cracking with age and soil sediment. The type of pool being used here would not crack. It would also not need to be re-plastered. The recommended life of pool plaster is approximately five years, but the cost of re-plastering a pool of this size would be over $200,000, which makes for additional cost savings in the operation and maintenance of the pool. This type of pool will also provide for better water clarity.

Mayor Burrows asked Tippets to explain the bottom of the pool and how it works.

Tippets said the bottom of the pool sits on a concrete slab. Over the top of that is a vinyl liner, which actually wraps up the sides of the pool to seal tightly. In the shallow area, this liner allows for a soft layer of padding to be laid underneath it, which makes it more user friendly for toddlers who crawl around on their hands and knees.

Councilmember Thomas asked how far along the design process currently is. Tippets said they are approximately one third of the way through the design process. He said during the next step, the general contractors will be brought on board to collaborate in the progress of the design.

Recreation Director Edwards said he has had some people ask about the location of the replacement basketball court. It will be located underneath the scoreboard of the softball field. It will be similar to what was there before, a shorter court, this time with shorter hoops.

Mayor Burrows said the idea is to put everything in a more consolidated area so parents can watch their children at the playground, the skate park and the basketball court all at the same time without fear of them wandering off.

Doug Hansen, Lions Club member, said he is excited to see it and wants to be able to use it.

Councilmember Thomas said he would like to see a current cost estimate for the project. He asked about the CM/GC process, and if the council needs to approve it.

Administrator Jolley said it doesn't need to be approved by the council since the project is already approved. There was an RFP sent out, and two contractors were interviewed for the position.

Councilmember Thompson said he feels what was presented was awesome, but is concerned because no one on the council had seen it before. There are some details that probably could benefit from being gone over with the group.
Administrator Jolley said one thing that hasn't been defined yet is the play features.
Thompson said he would like the council to have more say in more details. He asked what the next steps are going forward.
Mayor Burrows said they will have to design the electrical, the mechanical and whatever else.
Thompson asked if this is the project that is being moved forward with. Administrator Jolley said it's not substantially different from what the concept designs were for the facility. It's very similar to what was presented before.
Councilmember Thompson said he feels the council is on the line as elected officials for the end product and that the council hasn't had a lot of input. He said he thought the council would be more involved in the process
Typically, the legislative approves the funding and scope of the project, while the administrative portion executes the project. Administrator Jolley said the administrative input has included more than her and the Mayor, but also the design team at VCBO, Rec Director Edwards and pool management.
Councilmember Hansen said it has to be that way unless the City doesn't want to complete the project in a timely manner. He said in other projects he's been involved in, that's not how it was typically carried out.
Councilmember Thompson said it would be nice to have a member of the council on the group that meets to discuss the pool design.
Edwards said he has taken all the feedback he has received from the council and others and given it to Brent Tippets, who has done an excellent job in incorporating it into the design. He's been very good at identifying what can and can't work in the scope of the project. To benefit the entire community from the young to the old, the current project is a good package Edwards said. If there were $10 million more available, more could be added.
Thompson said he doesn't feel the pool design is lacking in features.
Councilmember Street said she feel like those involved have done a good job.
Mayor Burrows said the City as at the point where it has hired VCBO, and it is their job to put the lines on the papers.
Edwards said the pool management works very hard to keep the current facility functional. The City is just one phone call away from it no longer being usable.
Councilmember Thomas said he understands the danger of getting too many people involved in the project. This is one of a different nature due to the public interest in it. The council would like to be more involved and have more involvement due to the public interest level.
Councilmember Hansen said it's a different scale project, but in concept its not different from the Nielson Park. The Council did have a say as to what features and equipment were installed at that park, choosing from what could fit the footprint and the budget. He said he is sure the council will be consulted on items like play equipment and colors when the design reaches that phase. The basic design has already been approved, and should be moving forward.
Councilmember Gardner said the council has asked for more input. Councilmember Thompson motioned to have someone on the committee going forward.
Mayor Burrows said that's not in the authority of a councilmember to motion someone into an administrative role.
Josh Peterson asked if there is documentation of interactions between the designers and administrators. He said in UDOT projects, there are comment resolution forms. He said some of the decisions may have been made already, but they are documented.
Mayor Burrows asked if there is anything the council would like to change about the layout of the

project.
Councilmember Thompson said there are a lot of good things about the project, but it still warrants a discussion. Maybe someone doesn't like the co-ed locker area, but there is going to be public discussion about it. He said he understands it and thinks it makes sense, but some people might not want it. The Council is beholden to the voters and wants to be able to have more oversight.
A discussion about how the fire department facility was build was had. Councilmember Thompson asked how much input the council had on it. Mayor Burrows said he was on the fire department at the time, but not the council. He said he didn't design it, the engineers did.
Councilmember Hansen said on a national level, the Congress takes care of the purse strings and decides how much and where funding goes, but it's up to the administration to carry out the mission of each department. Congressmembers don't sit on the advisory boards – that's not their role. It's not different than what is done on the local level.
Councilmember Thompson asked about the frequency of meetings, and why the council hasn't been updated.
Tippets said they have been meetings, preparing for this meeting to present the renderings revealed tonight.
Administrator Jolley said the layout wasn't worked out until the past couple of weeks, as office spaces had to be defined, as well as the locker room. They are issues that have to be dealt with. The private changing area has to be done in the way proposed due to current laws and possible concerns with transgenderism.
Edwards said this is an issue that is dealt with on a daily basis at the pool – for instance a father will have to bring his small daughter through the men's locker room where she may be exposed to other men who are undressed.
Councilmember Gardner said if someone from the council had been involved, it may have helped with the locker room issue.
Mayor Burrows asked what the members of the council would like as far as involvement.
Councilmember Thomas said he would like to see the council have representation as design decisions are being made. He said he didn't feel the council was involved with the CM/GC process.
Administrator Jolley said that is no different than when the sewer project was done. The City awarded a bid for the engineer and general contractor, but didn't go back to award bids for subcontractors. VCBO is the general contractor for this project.
Mayor Burrows said if the council wants someone to represent it during the design process, he would appoint Councilmember Hansen.

b. Planning Commission report.

Planning Commission Chairman Josh Peterson gave the planning commission report for March 5, 2025.

The first item was a home occupation permit granted to May Anderson to operate a day care out of her home. The next was a home occupation permit for Veronica Vakautakakala to operate a baked goods business out of her home.

The general plan update included some discussion with Kendall Welch. The comments are open on the general plan until March 16. The goal is to have it as a public hearing item during the next commission meeting.

Next, the commission discussed some ordinance amendments. The first is an amendment to 17.13.240 as it affects the requirement for preexisting lots to install asphalt shoulder, curb, gutter and sidewalk. There were a couple of things added to it. One of the things added was a depression in the grading to keep the water from channeling along the street or the sidewalk. It should also be ready for a public hearing during the next commission

meeting.
SITLA is also proposing an ordinance amendment to create an overlay zone for its property. Peterson said he has requested a joint work session with the council to discuss the ordinance. He said they are headed in the right direction addressing what they are calling the missing middle. However, there are some issues as relates to owner occupied properties. Also, there are some questions dealing with alleyways, fences, trails on open spaces and how much of them should be turned over to the city for long term maintenance, and how much should be handled by an HOA.
One thing to keep in mind is that no one else in the state has done this year. While it's OK to be a trend setter, it's vital to perform the city's due diligence.
The final item discussed was the Chet Thompson annexation of property south of the golf course. There is some conflicting information on access. It didn't appear to be adjacent to any public road. Peterson said the way it was presented made it appear to be an island.
The law precludes the city from creating unincorporated islands or peninsulas, but it can create peninsulas of incorporated land, Administrator Jolley said. The piece of property the city sold back to the Fullmers will be sold in turn to Chet Thompson, so there wouldn't be an island in this case as eventually it will all be one parcel contiguous with the city.
Peterson said the commission's recommendation that they have a way to access the development.
Mayor Burrows asked about property owned by Eric Torgerson. The property Chet Thompson is annexing is next to a road that is owned by Torgerson.
Councilmember Hansen said the annexation is its own issue, but the development will have to be reviewed to resolve the other issues. Access will be a project review issue.
Peterson said he agrees, the City annexes the property in, and its on the developer to address the access and other issues.
Mayor Burrows asked if the City is ok to still put in its waterline while the issues surrounding Thompson's property get resolved.
Councilmember Thomas asked about the status of the curb, gutter and sidewalk ordinance.
Peterson said he asked for better clarification on the slopes involved in the modified standard prior to recommending the ordinance. Instead of a 10 to 1 slope, the commission suggested the ordinance allow the City's public works staff to determine the slope of the gravel material in order to best prevent the water from channeling next to the sidewalk or road.
Deputy Clerk David Anderson said it was referred to as a ditch, but in reality, it is just a depression to keep the water away from infrastructure that would be damaged by it.

c. Consider parcels to be triggered by resolution for the Inland Port Project Area.
Jenna Draper addressed the council concerning property that could be triggered as part of the project. The project area was created earlier this year. There are some developments that are being completed, which can be triggered as part of the Inland Port. They should all get certificates of occupancy this year. By doing this at the beginning of the year, there will be enough time for everyone to figure out the collection calculations for the project.
Mayor Burrows asked which are the four properties being triggered for the inland port.
The first is the eight-plex recently completed on 500 West. Also, the four-plex on 100 East that will be finished this year, Mountain View Vision's facility at the Richfield Plaza and J.J. Lund's development west of Home Depot.
Councilmember Thomas asked if there is an estimate for how much revenue will be generated by those four parcels. Draper said not at this time, but she would be able to get it for the council in the future. This will help establish a track record of differential that can

be used for bonding in the future.

Draper said while everything in the region is technically part of the Skyline Port, everything generated in Richfield will remain for use by Richfield. The board asked to not create too many project areas, so several smaller communities were lumped together into one larger area.

Motion: Adopt the resolution to trigger the parcels for the inland port project as explained by Jenna Draper, **Action:** Approve, **Moved by** Brayden Gardner, **Seconded by** Kendrick Thomas.

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

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

Draper also discussed a company that is purifying water near Green River by using algae. The company is using waste water and sewer lagoon water and purifying it for reintroduction into the Green River. She proposed Richfield as a second site for this company to operate out of. It could be either put into the Sevier River, or for other uses. Construction could start as soon as this summer. Draper said she also pitched the idea of manufacturing the pods used in the process in the Richfield industrial park. The pods are self-contained and utilize solar power. They may need to identify land to locate onto in the immediate future.

Councilmember Hansen said this is a similar process as what it utilized in St. George, where most of the treated water is returned to the Virgin River.

There will be a cost as some point, Administrator Jolley said.

Councilmember Thompson asked about the timeline of the project – starting in May in Green River, and possibly by the end of the summer having pods placed near Richfield's sewer lagoons to begin purifying the water.

Currently Richfield's sewer lagoons are a zero-discharge facility, so the license would have to be changed, Jolley said.

Carson DeMille said it will require a lot of work on the part of the city, with additional testing required.

7. **OTHER BUSINESS –**

Councilmember Gardner asked about the water service being interrupted at Central Utah Counseling Center. They had complained that there wasn't enough notice given and they had to restructure several appointments as a result.

Chief Trent Lloyd passed out the stats for the police department for the past year. Overall, there was fewer case numbers pulled for the first time since he was made chief. He said they are likely leveling off now from the growth.

Also, instead of a dog license clinic that resulted in overtime, the City opted instead to have a half-priced dog license month. The last clinic registered 13 dogs, while the half-off dog license month ended with 67 dog licenses. He said he'd like to continue doing the half-priced licensing month in the future.

The City is also testing for officers for its hiring roster. The department has been down an officer since September.

Public Works Director Keith Mogan said the bike path project along College Avenue from 800 South to 1300 South and then down to Walmart is starting in the next week. More water system valve replacements are also being completed in the next week.

Also, the area where the city had problems with flooding along 530 South has a temporary

fix now, but the City is waiting for prices for the permanent fix. The best option is to just put in curb and gutter from College Avenue to 1000 West. It should come in between $15,000 to $18,000.

Mayor Burrows read a letter he received concerning a positive experience some travelers had while in Richfield.

8. **EXECUTIVE SESSION Motion: Adjourn the meeting and reconviene in an executive session, Action: Enter Closed Session, Moved by Brayden Gardner, Seconded by Kendrick Thomas.**

a. Discuss the character, professional competence, or physical or mental health of an individual(s) to serve on the Planning Commission.
b. Purchase of property.

9. **ADJOURNMENT Motion: Adjourn the meeting, Action: Adjourn, Moved by Brayden Gardner, Seconded by Elaine Street.**
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.