

THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
February 27, 2024

Minutes of the Richfield City Council meeting held on Tuesday, February 27, 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. OPENING REMARKS
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES
5. PURCHASE OF BACKHOE APPROVED
6. PUBLIC HEARING – NOWERS REZONE
7. PUBLIC HEARING – CANOPIES
8. PUBLIC HEARING - FUTURE ZONING MAP AMENDMENT
9. ROBBINS ANNEXATION DENIAL
10. AGREEMENT WITH SEVIER COUNTY, UTAH BEEF PRODUCERS APPROVED
11. CAPITAL IMPROVEMENT LIST FOR 2024 APPROVED
12. POLICE DEPARTMENT ANNUAL REPORT
13. OTHER BUSINESS
14. ADJOURN

- 1 1. OPENING REMARKS were offered by Elaine Street.
- 2
- 3 2. PLEDGE OF ALLEGIANCE was led by Brayden Gardner.
- 4
- 5 3. ROLL CALL. **Present:** Bryan Burrows, Brayden Gardner, Kip Hansen, Elaine
- 6 Street, Kendrick Thomas, Tanner Thompson, Michele Jolley, Rob Jenson.
- 7
- 8 4. **MINUTES APPROVED** - Consider a motion to approve the minutes of the
- 9 meeting held on February 13, 2024. **Motion:** Motion to approve the February 13,
- 10 2024 meeting minutes. **Action:** Approved. **Moved by** Elaine Street, **Seconded by**
- 11 Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes =
- 12 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner
- 13 Thompson.
- 14
- 15
- 16 5. PURCHASE OF BACKHOE APPROVED. Consider approving the purchase of a
- 17 backhoe with a guaranteed 5-year buyback. City Public Works Director Keith

1 Mogan explained the problems the city is having with its backhoe. After an engine
2 replacement this summer, the backhoe continued to have issues and keeps
3 derating itself, which could become a permanent problem. The unit has been at
4 Case, but their mechanics don't know what to do. If the city were to purchase a
5 new CAT from Wheelers, it would be \$140,000. At the end of five years the city
6 would have a guaranteed \$100,000 buyback. Lease options are \$14,500 a year,
7 which would be \$72,000 over the five years. Councilman Thompson asked if trying
8 to fix it would be futile at this point. Mr. Mogan said Case said they could try
9 installing a new computer or wiring harnesses, but nothing would be guaranteed to
10 work. The guaranteed buy back would be based on a 2,000-hour amount of usage,
11 which the unit won't reach. When the current backhoe's engine blew, it was a 2015
12 and had just 1,900 hours on it in eight years. It was asked how much we could sell it
13 for. Mr. Mogan said he felt that the city may be able to get \$40,000. Councilman
14 Thomas asked what it means when it derates. It loses power, kind of like a limp
15 mode. **Motion:** Purchase the new backhoe with the \$100,000 five-year buyback
16 guarantee. **Action:** Approve. **Moved by** Kendrick Thomas, **Seconded by** Tanner
17 Thompson. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).
18 **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner
19 Thompson.

20 Mayor arrived at 7:09 p.m.

21
22 6. PUBLIC HEARING – REZONE NOWERS. Public hearing to receive comments on
23 an amendment to the future zoning of the General Plan and Zoning Ordinance for
24 the Laura Nowers Subdivision rezoning parcels 1, 2, 3, 4, 5, and parcel 6 to multi-
25 family RM-11 and parcel 7 to commercial shopping CS as shown on the map.
26 Mayor Burrows opened the hearing at 7:10 p.m. Councilman Gardner declared a
27 conflict because he represents the seller. Councilman Thomas asked if there is a
28 rezone for any of the homes. There is one on 800 South that is currently zoned
29 commercial, that would be moved into the RM-11 zone. Councilman Thompson
30 asked why rezone if there isn't a plan for it. There is a plan for it, but this is the first
31 step. Councilman Gardner said the proposal would reduce the RM-11 zone by
32 almost five acres, while increasing the commercial zone by that same amount.
33 Mayor Burrows closed the hearing at 7:12 p.m.

34
35 7. PUBLIC HEARING – CANOPIES. Public hearing to receive comments
36 concerning the removal of size restrictions for canopies for convenience stores. The
37 hearing opened at 7:12 p.m. The proposal would remove the 3,000-square-foot
38 limitation and let the setbacks govern what can be built. Councilman Hansen
39 asked if this was something that had been requested of the city. Mayor Burrows
40 said this is part of the planning and zoning commission cleaning up some things in
41 the ordinance. It would be less restrictive and allow property owners more flexibility
42 in planning out their properties to meet their needs. Mayor Burrows closed the
43 hearing at 7:13 p.m.

44

1 8. PUBLIC HEARING - FUTURE ZONING MAP AMENDMENT. Public hearing to
2 receive comments on the future zoning map of the General Plan eliminating high-
3 density multi-family residential and amending the definition of medium-density
4 multi-family residential zones. Mayor Burrows opened the hearing at 7:13 p.m.
5 Mayor Burrows asked if medium density is considered RM-11. Councilman Hansen
6 said prior to establishing the RM-24, RM-11 was considered a high-density zone.
7 Councilman Thomas said he is concerned because in the general plan, it says
8 multi-family, which would include both RM-11 and RM-24. Councilman Hansen
9 asked if the intention is to eliminate future RM-24. City Recorder Jolley said the
10 planning commission is looking at how RM-11 is defined, if it is defined as medium
11 density. She said the planning commission is also considering the restrictions on RM-
12 11 developments, which currently require 8,000 square feet for the first unit and
13 3,500 square feet for each additional unit. Councilman Hansen said in the past RM-
14 11 was the high-density zone, and that should still apply. Councilman Thomas asked
15 if this was eliminating RM-24 completely from the ordinance. Jolley explained the
16 proposal would only remove it from the general plan, but the city could still be
17 petitioned for RM-24. It would just give the planning commission and city council
18 more time to review it. This would make sense as long as multi-family is defined as
19 RM-11 and doesn't open the door to more RM-24, Thomas said. Mayor Burrows
20 closed the public hearing at 7:18 p.m.

21
22 9. ROBBINS ANNEXATION DENIAL. David Robbins to request a denial letter
23 denying annexation into the City because it does not meet annexation
24 requirements. Councilman Thompson asked why the denial needs to be done if the
25 property is ineligible. It is a rule that is in place so the property owner can get a
26 building permit in the county. **Motion:** Deny the request for annexation of the David
27 Robbins property as it doesn't meet the requirements. **Action:** Approve, **Moved by**
28 Kip Hansen, **Seconded by** Brayden Gardner. **Vote:** Motion carried by unanimous roll
29 call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas,
30 Kip Hansen, Tanner Thompson.

31
32 10. AGREEMENT WITH SEVIER COUNTY, UTAH BEEF PRODUCERS APPROVED.
33 Consider approving an agreement with Sevier County and Utah
34 Beef Producers for payment of the match and overage on the sewer line bore and
35 connection. Henry Barlow reviewed the agreement and had some changes that
36 he would propose. On the first paragraph, the BOD was not 75 it was 275. The
37 200,000 should be 120,000 - 600,000 times .2 is a 20 percent match, equaling the
38 \$120,000. One the last page, it says the city isn't obligated to pay unless the
39 \$600,000 grand is received, but due to the favorable bids that were received the
40 entire grant may not be needed. There is a \$465,000 contract that needs to go out,
41 in addition to some \$20,000 in engineering costs. Utah Beef is responsible for
42 everything over the \$30,000 each from the city and county, but that's not the way
43 it reads. Mayor Burrows said Barlow is correct, the city and county would contribute
44 \$60,000, with Utah Beef paying the rest of the match. Councilman Hansen said it

1 should be rewritten to reflect that. City Recorder Jolley said the city and county are
2 going to pay 20 percent of the total match. Barlow said if the total paid is \$485,000,
3 that would mean that \$97,000 would be the 20 percent, with the city and county
4 contributing \$60,000 and Utah Beef paying the remaining \$37,000. Kendrick
5 declared conflict. **Motion:** Approve entering into an agreement with Sevier County
6 and Utah Beef for payment of the match for the sewer line bore and connection
7 contingent upon changes made to improve clarity. **Action:** Approve, **Moved by**
8 Tanner Thompson, **Seconded by** Kip Hansen. **Vote:** Motion carried by unanimous roll
9 call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas,
10 Kip Hansen, Tanner Thompson.

11
12 Barlow said he would be pushing hard to get it done, and wants it flowing by
13 March 30. However, Jolley said it may not be realistic as there are still some items
14 needed. Mayor Burrows said there are delays across the construction industry.
15 He said he is willing to push as hard as Barlow wants, but there are simply some
16 things that are out of the city and Barlow's hands. Councilman Thomas said
17 some people are concerned that the plant will result in a bad smell. Barlow said
18 invite them out to the plant to see how things are being done. It changes what
19 people think. He said the plant will be a good neighbor, producing biochar,
20 saving 8 million gallons of water each year. He said this plant will be a pioneer
21 on BOD loading.

22
23 11. CAPITAL IMPROVEMENT LIST FOR 2024 APPROVED. Mayor Burrows said this
24 is the same list discussed during the last meeting. Councilman Thomas said he
25 noticed there is a new gym under medium term and gym space under long
26 term – one should be eliminated. There is a typo at the top for 2023, should be
27 2024. Councilman Thompson said he doesn't feel like the city should be building
28 a new library in the next three to five years. Librarian Michelle Olsen would like to
29 see a satellite location for the current library to expand its capacity. An addition
30 would require moving the pioneer cabin. Councilman Thomas said he would like
31 to preserve the current library. Councilmember Street said at one point she and
32 former Mayor Ogden discussed possibly moving the DUP cabin next to the
33 visitor's center. Mayor Burrows said the CIB only sees the short-term list, so the
34 library item could be moved at any time. **Motion:** Approve the CIB capital
35 improvement project list for 2024. **Action:** Approve. **Moved by** Tanner Thompson,
36 **Seconded by** Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote
37 (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip
38 Hansen, Tanner Thompson.

39
40 12. POLICE DEPARTMENT ANNUAL REPORT. Chief Lloyd provided a list of the
41 stats from the previous year. He said the trends have continued in the same
42 upward direction that they have for the past five years. Citations are up, but
43 arrests are down. Some of this is due to changes in the laws. Councilman
44 Hansen said the stats show the department has almost doubled its warnings,

1 which is an educational component and he likes to see that. Lloyd agreed. He
2 said a lot of the guys are stopping cars and just talking to them, so he asked
3 them to make sure to note it so it could be tracked. Some of this is due to there
4 being such a new force, and warnings are what they are comfortable with.
5 GRAMA requests have increased by a large amount, noted Councilman
6 Thompson. He asked where those requests are coming from. Lloyd said they are
7 coming from everywhere. There isn't a problem in releasing the information, and
8 Lloyd said he believes the department should be an open book as far as that is
9 concerned, but it does consume a lot of his staff's time. GRAMA requests for
10 accidents from insurance companies have always been a thing, but that's been
11 ramped up by the legislature, and it's become increasingly popular. The
12 department is fortunate in that most of the requests have been easy to retrieve,
13 but video requests do take more time as things need to be redacted – such as
14 minors who are not involved in the case. Lloyd said he sometimes questions the
15 census numbers, especially during the day when people from neighboring
16 communities come to Richfield to work, do business and shop. DUIs have
17 dropped by 30 percent, but that was due to an officer who did 60 of them last
18 year who left for another job in Logan. The percentages of case numbers go
19 back to 2005. Lloyd explained a graph that shows the city's numbers have
20 continued to trend upward while Sevier County's numbers have remained more
21 stable. A lot of this is due to those who utilize the police department more are
22 moving to Richfield. One of the things that's become an issue is the number of
23 homeless. The city now generally has six to eight regular homeless, where it was
24 never an issue in the past. These are individuals who the department deals with
25 everyday.

26
27 Mayor Burrows noted it was good to see the number of suicides go down in the
28 past year. Lloyd said threats have gone up, but actual suicides have gone down.
29 While there may not ever be anything that solves it, Lloyd credited the school
30 district with adding counselors in helping drive the number down. Arrests were
31 down, some of that is due to DUI arrests going down. Case numbers have
32 increased 41 percent since Lloyd started as Chief. It's possibly a societal shift where
33 people call the police more rather than deal with problems on their own. Medicals
34 are up, domestic calls are also significantly up.

35
36 Use of force is also something Lloyd tracks. There was only one use of force that was
37 required to be reported to the state. Use of force is down, officers have had to fight
38 less. Domestic calls can take three officers up to two hours, minimum. Officers have
39 to spend more time doing assessments and making sure victims are getting the
40 services they need. Domestic calls, DUIs, deaths, burglaries, thefts all are very time
41 consuming compared with traffic warnings.

42
43 The new traffic sign on 300 North for a school zone has been added, and it was
44 inexpensive. The signs on 400 South that flash for pedestrians have also helped.

1 Lloyd said he'd like to see more added as his budget allows. The new stop signs at
2 300 North and 400 West and 500 South and 400 West have also been effective.
3 Lloyd said he's heard far more positive than negative. The cones adding emphasis
4 to them were taken down today. There is a lot more children crossing at the 300
5 North intersection now than before as well. Lloyd said the city crew is able to do the
6 painting on the road thanks to a new stencil, and he feels they did a better job
7 than the company that was hired in the past to do so.

8
9 The speed limit on 100 East was raised to 30 mph rather than 25 mph. The road is
10 large enough to justify it. Eventually a four-way stop may need to be added at 300
11 South due to increased traffic flow – a result of the traffic light added at Main Street
12 and 300 South last year.

13 Jace Winn was named as the officer of the year. All the officers in the department
14 are asked to vote on the award. He is in his third year with Richfield PD. He's a good
15 officer with a positive attitude, who has received positive feedback from the
16 community. Richfield's department has been fully staffed since January. Colten
17 Thompson has been promoted to detective. Colten was an School Resource
18 Officer, which Lloyd said is a good training ground for detectives as they are
19 encouraged to take on the investigative functions of the issues they deal with in the
20 schools. Replacing Colten in the SRO program is Heath Payton, another good
21 officer who is doing a very good job at the high school. The newest officer,
22 Christopher Dana, completed POST August 31, and the department's inhouse
23 training on January 6. Andrew Larsen was named as the department's newest
24 corporal.

25
26 The department was recently awarded a \$15,000 grant for car cameras. Each
27 camera costs approximately \$5,500. The problem with cameras is that they are
28 going to a subscription base – some \$15,000 for three cameras for a year. I was
29 able to get five car cameras that will last three to five years for approximately
30 \$16,000, with \$1,000 coming out of the department's budget. The grant funds can't
31 be counted on every year. The grants are funded through alcohol sales. With most
32 companies going to a subscription base, it's becoming an issue for police
33 departments throughout the state. The department also has new 800 megahertz
34 radios for \$12,000, which would have been \$90,000 had the state not done a mass
35 purchase and offered them at a lower price. The police department and the fire
36 department both purchased radios. All of the radios need to be programmed.
37 A second speed trailer has been applied for, and the city will likely get it.

38
39 Leveraging state funds with the city's for paying overtime resulted in 815 hours
40 worked and a savings of \$45,000 last year. This comes in the form of special
41 enforcement shifts for DUIs, speeding, distracted driving and seat belt shifts. It
42 accounted for 56 percent of all the city's overtime. Councilman Hansen said while
43 it is time and a half, it's still less expensive than adding another officer. The overtime
44 shifts from the state do require certain stipulations, such as certain number of stops

1 per hour.

2

3 Another program that has been implemented is the wellness program with Dr. Tia
4 White. Originally this was part of a grant that encompassed Richfield City, Salina
5 City, Sevier County, Piute County and Wayne County. This allows any first responder
6 to go see the White for counseling services. It was a \$22,000 grant. She will see
7 officers and spouses. It's also mandated by the state to offer it. We're going to pad
8 it out and extend the grant money as long as possible. The department is also in the
9 process of setting up a peer support team, which is also been mandated by the
10 state. Lloyd said he's seen positive effects in the department of offering White's
11 services that go beyond what he anticipated.

12

13 The department also added spikes to stop chases. Not all officers have them as
14 they require special training. They've been deployed four times and stopped three
15 chases.

16

17 A light at 1500 South is something that is being pursued at this time. There is a need
18 for it that will only grow with time. A traffic signal at 500 North Main also could use a
19 light. He said UDOT is talking about narrowing the road slightly, mostly with stripes
20 and possibly a small center island with the flashing yield signs, similar to the ones
21 used by the middle school on 400 West. Mayor Burrows said once he saw the
22 drawings for the proposal, it made sense. The intersection is a place where children
23 are crossing throughout the year, not just during school.

24

25 Challenges to the department, with the new pay scale, the department has gone
26 one year without losing an officer. One concern is the experience level of the
27 department. It takes five years for an officer to get really effective. As of now, it
28 may be the best department Lloyd has seen in his time with the department.
29 Growth of the city is also a concern.

30

31 The homeless problem is also becoming a concern as they have been breaking
32 into places and stealing. In the past a homeless person may drift through, but now
33 the city has actual homeless based here. It was something that didn't happen until
34 the Villa happened. There just isn't anything in the valley that can help them move
35 forward in life, and some don't want to. More services are available up north.
36 Mayor Burrows asked one why he stays when he could relocate south, and the
37 person said he didn't like the people in St. George. There are also problems with
38 them breaking into homes that are for sale and sleeping in them. Also, they have
39 been seen sleeping on church properties. They have been moved from behind the
40 city offices and library, the tabernacle and other areas. Mayor Burrows said its
41 difficult as one does feel bad for people. One female subject found an
42 abandoned car at Big O Tire and lived in it. She is a subject who needs help, but
43 won't take it.

44

1 Another concern is drugs. With legislative changes, drug offense don't result in jail
2 time. The last big bust done by the city was conducted two weeks ago. The
3 supposed heroin that was being sold was actually straight fentanyl, which caused
4 at least one death. Five other overdoses have also been noted, but were not fatal.
5 Mayor Burrows said out at the old Topsfield Lodge is looking good now, but without
6 a lot of people living in it.

7
8 Councilman Gardner asked if the department has had auditors come to the city.
9 There have been in the past, but not recently. The members of the department
10 have discussed how to deal with them. Lloyd said he believes in their right to do it,
11 but sometimes they are pushy.

12
13
14 13. OTHER BUSINESS. City Recorder Jolley advised the council about a handout
15 given out that detailed sales tax numbers on it. Year over year, the city's sales tax is
16 down significantly in January. However, year to date, all categories of sales tax are
17 up slightly.

18 Mayor Burrows said five area Utah Highway Patrol Troopers have been sent to Texas
19 to help with border issues. This could impact the availability of that resource to
20 Richfield.

21
22 14. MEETING ADJOURNED. **Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved**
23 **by** Tanner Thompson, **Seconded by** Kendrick Thomas. **Vote:** Motion carried by
24 unanimous roll call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street,
25 Kendrick Thomas, Kip Hansen, Tanner Thompson.

Recorder