THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
October 22, 2024

Minutes of the Richfield City Council meeting held on Tuesday, October 22, 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 by invitation
4. ROLL CALL
5. MINUTES APPROVED
6. SEWER PROJECT AWARD
7. SWIMMING POOL ARCHITECTURAL SERVICES AWARD
8. ADOPT RESOLUTION 2024-12 AUTHORIZING REVENUE BOND TO FINANCE SWIMMING POOL
9. RECESS TO CONVENE A MUNICIPAL BUILDING AUTHORITY MEETING.
10. RECONVENE
11. OTHER BUSINESS
12. CLOSED SESSSION
13. ADJOURNMENT

1. CALL TO ORDER
2. OPENING REMARKS – Offered by Elaine Street.
3. PLEDGE OF ALLEGIANCE- Led by Tanner Thompson.
4. ROLL CALL – Present: Bryan Burrows, Brayden Gardner, Kip Hansen, Elaine Street, Tanner Thompson, Michele Jolley (not voting), Rob Jenson (not voting). Kendrick Thomas was excused. Also, Pablo Gatoy, Kyler Nielsen, Michelle Olsen, Keith Mogan, Marcus Keller and David Anderson.

5. MINUTES APPROVED - Consider a motion to approve the minutes of the meeting held on October 8, 2024.
Councilmember Hansen said he had one correction. He served as Mayor Pro temp, and didn't vote as such during the meeting. With that note, he motioned to approve the minutes. **Motion:** Approve the meeting minutes for October 8, 2024, **Action:** Approved. **Moved by** Kip Hansen, **Seconded by** Elaine Street. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson. Kendrick Thomas was excused.

6. BUSINESS – Consider awarding the bid on the sewer project to the apparent low bidder.

Kyler Nielsen of Jones & DeMille Engineering addressed the council. He said the city received three bids on the project, including A & D Jensen, Carlisle Excavation and Jackson Excavation. The apparent low bidder for the project was A&D Jensen for $808,376. The engineer's estimate was originally $775,000, adjusted to $760,000. Nielsen said the bid was reviewed and appears to be in order. He recommended the selection of A&D Jensen as the contractor for the job. The project will replace the sewer grate channel at the headworks including the demolition and replacement of the building, and a sewer line on 1000 North near the hospital. It will be moving the sewer line away from an existing building. The budget will have $1.265 million left after the project.

Motion: Award the sewer project to A& D Jensen, the apparent low bidder. **Action:** Approved. Moved by Tanner Thompson, Seconded by Elaine Street. Vote: Motion carried by unanimous roll call vote (summary: Yes = 4). Yes: Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson. Kendrick Thomas was excused.

7. Consider awarding the Architectural Services for the swimming pool to VCBO as recommended by Staff.

Pablo Gotay addressed the council on behalf of VCBO. He said the firm has an office in St. George with five people, and another office in Salt Lake City with 100 people working in it. Jones and DeMile will be joining the effort to provide civil engineering services. Brent Tippets will be the principal in charge. Tippets has been working with the city since it conducted a study concerning a pool back in 2004.

Councilmember Thompson asked if VCBO has worked with Sprung Structures in the past.

Gotay said VCBO has worked with three Sprung Structures previously. He said they are very comparable to prefabricated metal buildings. His firm would be working on providing the footings and interior structures. Mayor Burrows said Sprung will also be involved in the project. The city will contract with Sprung for the building. VCBO will be responsible to make sure everything is compatible with the structural and shell portion of the building, as well as the design of the interior areas.

Motion: Award the architectural services for the new swimming pool to VCBO. **Action:** Approved. 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. Kendrick Thomas was excused.

8. Consider adopting Resolution 2024-12 authorizing an annually renewable Lease, a Master Resolution, Security Documents, and the issuance and sale by the Authority of its Municipal Building Authority of Richfield City, Sevier County, Utah City Office Lease Revenue Bond, Series 2025 to finance the cost of constructing a swimming pool and related improvements; and authorizing the taking of all other actions necessary to the consummation of the transactions

contemplated.
Marcus Keller, on behalf of Cruise and Associates, addressed the council. Keller explained the two-part process – adopting similar resolutions both as a city council and as the municipal building authority. The city applied to the Utah Permanent Community Impact Fund Board and was awarded $3.683 million in grant and a $5.525 million, 30-year, 2 percent loan. This is approximately one third of the interest the city would be subject to it had to seek financing on the open market. He said the city staff and mayor really went to bat at the CIB to make the funding happen.
Tonight, the city is being asked to adopt parameters resolutions, which are the first step in getting the bond going. When a city issues debt, the parameters resolution is one of the steps it has to take. The parameters for this resolution are for up to a $6 million lease revenue bond, up to 35 years and up to a 4 percent interest rate. The parameters provide a little bit of a buffer in case there are some unforeseen changes in the funding package. The city is saying it is allowing the Municipal Building Authority is do this, and then the MBA will meet and pass it allowing it to be bonded.
Councilmember Hansen asked what needs to be done as far as public hearings – do both the council and the MBA may have to host a public hearing. Keller said it's a good idea to host a public hearing in both capacities. In the case of this one, where the terms are so lucrative for the city, the comments will likely be in support of it nine times out of ten. It's really just something that cost just a few minutes of time.
The next thing is to wait for the bids and final project cost. At that point, the city would be allowed to close on the project.
The latest net debt service schedule shows the total PNI, which is the total payment amount the city would have to make each year. There is also DSRF, which is a fund the city holds in cash in a restricted account. When the bond is at its last payment, that fund is applied to it. The debt service the city would pay would be $246-$247,000 a year.
The city will have to approve the payment the building authority makes through what's called an annual appropriation.
Motion: Adopt Resolution 2024-12 authorizing an annually renewable Lease, a Master Resolution, Security Documents, and the issuance and sale by the Authority of its Municipal Building Authority of Richfield City, Sevier County, Utah City Office Lease Revenue Bond, Series 2025 to finance the cost of constructing a swimming pool and related improvements; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated.
Action: Approved. Moved by Braden Gardner, **Seconded** by Tanner Thompson.
Vote: Motion carried by unanimous roll call vote (summary: Yes = 4). Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson. Kendrick Thomas was excused.

9. Recess to convene a municipal building authority meeting. **Motion:** Recess to convene a Municipal Building Authority Meeting. **Moved by** Kip Hansen, Seconded by Elaine Street. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson. Kendrick Thomas was excused. Recess to convene a Municipal

Building Authority Meeting.

10. Reconvene

11. OTHER BUSINESS – Financial Director Rob Jenson referenced the monthly sales tax report. He said sales tax is down so far this year.
Councilmember Thompson asked if the numbers being down is the result of the economy. Jenson said the economy likely is a factor. In months past there have been categories that are in the red, but this is the first time he's seen all of them be in the red. Mayor Burrows said a portion of it could be caused by election year uncertainty.
Mayor Burrows also wanted to point out that the pool's boiler heats water up to 164 degrees, before pumping it underground, across the parking lot into the pool. At that point, the water is 80 degrees. He said he expects to see some significant O and M savings with the new pool, possibly in excess of $100,000 a year.

12. EXECUTIVE SESSION
    a. Discuss the character, professional competence, or physical or mental health of an individual(s).
    b. Strategy session to discuss the purchase, exchange, or lease of real property.

13. ADJOURNMENT **Motion:** Adjourn the meeting. **Moved by** Tanner Thompson, Seconded by Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). Yes: Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson. Kendrick Thomas was excused.