

THE STATE OF UTAH  
COUNTY OF SEVIER  
CITY OF RICHFIELD

At the City Council  
In and For Said City  
February 10, 2026

Minutes of the Richfield City Council meeting held on Tuesday, February 10, 2026, 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.

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|-------------------------------------|--|
| 1. CALL TO ORDER                    | b. Audit financial statement               |
| 2. OPENING REMARKS                  | c. Planning commission report              |
| 3. PLEDGE OF ALLEGIANCE             | d. Pioneer Townhomes development agreement |
| 4. ROLL CALL                        | e. RV park development agreement           |
| 5. MINUTES                          | f. Chip seal project                       |
| 6. EXPENDITURES                     | g. Capital projects                        |
| 7. CONFLICT OF INTEREST             |  |
| 8. BUSINESS                         | 9. OTHER BUSINESS                          |
| a. Eric Johnson open meeting/ethics | 10. ADJOURN                                |

- 1 1. OPENING REMARKS were offered by Councilmember Thomas  
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3 2. PLEDGE OF ALLEGIANCE was led by Councilmember Arrington.  
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5 3. ROLL CALL. **Present:** Bryan Burrows (Not voting), Brayden Gardner, Kip  
6 Hansen, Kendrick Thomas, Michele Jolley (Not voting), Rob Jenson (Not voting),  
7 Andrew Chappell, Kevin Arrington.  
8 Also in attendance were Edward Nelson, Jagger Nelson, Jimi Glecklar, Rick  
9 Roberts, Gabe Miller, Greg Jensen, Elizabeth Steele, Micklane Farmer, Michelle  
10 Olsen, Keith Mogan, Trent Lloyd and David Anderson.  
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12 4. MINUTES APPROVED. The Council reviewed the minutes of the meeting  
13 held on January 27, 2026. **Motion:** Approve the minutes of the January 27, 2026,  
14 Council meeting, **Action:** Approve, **Moved by** Kip Hansen, **Seconded by**

1 Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote (**summary:**  
2 Yes = 5). **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin  
3 Arrington, Kip Hansen.

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5 5. EXPENDITURES APPROVED. The Council reviewed the January 2026  
6 Warrant Register. Councilmember Arrington asked where an ice machine that  
7 was purchase is being used. It is at the golf course. **Motion:** Approve the Warrant  
8 Register for January 2026, **Action:** Approve, **Moved by** Brayden Gardner,  
9 **Seconded by** Kevin Arrington. **Vote:** Motion carried by unanimous roll call vote  
10 (**summary:** Yes = 5). **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas,  
11 Kevin Arrington, Kip Hansen.

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13 6. Conflict of Interest. Councilmember Thomas declared a conflict on the  
14 chip seal project as he is an employee of Jones and DeMille Engineering.

15  
16 7. BUSINESS –

17 a. Eric Johnson to discuss open meeting and ethics laws. Johnson, who is the  
18 City Attorney, discussed the open meetings law and conflict of interests. The  
19 crux of the discussion is that City Council members should not discuss City  
20 business outside of the City Council. Anytime three or more councilmembers  
21 want to have a discussion concerning the City, they should be added to the  
22 agenda and discussed openly. All emails related to the City's business are open  
23 to public inspection and are subject to GRAMA requests. The same is applied to  
24 all text messages dealing with City business – it is considered a public document  
25 that needs to be retained. Johnson stated that if a councilmember has a  
26 conflict, he or she should declare the conflict and abstain from voting. It is wise  
27 to declare ongoing conflicts of interests through a written declaration to the  
28 mayor, but also to state them as they come up during City Council meetings.  
29 Some councilmembers go as far as to leave the room during the discussion, or  
30 leave the dais – which is applauded by the public. Others will sit on the dais and  
31 sit silent. Under the law, they can participate in the discussion, but they cannot  
32 vote. Public sentiment can be harsher than the law. Councilmembers can't vote  
33 or participate by proxy, but they may participate electronically if the agenda  
34 states so.

35 Councilmember Arrington asked if this is something that should be on all  
36 agendas and he recommended that it would be wise in the event there is an  
37 instance where a councilmember cannot attend in person.

38 Next, Johnson covered what constitutes a conflict of interest. If you or a  
39 member of your immediate family stand to gain something, that's the gist of a  
40 conflict of interest. It extends to children, even if they are not living in the home,  
41 as well as to parents.

42 Councilmember Hansen asked what if there is not family relation, but a business  
43 or other association. Johnson said the conflict of interest statutes also extend to  
44 anyone who has a business relationship with a councilmember that could gain

1 an advantage based on council decisions. The public does hold elected  
2 officials to higher standards than just what the law says – always error on the side  
3 of caution. The legal counsel advice is to go above and beyond what is  
4 required legally when it comes to conflicts of interests. He also clarified he  
5 represents the City's interests above the interests of any individual person on the  
6 council.

7  
8 b. Kimball and Roberts to present the audited financial statement for fiscal  
9 period ending June 30, 2025. Gabe Miller outlined the auditors' opinion on  
10 Richfield's financial statements, which is that they present a fair representation  
11 of the City's expenditures, changes in financial position and cash flow. It is  
12 considered a clean or unmodified opinion, which is as good as one can  
13 achieve. He also explained what different portions of the audit, as well as  
14 changes being made by the Legislature. One such change will increase the  
15 length of the report. Another will cap cities from having more than 25 percent of  
16 their annual budget held in reserve in unrestricted funds, instead of the current  
17 35 percent.

18 Even if it is considered unrestricted, that doesn't mean that it's just sitting in a  
19 bank somewhere, it's still committed, said Mayor Burrows. Miller said that is  
20 correct, the point is to prevent communities from hoarding large amounts of  
21 money. None of the City's funds have a negative balance. He also showed in  
22 the report where the budget ended up for the previous fiscal year.

23 Rick Roberts discussed the internal control, stating there were some findings, but  
24 they did not represent a material deficiency. He also explained there is a new  
25 audit guide each year with things auditors have to look at. One item that was  
26 completed during the meeting was the annual training on ethics and  
27 governmental records that Eric Johnson presented. **Motion:** Accept the audited  
28 financial statement for the fiscal period ending June 20, 2025, **Action:** Approve,  
29 **Moved by** Kendrick Thomas, **Seconded by** Brayden Gardner.

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

31 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington,  
32 Kip Hansen.

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35 c. Planning Commission Report. Dave Anderson discussed the planning  
36 commission meeting held February 4, 2026. There were three public hearings.  
37 Two were for development agreements – the Pioneer Lane development and  
38 the Red Roof Development campground. Both development agreements were  
39 recommended for approval. The final public hearing was for an ordinance  
40 amendment defining where storage containers (cargo) can be placed in  
41 Richfield City. The intent of the ordinance is to disallow them along all Main  
42 Street properties.

43 Next the Commission approved the construction of a facility for the Central Utah  
44 Counseling Center. This facility would take the place of the old mental health

1 building just to the south of Maverik. It is going to be a receiving center catering  
2 to people who are having mental health issues. It can act as a place to have  
3 mental subjects instead of the emergency room. It is a 23-hour facility. Patients  
4 will be evaluated, then determined if they are to be transported to an inpatient  
5 facility, another facility on the campus of Central Utah Counseling Center or  
6 transported home.

7 Mayor Burrows asked about security. They will have medical staff, they also plan  
8 to work with local law enforcement. Their statement is that if you have someone  
9 with a badge it can escalate a situation, where a nurse or doctor won't. They will  
10 have people there 24 hours a day.

11 Councilmember Chappell asked who transports to this facility. Chief Trent Lloyd  
12 said it is typically law enforcement. Law enforcement also deals with transports  
13 up north to inpatient facilities.

14 Councilmember Arrington asked how one would wind up in this facility. Deputy  
15 Clerk Anderson said it is intended to cater to a lot of different situations – people  
16 who suicidal ideation could check themselves in, law enforcement could bring  
17 someone in, a family member could bring them in.

18 Police Chief Lloyd said the big difference is that instead of Richfield transporting  
19 patients to the local emergency room, now other areas will be transporting to  
20 Richfield.

21 The Commission also approved a short-term rental at 677 W 300 North, it is a  
22 home that has a basement dwelling in it. They are going to use the basement  
23 for a short-term rental.

24 The Commission also continued its discussion of the RM-11 requirements. Part of  
25 the discussion is making sure the zoning works correctly for maximum units. The  
26 other portion is to encourage certain types of housing through things like  
27 allowing smaller lots in this zone.

28 Councilmember Hansen said some of that takes care of itself, that RM-11 means  
29 the maximum is 11 per acre, and sometimes there are other factors don't allow  
30 it. Deputy Clerk Anderson said he has explained that to developers many times  
31 that the 11 number is a best-case scenario, not an entitlement. However, that  
32 message is not generally well received. It may even be renamed. Another  
33 function of the amendments is trying to set some standards for townhomes so  
34 that every project does not have to have a development agreement. The goal  
35 is to set standards that are realistic and fair, which would add some consistency.

36 Councilmember Hansen can see extensive use of development agreements  
37 can be problematic because someone would need to track it.

38 Councilmember Chappell asked if the City is checking up on them.

39 Mayor Burrows explained that no, no one is following up on it.

40 Deputy Clerk Anderson said the ideal development agreement is one where the  
41 conditions are met up front. The ones that differ improvements to a later date  
42 can be more problematic. There will be one more work session in March before  
43 putting it before the council.

1 City Engineer Micklane Farmer suggested the council have a work session on it  
2 so the council can have some input before heading into the public hearing  
3 phase.  
4

5 d. Consider approving a Development Agreement for the Pioneer Townhomes.  
6 Councilmember Hansen asked about the parking and why the City conceded  
7 to the compacted road base instead of requiring it all to be asphalt. Originally  
8 the design was one spot short on parking, but it had a large area that wasn't  
9 developed, stated Deputy Clerk Anderson. So, instead of just adding one  
10 additional paved parking spot, the concept was changed so they could have a  
11 reduction in the total number of paved parking areas, but there would be a  
12 road base parking area for overflow, trailer and vehicle parking. It was seen as a  
13 way to add utility to an area that the City couldn't force to be asphalt. City  
14 engineer Farmer stated that it would be better to have eight additional gravel  
15 parking spots than one paved one.

16 Mayor Burrows said this will have an HOA with a narrow road. He expressed  
17 concern about people parking along the private lane, creating obstacles to  
18 emergency vehicle access and potential liability. Typically, people in this  
19 community have more than two small vehicles, which could contribute to  
20 problems in the future.

21 There will be red curb along the outside along 800 South as well as no parking  
22 allowed along the private lane.

23 Councilmember Chappell asked if the City attorney had reviewed it. He said the  
24 agreement calls for the developers to maintain certain aspects of the  
25 infrastructure instead of the HOA.

26 Chief Lloyd said the parking along 800 South could be enforced by the police,  
27 but not along the private lane.

28 Mayor Burrows asked if it meets the requirements under ordinance.

29 Deputy Clerk Anderson said as far as the road goes, it does. The ordinance  
30 requires 35-feet of right of way, not all of that would be asphalt road, which this  
31 project conforms to.

32 Councilmember Thomas said once the HOA is created, it becomes the  
33 responsibility of the owners. Councilmember Gardner said typically the HOA is  
34 created once a certain number of the units is sold, and it assumes the  
35 maintenance duties. He said there are other HOAs in town that function well.

36 Councilmember Hansen said parking limitations often spill over onto the City.

37 Councilmember Chappell said he does like the additional parking as it will help  
38 keep trailers and such from parking on City Streets.  
39

40 **Motion:** Table until February 24 so the City Attorney can review it, **Action:** Table,  
41 **Moved by** Kevin Arrington, **Seconded by** Kip Hansen.

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

43 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip  
44 Hansen.

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e. Consider approving a Development Agreement for the RV Park on 100 East. Mayor Burrows asked about the installation of sidewalk. He said the last time this was discussed, it seems like the sidewalk on the west side of the street wasn't possible, that it would have to just be curb and gutter.

The design on the bridge has started. Councilmember Gardner suggested that it align with the eventual road as it relates to the bridge.

Councilmember Hansen said part of the agreement states he has the right to ask for an extension of the deadline for putting in the improvements. He said the developer would have that anyway.

This development is based on what was originally drafted for Jared Jensen when the project belonged to him.

City Engineer Farmer said in this case, the sidewalk wouldn't make sense unless it had a jog in it. If the developer put it in, it would be on the property line.

Mayor Burrows said as he recalled, the negotiation was that there would just be curb and gutter on the side with the RV park due to the limitations of the road, however, in the agreement it says he'd give up the footage for it. He said when Jensen was involved, giving up the footage for the sidewalk would make the project.

Farmer said the references for the sidewalk could be redacted as a condition of approval.

City Administrator said 100 East will never be any wider than it currently.

Councilmember Hansen said not putting in the sidewalk in this instance makes sense, but he'd still like the curb and gutter. City were to later decided to put in sidewalk, it would be on the east side.

Councilmember Gardner asked if the attorney had looked at it. Councilmember Hansen said it'd been looked at by the previous attorney.

**Motion:** Approve the agreement with the modification that the developer will put in curb and gutter along his property line and not be required to put in a sidewalk, **Action:** Approve, **Moved by** Kendrick Thomas, **Seconded by** Kip Hansen.

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

**Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.

f. Consider approving a chip seal project for this spring. The City has approximately \$200,000 it can utilize on a road maintenance project this year, City Administrator Jolley said. The road evaluation program was used to find the roads most in need of a treatment.

City Engineer Farmer said most of the roads in the proposed project have been crack sealed. There was originally three scheduled areas, but one section was taken out because it was an additional \$150,000. Farmer outlined the areas that

1 would be covered with this project. One possible modification would be to  
2 extend the project to the end of 1100 South. This project would cost  
3 approximately \$190,000. Micro-surfacing and chip sealing crews are less busy  
4 this year. The goal is to get this out to bid in time to have the City Council  
5 approve it by next month. With the heavy amount of crack seal, micro-surfacing  
6 doesn't adhere as well. The chip seal hides the crack seal better than the micro-  
7 surfacing. Chip seal is less expensive than micro-surfacing. Micro-surfacing can  
8 have more longevity.

9 Public Works Director Keith Mogan said his crew has been putting down a  
10 significant amount of crack seal throughout the town.

11 Administrator Jolley said part of Richfield's road money goes to debt service on  
12 a project completed previously, but the City still needs to be maintaining it  
13 roads to prevent them from critical deterioration.

14 **Motion:** Approve the expenditure of up to \$500,000 for chip seal project for this  
15 year, **Action:** Approve, **Moved by** Brayden Gardner, **Seconded by** Kevin  
16 Arrington.

17 **Vote:** Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

18 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

19 **Abstain:** Kendrick Thomas.

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21 g. Review and discuss the capital projects list for this year.

22 Councilmember Hansen said he would like to keep the bridge replacement  
23 project on the list.

24 Councilmember Arrington asked what the new gym project is. It is there as part  
25 of a plan to add four indoor basketball courts to the City utilizing a Sprung  
26 structure.

27 Councilmember Thomas asked if the 100 E property acquisition would be more  
28 pressing due to the campground approval. There is still a need to acquire the  
29 property still for the road expansion.

30 Mayor Burrows asked about the underground water rights purchase, which  
31 could become a reality as soon as 2027. Councilmember Gardner said he  
32 would suggest it be moved to short term, while the library/community center  
33 would be a medium-term project.

34 Councilmember Hansen it may be good to have cemetery land acquisition  
35 should also be on the radar.

36 Councilmember Thomas asked about the parking project on the west side of  
37 the freeway. That would be something covered under a state recreation grant  
38 currently.

39 Financial Director Jenson said the fire chief has expressed an interest in updating  
40 a fire engine, which is the type of project the CIB usually looks favorably upon.  
41 Sewer lagoons can stay in medium term, Administrator Jolley said.

42 The top three items on the short-term list are now the fire truck, underground  
43 water right purchase and bridge replacement. It will have to be approved  
44 during the next meeting.

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2 8. OTHER BUSINESS. Kevin Arrington said the first Fourth of July meeting will be  
3 within the next couple of weeks. One item that has come up is putting the  
4 sound up for bid. Howard Western has done it for years, and there may be some  
5 savings to go out to bid with it. It may be something that is done year to year. It  
6 was \$6,500 last year, so there could be room for savings.

7 Arrington also said some of the changes in how the county travel council spends  
8 funds. How much comes in from where, and what is spent where. Last year just  
9 under \$900,000 in the transient room tax was generated. It was interesting that  
10 just over \$600,000 of that came in from Richfield City. On the flip side, the SVC is  
11 funded for \$86,000 in sponsorship funds, while the Blackhawk brought in  
12 \$127,000, which was more than Salina brought in.

13 Arrington also spoke about the green room at the SVC, which is used as a way  
14 to help coaches. For years it was the Richfield chamber that provided food for  
15 it. When the wrestling tournaments came, the requests went from 25 or so  
16 people to over 100, which became unmanageable over a five-day period. The  
17 chamber wasn't involved this year due to some miscommunication. Anything  
18 the city and chamber can do to make them feel more welcome helps. Richfield  
19 City may help with the hospitality room. Currently there are five days of wrestling  
20 as well at 3A basketball and the option for 1A basketball. Anything that can be  
21 done to make them more welcome will help.

22  
23 Councilmember Hansen asked about street sweeping. It hasn't changed.

24  
25 Councilmember Thomas gave an update on the R project west of town. There is  
26 some significant support with donations from contractors and others to help  
27 make the project a reality.

28  
29 Administrator Jolley explained that the old pool was slated to be closed on  
30 February 26. However, the boiler has gone out and is a critical problem. It is  
31 leaking badly. As much as the City wants to keep the pool open until the 26<sup>th</sup>, it  
32 would take a couple of thousand dollars for parts that may take a couple of  
33 months to procure. The pool will likely be closed Friday, Feb. 13.

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35 9. ADJOURN. At 9:30 p.m., adjourn. **Motion:** Adjourn the meeting, **Action:**  
36 Adjourn, **Moved by** Kevin Arrington, **Seconded by** Kendrick Thomas.

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

38 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip  
39 Hansen.

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PASSED and APPROVED this \* day of \* 2026.

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Recorder