

THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
May 26, 2026

Minutes of the Richfield City Council meeting held on Tuesday, May 26, 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. OPENING REMARKS | e. Cove View Village agreement. |
| 2. PLEDGE OF ALLEGIANCE | f. Annexation Ordinance 2026-2. |
| 3. ROLL CALL | g. Annexation Ordinance 2026-3. |
| 4. MINUTES | h. Airport request. |
| 5. CONFLICT OF INTEREST | i. UORG grant Parking . |
| 6. BUSINESS | j. UORG grant pathway restoration. |
| a. Public hearing Winkel zone change. | k. Proposed Property Tax Impact Schedule. |
| b. Public hearing Hunt zone change | l. Adopt tentative budget. |
| c. Planning Commission report | 7. OTHER BUSINESS |
| d. Rise Services, Inc., conditional request. | 8. EXECUTIVE SESSION |
| | 9. RECONVENE & ADJOURN |

- 1 1. OPENING REMARKS were offered by Rob Jenson.
- 2
- 3 2. PLEDGE OF ALLEGIANCE was led by Andrew Chappell.
- 4
- 5 3. ROLL CALL. **Present:** Brayden Gardner, Kevin Arrington, Kip Hansen, Andrew Chappell,
- 6 Kendrick Thomas, Mayor Bryan Burrows (Not voting), Rob Jenson (Not voting), Michele Jolley
- 7 (Not voting).
- 8 Also in attendance, Johnathan Leusden, Corey Winkel, Teresa Winkel, Tim Hunt, Amy Hunt,
- 9 Carter Hare, Gale Albrecht, Ray Terry, Carl Albrecht, Steve Marshon, Parker Hunt, Tanner
- 10 Thompson, Jessica Hunt, Kale Winkel, Clint Winkel, Sarah Conder, Jason Reitz, Michael Snow,
- 11 Jeff Sirrine, Erica Sirrine, Houston Holt, Lindsay Evensen, Chris Evensen, Kristi Allred, Jessi
- 12 Allred, Carson DeMille, Andrew Kotter, Lissy Kotter, Trent Lloyd, Keith Mogan and David
- 13 Anderson.
- 14
- 15 4. MINUTES APPROVED. The Council reviewed the minutes of the meeting held on May
- 16 12, 2026. **Motion:** Approve the minutes of the meeting held May 12, 2026, **Action:** Approve,
- 17 **Moved by** Kip Hansen, **Seconded by** Andrew Chappell. **Vote:** Motion carried by unanimous roll

1 call vote (**summary:** Yes = 5). **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin
2 Arrington, Kip Hansen.

3
4 5. Conflict declarations – Councilmember Thomas said he has possible conflicts on items 7i
5 and 7j due to his employment with Jones & DeMille.

6
7 6. Business –

8 a. Public hearing to receive comments on a proposed zone change by applicant Corey Winkel
9 for property located at approximately 700 E and 1170 N, in Richfield, Utah (parcels 1-2-109 and
10 1-2-92). It is proposed to change 8.62 acres from the current RR-1 to R1-10. The hearing opened
11 at 7:06 pm.

12
13 Corey Winkel addressed the council stating that the Covenants, Conditions and Restrictions
14 addressed the lots in Phase I of the subdivision, and not any future phase of the development.
15 One issue is that a full acre lot could be valued at \$300,000 each, which isn't practical for
16 Richfield City. Cost of development has gone sky high in the past several years. His rezone
17 would result in four lots with a minimum size of .44 of an acre that will likely sell for \$150,000
18 each.

19 Winkel continued, saying a home on a .44acre lot with a full sized three-car garage would
20 measure 7,400 square feet out of a 19,000 square foot lot. That leaves enough room left over
21 for 13 full sized regulation pickleball courts. The current economic conditions have pushed
22 Winkel to having to develop smaller than 1 acre lots. Winkel had four points he made on the
23 reasons why it makes sense for the rezone.

24 First, the 1170 street has a dead-end waterline, which means without that line being flushed
25 several times a year, the water in the neighborhood will stagnate. This has resulted in 30 to
26 40,000 gallons of water are used in the flushing process, wasting hundreds of thousands of
27 gallons of water. This subdivision will allow for the looping of the water line, which will solve
28 the stagnation issue.

29 Second, the Fire Department also noted that dead end lines complicate fire suppression. Fire
30 trucks suck from the waterline to boost pressure to hoses, and the dead-end line limits what
31 they can do without causing danger of collapsing the line. The looped line will solve that issue
32 as the looped line increases the volume capacity. The zoning change will enable the looping the
33 line.

34 Third, Winkel presented some notes from state law, which he quoted, concerning the changing
35 of lot sizes and zone changes. There is nothing in this proposal that wouldn't meet city
36 standards. He also noted red line laws that prevent City zoning from being prejudicial. The lots
37 Winkel is looking to develop, they are not entry level lots.

38 Fourth, it is not practical for Richfield City to have two more one acre lots instead of four
39 average half acre lots. The lots he is proposing will help provide income to the City through
40 taxes and fees. Without the requested zone change, the future of the second phase of Cove
41 View Acres is uncertain.

42 Winkel also said if a future developer were to purchase this property and have it rezoned to
43 RM-11, it would result in up to 77 units with all access going along 1170 North.

1
2 Chris Evanson, who lives on 1170 North, said that his biggest concern was that it was zoned for
3 RR-1. However, once the zone is changed it changes the integrity of what was planned to be for
4 Cove View Acres. They understand the need for the development of the road and waterline.
5 The zone change isn't needed to facilitate the construction of the road. He does not want a
6 street with a whole bunch of short-term rentals. He would be opposed the zoning change to R1-
7 10.

8 Tanner Thompson stated that this is a difficult discussion due to the number of lots being
9 proposed. He stated there is already ample property around that area already zoned R1-10.
10 Thompson presented some drawings explaining options he would prefer for the development
11 of the area that wouldn't require a rezone. He said that none of what is being proposed for the
12 development to the north needs to affect the current subdivision. They could remain acre lots.
13 Thompson said he feels there would be interest in more acre lots in the area. He said it is
14 important to provide for more single family homes, but the zone doesn't need to change. Now
15 that everyone has bought into first phase was sold on the one-acre concept with animal rights.
16 If the zone is changed, there is no guarantee that what is being proposed would remain in
17 place. He feels there is not justification in changing the zone, as once the zone changes, there is
18 nothing binding future owners to keep it the way it is currently proposed.
19 Mayor Burrows closed the hearing at 7:32 pm.
20

21 b. Public hearing to receive comments on a proposed zone change by property owner Tim Hunt
22 at approximately 30 N Crestview Drive, in Richfield, Utah (parcel number 3-9-11). It is proposed
23 to change 0.15 acres from the current R1-10 zone to R1-6 zone. hearing opened at 7:33 pm. Tim
24 Hunt addressed the council and stated that if the zoning for this lot were changed, he could
25 build a 1700 square foot home. He said it would clean up what has been a weed patch and
26 replace it with a nice modest home. However, the lot measures 6,400 square feet, which is too
27 small in the R1-10 zone for a home. The home would fit within the standard City setbacks. He
28 said this would not be an outlier for the City as there are many homes on lots in R1-10 zones
29 that are not the full 10,000 square feet. This would also be an affordable home as they would
30 essentially sell the ground for \$50,000. It would allow a younger couple to get into an
31 affordable starter home in a great neighborhood.

32 Councilmember Hansen asked about the zoning of the area, clarifying that it is all R1-10.
33

34 Carl Albrecht, a neighbor thanked Tim and Amy Hunt for cleaning up the home on the corner.
35 He said going from 10,000 square feet to 6,000 square feet may be affordable but it should be
36 done in a subdivision where it fits not in an established subdivision. In his research, he said
37 Nephi, Beaver, Salina and Monroe all require more square footage for a lot. The between
38 Albrecht's fence line and the corner lot's fence line, it's 44'8". He purchased half of that lot back
39 in the 1990s to give his yard more frontage. He stated that the subdivision was not laid out well
40 and he is adamantly opposed because it would be right outside he front window and would ruin
41 the view of three homes on the cul-de-sac. To change the zoning of the subdivision and going to
42 a spot zoning would be a fallacy. Hearing no comments hearing closed at 7:42 pm.
43

44 c. Planning Commission Report. Deputy Clerk Anderson presented the report.

1 He explained there were three public hearings that were held. The first two were the public
2 hearings on the two zoning changes the council just repeated. The third was for a development
3 agreement with Jared Cefalia for his townhomes. The agreement doesn't change anything on
4 the ground, but it does allow him to correct the plat so they can be sold as townhomes instead
5 of condos. The reviewed a proposed development on the south end of the plaza where the
6 Dollar Tree is.

7 The Commission also approved a short-term rental at a house on 300 North. The Commission
8 also approved the C-1 use that will allow for the expansion of the Southern Crossing Plaza. This
9 expansion would be built along the south side of the Dollar Tree and would be used to house a
10 national retailer. The Planning Commission also approved a tattoo and beauty treatment
11 business in the old Jones Paint and Glass, operating in a portion of the building. The rest of the
12 building is a yoga/Pilates studio.

13 The Commission also recommended approval of RISE's operation at two different homes in
14 Richfield as housing for people with disabilities with the conditions that the off-street parking
15 be used and the number of residents is limited to five at the Indian Hills location and four at the
16 1000 South location - based on the number of bedrooms in the homes.

17 Scott Memmott was approved to build a fourplex on 500 South. Each of the units will face the
18 street, which is something he was willing to do

19 The planning commission voted on the proposed Winkel rezone and ended in a 3-3 tie, so it
20 failed to make a recommendation on the zone change. It voted against the proposed zone
21 change for Tim Hunt, citing spot zoning and the narrowness of the lot as concerns. It was a 5-1
22 vote.

23 The Planning Commission gave a positive recommendation of the development agreement with
24 Jared Cefalia for Cove View Village.

25 The Commission also discussed the RM-11. Working with councilmembers Gardner and
26 Thomas, so changes were made to the proposed amendments and those changes were
27 presented to the commission.

28
29 d. Rise Services, Inc., to request a conditional use for the use of two homes located at 888 N.
30 Indian Hills Drive and 554 West 1000 South to operate as Residential Facilities for Persons with
31 a Disability (a C-2 Use in an R1-10 Zone). Councilmember Chappell asked about some
32 definitions RISE suggested the City change. Deputy Clerk Anderson said the Planning
33 Commission did not address the definitions.

34 Deputy Clerk Anderson said another item that was discussed after the Planning Commission
35 recommendation was that the fire chief would like to conduct a safety inspection to make sure
36 the homes have adequate smoke detectors and a way to make sure everyone living in the
37 homes is able to evacuate in the case of an emergency.

38 Councilmember Chappell asked if the number of bedrooms had been increased when the
39 remodeling of the homes was. Paul Burke, appearing via Zoom, addressed the question on
40 behalf of RISE. The number of bedrooms was not increased. Councilmember Chappell asked for
41 clarification of relationship between RISE Services Inc. and RISE Legacy. They are not technically
42 the same company, but they are related. RISE Legacy leases the homes to RISE Services.

43 **Motion:** Approve the use of the two homes located at 888 N. Indian Hills Drive and 554 West
44 1000 South to operate as Residential Facilities for Persons with a Disability including a safety

inspection and the conditions set by the planning commission, **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.

e. Consider approving a development agreement for Cove View Village on behalf of Jared Cefalia. **Motion:** Approve a development agreement for Cove View Village on behalf of Jared Cefalia, **Action:** Approve, **Moved by** Brayden Gardner, **Seconded by** Kevin Arrington. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

f. Consider adopting Annexation Ordinance 2026-2 and Notice of Boundary Adjustments, annexing the property located at approximately 650 East 1260 North owned by Corey J. & Teresa A. Winkel, Trustees, zoning said property low-density residential (R1-10). **Motion:** Adopt adopting Annexation Ordinance 2026-2 and Notice of Boundary Adjustments, annexing the property located at approximately 650 East 1260 North owned by Corey J. & Teresa A. Winkel, Trustees, zoning said property low-density residential (R1-10), **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Andrew Chappell. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

g. Consider adopting Annexation Ordinance 2026-3 and Notice of Boundary Adjustments, annexing the property located at approximately 1000 West 1800 South owned by Engberson Family Trust, zoning said property low-density residential (R1-10). **Motion:** Adopt Annexation Ordinance 2026-3 and Notice of Boundary Adjustments, annexing the property located at approximately 1000 West 1800 South owned by Engberson Family Trust, zoning said property low-density residential (R1-10), **Action:** Approve, **Moved by** Brayden Gardner, **Seconded by** Kendrick Thomas. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.

h. John Draper and Mitch Dickinson to request the City's participation in a project to install a taxiway, water line, sewer line, geo tech report, etc., to service a new hangar on the north end of the airport for the Utah Division of Forestry and Fire.

Mayor Burrows said this is a confusing proposal. At this point the Council has no idea what this is, and there has been no lease agreement applied for. He asked about a previous meeting where Draper and Dickinson would put in the improvements with a payback agreement. Mayor Burrows said he is perplexed as to why a state entity is coming in and not going through some kind of bid process. Back in January there was a meeting discussing a possible base for the Utah Division of Forestry and Fire.

Dickinson said they felt like they were utilizing the correct process by offering to build a hangar. They are looking for a 125'x120' spot. The issue is they need to have an environmental/Geotech study completed before they can even build the hangar. He proposed the City get a loan for the

1 improvements and him and Draper would pay it back. It's a great airport, but they are out of
2 hangar spots. It would be a base for a helicopter.

3 Draper said they did put in a bid, but it doesn't pencil out if they are required to put in the
4 taxiway.

5 Mayor Burrows said Richfield City would only get \$4,000 a year on the lease. Draper said they
6 would pay their share, and then when the others build, they could pay the City back through an
7 agreement. Mayor Burrows said payback agreements are not uncommon.

8 Dickinson said their only goal is to own the hangar, and no one would loan them the money
9 needed for the taxiway and other improvements because those improvements would be on the
10 City property.

11 Councilmember Hansen said there simply isn't enough detail to make a decision tonight.

12 Dickinson asked if there were a type of loan the City could obtain.

13 Airport Manager Adam Robinson said the state is contracting with hangars at other airports in
14 the state, but in those cases the City's that own the airports are not participating in the
15 improvements for the hangars. Where there would be offices and equipment in the hangar, it
16 may require a fire suppression system that others don't require. Also, he said Steve Wilson in
17 Spanish Fork is developing a large number of hangars, including all the infrastructure. Also, the
18 state is paying a lease of \$30,000 or more per month for these hangars. At \$4,500 a year, the
19 City would be 15-16 years trying to pay back the cost for improvements.

20 Mayor Burrows asked about the requirement for them to put out a request for proposal for
21 this.

22 Councilmember Hansen said with a lease the state wouldn't necessarily have to do an RFP.

23 Mayor Burrows asked about fuel sales.

24 Robinson said the helicopter would bring its own fuel supply. There is a possibility of a fixed
25 wing aircraft also being based here, but that aircraft would purchase fuel at the closest location
26 possible when it is being dispatched to fires. The fuel sales would be negligible.

27 Dickinson said the proposed spot for the hangar is the one preferred by the state. They would
28 be willing to pay for the parts of the infrastructure directly connected to the hangar.

29 Mayor Burrows said the Council would reconsider the issue at a later point to see if there is
30 something the City can do to make the hangar a reality. He suggested meeting with Dickinson
31 and Draper to discuss options. **Motion:** Take no action, **Action:** Approve, **Moved by** Kip Hansen,
32 **Seconded by** Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes
33 = 5). **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.
34

35 i. Consider approving an agreement with UORG accepting a grant for the Pahvant MTB
36 Trailhead Parking Expansion.

37 Carson DeMille addressed the council concerning the project. This is a parking expansion for the
38 bike trail on a piece of City property on the west side of the Interstate 70. The City's match
39 would be \$15,000 for a \$90,000 project – approximately 70 percent grant money. **Motion:**
40 Approve an agreement with UORG accepting a grant for the Pahvant MTB Trailhead Parking
41 Expansion, **Action:** Approve, **Moved by** Kevin Arrington, **Seconded by** Brayden Gardner.
42 **Vote:** Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).
43 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.
44 **Abstain:** Kendrick Thomas.

1
2 j. Consider approving an agreement with UORG accepting a grant for the Paved Pathway
3 Restoration to redo the asphalt on the bike/walking path from Main Street to 300 West. This
4 would be for a \$48,654 grant.

5 **Motion:** Approve an agreement with UORG accepting a grant for the Paved Pathway
6 Restoration to redo the asphalt on the bike/walking path from Main Street to 300 West, **Action:**
7 Approve, **Moved by** Kip Hansen, **Seconded by** Brayden Gardner. **Vote:** Motion passed
8 (**summary:** Yes = 4, No = 0, Abstain = 1).

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

10 **Abstain:** Kendrick Thomas.
11

12 k. Finance Director Rob Jenson to present a Proposed Property Tax Impact Schedule for a
13 proposed property tax increase of \$500,000 to cover inflationary costs in all departments.
14 Director Jenson presented a slideshow concerning the proposed budget. Part of the process in
15 the truth in taxation process is the City has to state what it will do with the proposed increase.
16 There was a misunderstanding during the meeting two weeks ago as it seemed the City had
17 missed the deadline for a proposed tax increase. After that meeting, Jenson asked the City's R6
18 representative if the City was indeed too late to propose a tax rate increase. He checked with
19 the state tax commission, which provided a checklist and process for going through the truth in
20 taxation process. The City is required to show the increase from the TRT in the upcoming
21 budget, and prepare an impact statement explaining how the increased revenue would be
22 utilized.

23 Director Jenson explained how the tax rate is set. Rising property values do not translate into
24 higher revenue for the City. As values go up, the tax rate compresses as the City still receives
25 the same amount of revenue year over year. He presented a chart showing how operational
26 costs have climbed at a much higher rate than the City's revenue has. Fuel, vehicles, materials
27 are all expenses have all gone up. For example, a fire engine bid for \$850,000 in 2015 is now
28 \$1.3 million for the same package. He also showed how Utah ranks among other states when it
29 comes to property tax. The City absorbs fuel costs on a regular basis. The hope is fuel costs will
30 go down eventually. Insurance costs also increase each year. This year it is a 17 to 20 percent
31 increase.

32 Mayor Burrows pointed out that currently, the City is not breaking even on garbage collection
33 due to fuel costs.

34 Director Jenson said sales tax and property tax are the two biggest contributors to the City's
35 revenue. Sales tax account for 38 percent, and sales tax revenue has been dropping. Property
36 tax accounts for 32 percent of the revenue, which includes the PAR tax and other items.
37 Public safety is the City's biggest expenditure. Roads are the next biggest item. Everyone is
38 affected by the rates. On a primary residence the increase would affect a home with a \$330,400
39 valuation at a rate of \$101.37 per year, or \$8.47 per month. Secondary residences pay a higher
40 rate due to the primary residence exemption. He said his office is open to any questions or
41 concerns. One of the biggest concerns the state tax commission deals with is the
42 misinformation that is propagated through the community. The biggest purpose of the
43 proposed increase is to maintain services at the level they are currently at. Inflation came in at

1 a rate of 3.8 percent recently. Roads, streets, water, sewer and other projects are needed to
2 keep infrastructure functional. Also, another goal is to protect operational reserves.
3 Mayor Burrows said if the City doesn't maintain what it has, it can result in even larger
4 expenses in the future. The idea is to be anticipatory of what the City could face in the future.
5 Richfield City gets 19 percent of the total property tax bill.
6 Another thing that complicates property tax in Sevier County is that there are centrally assessed
7 properties, which appeal their valuations each year. When those appeals are granted, it ends
8 up affecting everyone else's property tax, Deputy Clerk Anderson said.
9 Director Jenson said it's important for Richfield to remain competitive in what it pays officers,
10 as they are often poached by other law enforcement agencies when the City is not. A public
11 hearing is tentatively scheduled for June 9. There is a need for full transparency, so if there are
12 any questions, ask Director Jenson.
13 Mayor Burrows asked how many miles of water lines are there in the City and how many of
14 them are in need of replacing.
15 Public Works Director Keith Mogan said there are 60 miles of waterlines in the City, and some
16 \$40 million worth of them should probably be replaced. There is also approximately the same
17 number of sewer lines.
18 Chief Lloyd said his department has been able to stay fairly equal with Sevier County. However,
19 as the department Chief, he could be hired at a Utah Highway Patrol Trooper entry level
20 position and make more money. Richfield City has done its best, but there is no way the City
21 can beat what the state offers.
22 Ray Terry, resident, asked about where the valuation on homes Jenson used. That was
23 according to the Sevier County assessor's office – it's the value homes are assessed at, not what
24 they are sold for.
25 The last time the City went through the process was 2022/23. Prior to that it had been decades.
26 Councilmember Hansen said a lot of taxing entities, including those in Sevier County, do this
27 annually.
28 Councilmember Thomas said in a perfect world, inflation wouldn't be so bad. While he's not in
29 favor of raising taxes, the City is in a position of having to react to inflationary pressure. He
30 favors an increase to address the financial pressures the City is facing due to inflation.
31 Councilmember Hansen said had the City went through truth in taxation every year since the
32 last time taxes were raised, it wouldn't be looking at the amount it is asking for currently. It
33 would have been an incremental increase of \$100,000 a year, but there are reasons no to do
34 that. There are conservative values in the community and on the council, so the resistance to
35 raising tax every year is understandable. Unfortunately, it ends up with having to do more all at
36 once. It is still a conservative approach when it comes to the taxation.
37 The increase would be approximately 5 percent of the City's total budget.
38 Mayor Burrows said he understands it adds up for people who are in a limited income, but
39 sometimes it is necessary. He said he favors conservative fiscal policies and that the City staff
40 tries to do the best it can with limited resources.
41 Councilmember Thomas said the core value of conservatism is to conserve the liberties,
42 freedoms and way of life one has; he expressed love for what Richfield offers people and that
43 he would hate to see the quality of life degrade.

1 Councilmember Gardner said he is conflicted about the increase due in part to the conservative
2 way the budget is managed. There is a reserve.

3 City Administrator Jolley said prior to this increase, the City was looking at a \$9.4 million
4 budget. Could it have survived on that, yes, but that's assuming nothing changes. If the price of
5 fuel, pipe or other materials were to jump again, the City would have to use all of its reserves.
6 Once the reserves are gone, they are gone.

7 Councilmember Hansen referenced the pie chart showing where the City's budget goes. He said
8 only about 10 percent goes to recreation, but those would be the first thing to go if the budget
9 had to be cut. What is the value of the community if those lifestyle enhancing programs are
10 eliminated to save a little bit? It's a lot cheaper to maintain it now than it is to lose it and then
11 try to reconstitute it at a later date.

12 Councilmember Chappell said he agrees with Councilmember Gardner. He said there is \$1.3
13 million with a couple of months left in the fiscal year. It's hard to vote for an increase for people
14 who are already struggling. He said he doesn't like the idea of asking for more money if the City
15 still has some reserve.

16 City Administrator Jolley asked Public Works Director Mogan what the replacement for the
17 City's hydrovac machine would be, which is some \$450,000. Her point is that if the current one
18 stops working, that's \$450,000 the City would have to get a loan for.

19 Councilmember Chappell said if there is \$500,000 left at the end of the year, it would be able to
20 fund it.

21 Mayor Burrows said it's a little like looking at a checking account and saying if there is \$300 left
22 in it at the end of the month, spend it on the 27th of the month because more money would
23 come in on the first. However, if a \$200 expense comes up between the 27th of the month and
24 the first of the next month, it leaves no reserve to deal with that expense. There has to be some
25 padding to keep the City financially sound. For example, the City started putting money away
26 for the pool years ago and by being disciplined to do that, along with the efficiency of the new
27 facility, there will not be an increase in that budget to complete the new pool.

28 Mayor Burrows said he is pushing for this, and if the council doesn't want to do it, that's fine,
29 but this is an attempt to try and anticipate future needs.

30 Councilmember Hansen said one of the biggest problems isn't asking for an increase, it's not
31 asking for enough of an increase. The City has a great responsibility to maintain the
32 community's standards.

33 Chief Lloyd said there is a good chance the state will put a cap on what communities can ask for
34 in the future, and if that is done without this increase, the City will never be able to catch up
35 with expenses.

36 Carson DeMille said the other thing the City needs to look at is its utility rates. It's water rates
37 are among the lowest in the state and it's difficult to maintain a system of qualify for grants if
38 rates are not at certain levels. He suggested raising rates to at least match inflation every year,
39 which would help keep the City from having to increase taxes as much in the future.

40 Councilmember Hansen said this council can't bind future councils, but can only do the best it
41 can to address current issues.

42
43 I. Consider adopting the tentative budget for fiscal year 2026/27, including a proposed property
44 tax increase of \$500,000 as discussed in the Property Tax Impact Schedule to cover inflationary

1 costs across all departments, and consider setting a public hearing on the tentative budget for
2 June 9, 2026, at 7 p.m.

3 Director Jenson said the hearing has to include the proposed increase, which would bring the
4 total budget to \$10,272,761. **Motion:** Adopt the tentative budget for fiscal year 2026/27,
5 including a proposed property tax increase of \$500,000 as discussed in the Property Tax Impact
6 Schedule to cover inflationary costs across all departments, and consider set a public hearing on
7 the tentative budget for June 9, 2026, at 7 p.m., **Action:** Approve, **Moved by** Kip Hansen,
8 **Seconded by** Brayden Gardner.

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

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

11
12 8. OTHER BUSINESS. Councilmember Chappell said there are some concerns with the
13 intersection at 1500 South near Walmart. City Administrator Jolley said UDOT is considering
14 how to add a signal at the intersection, but the City would need to pay to improve the road
15 in the area so it can be compatible with the signal – specifically the west side.

16
17 9. ADJOURN & CONVENE CLOSED SESSION. At 9:08 p.m., adjourn regular session and convene a
18 closed session to discuss the character, professional competence, or physical or mental health
19 of individuals to serve on the Planning Commission. **Motion: Adjourn and convene closed**
20 **session, Action:** Approve, **Moved by** Andrew Chappell, **Seconded by** Kendrick Thomas.

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

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

23
24 10. Discuss the character, professional competence, or physical or mental health of an
25 individual to serve on the Planning Commission.

26
PASSED and APPROVED this * day of * 2026.

Recorder

PASSED and APPROVED this __ day of __ 2026.