

Minutes of the Richfield City Council special meeting held on Tuesday, August 11, 2026 at 6:00 p.m. in the Council Chambers of the Richfield City office building located at 75 East Center, Richfield, Utah. Mayor Bryan Burrows presiding.

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| 1. | CALL TO ORDER | 3. | PUBLIC HEARING – TRUTH IN |
| 2. | ROLL CALL | | TAXATION |
| | | 4. | MEETING ADJOURNED |

1
2 **1. CALL TO ORDER**

3 **2. ROLL CALL: Present:** Brayden Gardner, Kevin Arrington, Kip Hansen, Andrew Chappell,
4 Mayor Bryan Burrows (not voting), Rob Jenson (not voting), Michele Jolley (not voting). **Excused:**
5 Kendrick Thomas.

6 Also, Stuart Middleton-White, Teresa Fry, Robert Row, Ellen Row, Eugene Semrad, Kale Morrison,
7 Gordon Robison, Scott Turner, Madolyn Nielson, Angie Morrill, May Anderson, Trent Lloyd and
8 David Anderson.

9 **3.** Public hearing to receive comments on a proposed increase to the property tax rate from
10 0.001721 to 0.002277, which would generate an additional \$500,000 in property tax revenue. 
11 The hearing opened at 6:08 p.m. by Mayor Burrows. He prefaced the hearing by stating what the
12 effect would be on a typical residence, going from \$312 to \$413. The increase will go from \$567 to
13 \$751 for a typical commercial building. The budgets have been between \$10 to \$11.5 million,
14 varying mostly due to various grants. He said the City strives to keep its budget flat.

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16 Stuart Middleton-White stated that he felt the proposed 32 percent increase was quite significant,
17 and asked how the \$500,000 would be utilized. Mayor Burrows answered that some \$150,000
18 would go to the police department, another \$150,000 would go to supplement the Class C road
19 money. White asked what Class C means.

20 Financial Director Rob Jenson stated that Class C road funds can only be used for road
21 maintenance and development.

22 White expressed that his road doesn't have asphalt shoulder, curb or sidewalks.

23 Councilmember Hansen said White is correct to note that the 32 percent increase is significant, but
24 that is a product of the City being very reluctant to raise taxes, with this being only the second
25 time in memory that it's been done. Every once in a while the City does have to do the hard thing
26 to raise taxes. The cost of equipment and supplies have outstripped the City's ability to keep up.

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28 Madolyn Nielson stated that she is concerned about being on a fixed income, and this will affect
29 her house payment. She said she feels the police make plenty of money and don't need a raise.
30 She also expressed discontent with how the City spends and prioritizes projects.

31
32 Angie Morrill said she felt like the 30 percent seems harsh, but after the breakdown it feels better.

1 She stated that the police provide a valuable service while doing a difficult job.

2 Mayor Burrows said the police department also has to compete with other agencies, such as Sevier
3 County and the Utah Highway Patrol.

4
5 Robert Row asked if the City has any inspectors to supervise the operations of the public works
6 department. As a retired construction professional from San Jose who installed 25,000 miles of
7 pipe, in his opinion, public works is not doing things correctly. He expects them to check drainage
8 grates and structures, follow stricter contamination protocols, and do a better job with street
9 maintenance. He expressed the opinion that the City crew does not accomplish enough. He
10 doesn't see the need for the sign on the park or new playground equipment.

11 Councilmember Hansen said the public works department is playing a constant game of whack-a-
12 mole and tries to do a lot with a little.

13
14 Teresa Fry said she is concerned with the increase due to being reliant on social security. She asked
15 what the options she has when it comes to the increase affecting her ability to pay her bills.

16 City Administrator Jolley said Sevier County has a board of equalization that can reevaluate her tax.
17 There is also the Circuit Breaker program that can help with things as well. Fry said in the past she
18 had applied for some programs, but been rejected due to making \$1,000 too much. Jolley said if
19 she qualifies, the City can help provide a reduction for sewer and water. Jolley suggested
20 reapplying to see if she currently qualifies. Fry said there was a large increase where there was a
21 large hearing at the fairgrounds as well.

22
23 Madolyn Nielson addressed the council again stating that more businesses that pay family
24 sustaining wages need to be drawn to the area. She also expressed concerns about traffic, speed
25 and UDOT using the road she lives on. She thinks there should be compromise on the tax increase.
26 She said noted increases in 2021 and this one now four years later.

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28 Stuart Middleton-White also stated complaints about speeding traffic in his neighborhood.

29
30 Mayor Burrows asked Public Works Director Keith Mogan about the infrastructure in town and the
31 amount of each infrastructure type – roads, water and sewer lines. Water and sewer lines are both
32 at approximately 60 miles, while paved roads are a little less. The City also uses about 5 million
33 gallons of water each day currently, and 2.5 million in the winter months. There are eight
34 employees who maintain these items. Some of the water infrastructure dates back to the 1930s.
35 There are approximately \$50 million worth of water line replacement work that needs to be
36 completed.

37
38 May Anderson asked about how many infrastructure needs are not being met by this proposed
39 budget. She asked how much the recent chip seal project costs. It is approximately \$8,000 per
40 block, Mogan said. Anderson said there are real costs associated with maintaining infrastructure.
41 She said this may be the compromise.

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43 Mayor Burrows said there is \$40 million worth of work on just water alone that needs to be
44 completed, and that's just on the main line. Generally, when a main line is replaced, it leads to
45 service lines, meters and setters also having to be replaced.

46
47 City Administrator Jolley said the City receives approximately \$650,000 in Class C road funds. The
48 cost for half of the road on 300 South, from 100 East to Main Street, was \$150,000. Many times

1 the City will apply for grants certain roads qualify for from federal and other sources. The grants
2 require a match, so the City often uses the Class C funds to fund the match and get the most
3 effective use of available funds.

4 Another \$1.4 million grant is in process and is expected to be funded sometime in the next two
5 years. That will be used for the roads around the Pahvant Elementary area. It will also require a
6 match. Only certain roads are eligible to receive grant funding.



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9 Hearing closed at 7:00 p.m.

10 **Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved by** Kevin Arrington, **Seconded by** Brayden
11 Gardner.

12 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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