

THE STATE OF UTAH  
COUNTY OF SEVIER  
CITY OF RICHFIELD

At the City Council  
In and For Said City  
August 25, 2026

Minutes of the Richfield City Council meeting held on Tuesday,  
August 11, 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. 100 SOUTH REDESIGN.     |
| 2. OPENING REMARKS      | c. PROPERTY LEASE          |
| 3. PLEDGE OF ALLEGIANCE | d. RESOLUTION 2026-6       |
| 4. ROLL CALL            | e. OPEN AND AMEND BUDGET.  |
| 5. APPOINTMENTS         | f. MUNICIPAL BUILDING      |
| 6. MINUTES APPROVED     | AUTHORITY                  |
| 7. CONFLICT OF INTEREST | g. RECONVENE               |
| 8. BUSINESS             | h. SURPLUS WATER ORDINANCE |
| A. UTAH WELLBEING       | 9. OTHER BUSINESS          |
| PROJECT                 | 10. ADJOURNMENT            |

1. **CALL TO ORDER**
2. **OPENING REMARKS** - Offered by David Anderson
3. **PLEDGE OF ALLEGIANCE** – Led by Rob Jenson
4. **ROLL CALL Present:** Brayden Gardner, Kevin Arrington, Kip Hansen, Andrew Chappell, Kendrick Thomas, Mayor Bryan Burrows (not voting), Rob Jenson (not voting), Michele Jolley (not voting) Also, Gordon Robison, Marissa McIlff, Russ Brightwell, J Glecker, Matt Christensen, Carson DeMille, Mike Brown, Trent Lloyd, Keith Mogan and David Anderson.
5. **APPOINTMENTS – Appoint** Sawyer Phelps, and Cassidy Madagariaga to the Library Board. **Motion:** Appoint Sawyer Phelps, and Cassidy Madagariaga to the Library Board. **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, Kevin Arrington, Kip Hansen, Kendrick Thomas.
6. **MINUTES APPROVED** - Consider a motion to approve the minutes of the special and regular meetings held on August 11, 2026. Councilmember Thomas noted one correction on the special public hearing meeting. **Motion:** Approve the minutes with the noted correction. **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).  
**Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen, Kendrick Thomas.
7. **CONFLICT OF INTEREST** – Councilmember Thomas noted that item 8b may be a conflict due to his employment at Jones & DeMille Engineering
8. **BUSINESS**

1 a. Dr. Courtney Flint, Director of Utah Wellbeing Project, presented the Wellbeing survey  
2 results for Richfield. Flint explained this year's survey included 57 communities from  
3 throughout the state, including Richfield, which was a not cost partner with the project.  
4 Richfield also participated in the project in 2020 and 2021. The goal of the project is to provide  
5 community leaders on the well-being perspectives of their local residents in an effort to  
6 support planning processes and decision making. The project includes both rural and urban  
7 communities.

8 The City took care of all the survey recruitment. It is not a representative survey. Richfield had  
9 117 responses, which was an increase from previous years. Median length of residence of  
10 those who responded was approximately 18 years. About 6 percent of them lived in regional  
11 for five years or less. She presented several graphs explaining the data that was gathered. The  
12 18-29 age group was underrepresented. Those who have a college degree were more likely to  
13 participate, which is common in surveys. There were also more respondents who were married  
14 than unmarried.

15 On average, the overall personal well-being, Richfield was right in the middle of the  
16 communities surveyed. The City has seen a slight decline in the personal and community well-  
17 being since the earlier survey. In Richfield, the most important domains identified in the survey  
18 in measuring wellbeing included safety and security, family life, and transportation. People  
19 who rate themselves as having a higher level of community connection also have the higher  
20 levels of personal well-being. Those with religious beliefs also rated their wellbeing as higher  
21 than those without. Richfield is also active, highly ranking an assortment of recreation  
22 activities including biking, gardening, use of trails and parks, and attending community events.  
23 The community has shifted in its feeling about population growth, with more people saying it is  
24 growing too fast than in 2021. Economic growth and development saw 49 percent say they  
25 thought it was too slow, and 36 percent said that it was just right. Respondents said they would  
26 like to see better paying jobs, more jobs for lower skilled workers, and opportunities for youth  
27 and young adults. Some called for even more industry, manufacturing, restaurants, and local  
28 businesses. Respondents said health care and housing are very difficult, and food is up there,  
29 too. Affordable housing is a concern that respondents rated as high. Concern about suicide is  
30 also very high as compared to other communities. Respondents said they like the safety and  
31 the clean air and the recreation, as well as the low traffic. People value living in this  
32 community.

33 People said they would like to see more single-family starter homes in good condition, more  
34 mental health specialists so they don't have to travel so far, and employment opportunities  
35 and affordable restaurants.

36 Councilmember Chappell asked about the participation rate. For a community Richfield's size,  
37 117 wasn't a bad turnout. To be representative, the number of respondents would need to be  
38 up in the 375 area.

40 b. Consider approving a design to overhaul 100 South as discussed by Jones & DeMille  
41 Engineering. Mike Brown presented a video that illustrates what he is proposing. The new proposal  
42 reflects a smaller, reduced bulb out from what was proposed two weeks previously.

43 Mayor Burrows expressed concern about the park strip going all the way down the block. He said  
44 the City has tried to get away from them as a way to help conserve water. He said they also tend to  
45 look bad with time.

46 Brown said his proposal was that the maintenance for the park strip would be tied to the hotel for

1 perpetuity. He said he would like to make them so they don't need a lot of maintenance, and that  
2 it would be bound to the hotel property's deed.

3 Councilmember Gardner said he echoes the Mayor's concern. Even with gravel, it can create  
4 issues. One of the homes the proposed park strip would be in front of is a rental, and loose gravel  
5 from the park strip could create problems.

6 Councilmember Chappell suggested the park strip end at the hotel's frontage. Brown said he could  
7 live with that option, but it would create consistency to have it go along the whole street. On 300  
8 South there is a park strip that looks good, but that is fronted by a single owner – the State of  
9 Utah.

10 Mayor Burrows asked about what type of tree was planned for the bulb out, and Brown said one  
11 that is limited in its size. He would seek advice in planting something that wouldn't eventually  
12 buckle the sidewalk, and even allow the City say in what is planted.

13 Brown has stubbed out waterlines to help maintain the bulb outs and proposed park strip. He  
14 would like to use some type of desert vegetation that would not require a lot of water.

15 Mayor Burrows asked whether the bank's plans were available. They are not, but Brown said the  
16 bank has given its support to the concept of enhancing the right of way and having a similar  
17 arrangement with maintenance of the bulb outs.

18 Councilmember Arrington expressed excitement for the overall project, but is still not in favor of  
19 the bulb outs not being included in the proposal. He said he'd rather see just a three to four-foot  
20 strip with some vegetation.

21 Councilmember Hansen said this is taking one of the most blighted properties in the City and  
22 revitalizing Main Street.

23 Brown stated the project is key. This has to be of high quality and appeal, or his business will not  
24 be able to compete with hotels near the I-70 interchanges. Also, people will be more likely to shop  
25 and frequent the downtown businesses if they stay downtown. An attractive downtown is  
26 something many towns are trying to cultivate for their own economic vitality.

27 Brown stated that it would already be one of the widest sidewalks in town. He said a 4-foot park  
28 strip would also help improve the look of the area. He said his plan is to run water to the bulb outs  
29 with a deed restriction to maintain them in perpetuity.

30  
31 **Motion:** Approve the presented design with the modification that the park strip stop at the  
32 frontage of the hotel, **Action:** Approve, **Moved by** Andrew Chappell, **Seconded by** Kip  
33 Hansen.

34 **Vote:** Motion carried by roll call vote (**summary:** Yes = 4, No = 1).

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

36 **No:** Kevin Arrington.

#### 37 38 c. PROPERTY LEASE

39 City Administrator Jolley said there is a proposal to lease property at the south end of the  
40 Airport, approximately 1.4 acres to the State Of Utah Department Of Governmental  
41 Operations Division Of Facilities Construction And Management.

42 Mayor Burrows said it is a maintenance issue. The lease would include some improvements  
43 and fencing.

44 Matt Christensen said the goal is to use it for the storage of pieces of equipment that is  
45 utilized when fighting wildfires or conducting fuels reduction to prevent wildfires.

46 Councilmember Thomas asked about the lease price of \$100 a month.

47 Administrator Jolley said it is based on other properties leased by the City. There is no  
48 water available. The lease would expire in five years with an option to renew.

49 **Motion:** Approve the lease of City property to State Of Utah Department Of Governmental

Operations Division Of Facilities Construction And Management, **Action:** Approve, **Moved by** Kendrick Thomas, **Seconded by** Kevin Arrington.

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

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

d. RESOLUTION 2026-6 Accept the certified tax rate for 2026-27 of .002277.

Financial Director Jenson offered to answer any questions about the tax rate the council may have.

**Motion:** Accept the certified tax rate for 2026-27 of .002277, **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Kendrick Thomas.

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

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

e. OPEN AND AMEND BUDGET – Financial Director Jenson explained this is so the budget can be amended and balanced out to make sure the City is in compliance with the upcoming state audit.

**Motion:** Open and Amend the Budget for fiscal year 2025-26 and adopt resolution 2026-7 accepting the budget for the 2026-27 fiscal year, **Action:** Approve, **Moved by** Andrew Chappell, **Seconded by** Brayden Gardner.

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

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

f. RECESS and convene municipal Building Authority meeting.

**Motion:** RECESS and convene municipal Building Authority meeting, **Action:** Approve, **Moved by** Kip Hansen, **Seconded by** Kevin Arrington.

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

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

g. RECONVENE **Motion:** Adjourn the Municipal Building Authority Meeting and reconvene the City Council meeting, **Action:** Adjourn, **Moved by** Kip Hansen, **Seconded by** Kendrick Thomas

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

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

h. Review and discuss a proposed change to the City's ordinance regulating use of surplus water outside of City limits.

This is designed to better regulate the 13 or so agricultural taps the City provides outside of it annexed area primarily along the Annabella Road, said City Administrator Jolley. The taps are all on a meter. Part of what sparked this is the usage. Most stock watering meters use between 10,000 and 20,000 gallons a month at the maximum, while one user is utilizing 40,000 to 50,000 gallons each month. There are reports of a water truck being filled using the water. Also, there is one that may be illegally connected to a home. Culinary water is the most expensive water Richfield generates, and it's use is primarily for humans, not agricultural spaces. There are other sources of water available for agricultural purposes that are less costly.

Councilmember Hansen said historically it's not a unique thing for a City to provide stock water. Stock water is a specific thing. Those who used this tap line generally lived within the City. It should never be used in habitable dwellings outside of the City. The option for that is to annex into the City.

Mayor Burrows explained there was an open ditch that once provided stock watering along

the Annabella Road. When the road was rebuilt by the county, that was taken out, and an arrangement was created for Richfield City to provide stock watering along that area. Councilmember Hansen said the City has absolutely no business providing water to homes outside of the City. He said the proposed ordinance is carefully written and protects the City's interest as well as the water supply. City Administrator Jolley said a public hearing before is required before adoption. Councilmember Chappell asked if someone may be surprised by this. Mayor Burrows said it would likely come as a surprise to some users. Administrator Jolley said one of the concerns is the incremental increases in the fees for water going to 160, 180 and 200 percent. The regular base rate is \$21, for 10,000 gallons they will pay \$33.60, for 20,000 gallons they will pay \$71.40, for 30,000 gallons they are going to pay \$113.40. Councilmember Gardner said he feels the increases are not high enough. At 25,000 gallons a month, they would be cut off. However, the City would investigate the reason why before shutting off the water, Administrator Jolley said. It would also have to occur more than once, noted Councilmember Thomas. Chief Lloyd said staff spent a lot of time with the City Attorney to come up with a solution that is fair and can be applied equally. Councilmember Thomas asked how many users use more than 10,000 gallons a month. Administrator Jolley said not many, possibly five. It depends on the number of animals. The reason it was set at 25,000 gallons is that there are users who have used that much in October due to the animals being in those fields at that time of year. Mayor Burrows said if there are 20 head of cattle, and they use 2,000 gallons a day, that's 60,000 gallons a month. They may have the cows there for a month or two, and the rest of the year not use any water at all. If there are a lot of mother cows out there nursing through the summer, they will drink a lot of water. Councilmember Chappell asked if the City could just continue to jack up the price, rather than cut them off. If you wind up paying for the whole year in the two months instead of the whole year that's not a bad outcome. However, they are required to pay the minimum for the water connection. Drinking water is incredibly valuable, and it should do what it can to protect the resource. Councilmember Hansen said as written the penalties are something the City has discretion as to how they are implemented.

9. OTHER BUSINESS

Police Chief Lloyd said September will be a busy month. Public Works Director Mogan gave an update on some street projects. Councilmember Arrington said the scholarship benefit dinner is Sept. 23. The money from that helps fund scholarships for Snow College. Buster's Birdy Bash Golf Tournament is Sept. 11, which helps raise funds for the men's and women's wrestling teams. Mayor Burrows asked for thoughts concerning putting in a structure for storing cremated remains. It would save some cemetery space, and cremation is something people are doing increasingly. There is one in Manti that is currently in use. There are a lot of cremains buried in the cemetery. There are two allowed in each space currently. The ATV Jamboree is the 14<sup>th</sup>-18<sup>th</sup> this year. Diesels in the Mountains is 11<sup>th</sup>-12<sup>th</sup>. They are planning on closing a road to give them more room to congregate. Chief Lloyd said the City has some portable speed bumps to use on 400 South and 200 South, which were both places that were sources of significant complaints during last year's event. The pool deck is poured and some of the other equipment has been installed. The project is nearing completion. There have been some setbacks and delays.

1 Councilmember Chappell asked if the City has hired anyone for the pool yet. He said the  
2 leadership at the pool will be a key to making the new facility a success.

3 The hiring process hasn't started, Administrator Jolley said. Currently, the plan is to hire a  
4 full-time manager and two part-time assistants. Also, head lifeguards and regular  
5 lifeguards. Fees also need to be defined. The swim team isn't going to be able to be in the  
6 pool by the end of September. Another question is once the pool opens, it will be a new  
7 facility people will want to use, and it may not be something the City wants to shut down  
8 completely for the swim team.

9 Councilmember Thomas said it would change the game as far as the inter-local agreement  
10 with the school district, and it may have to be revisited. It is not uncommon for school  
11 facilities to prioritize school functions over City uses, according to Administrator Jolley said.  
12 Councilmember Thomas gave an update on the R project on the hills west of town. The  
13 framework for the project is in place. The goal is to have it done by the 18<sup>th</sup>.

14 Administrator Jolley said the 400 West project is due to start Sept. 8. It will begin with the  
15 corners at each intersection, and then move onto the road replacement.  
16  
17

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

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

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